

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
March 31, 2016

The Board of Directors met at the administration office in the shopping center. Attending were Board members Joe Bové, Priscilla Burt and Rick Herschel. Bob Greco joined the meeting in progress. Absent and excused was Boyd Mackleer. Also present was Managing Agent Ed McFalls. The meeting was called to order at 2:05 pm by Joe Bové.

Priscilla Burt reported on a meeting of the ad hoc committee to consider the possible easement for East Goshen Township to build an access driveway from Cornwallis Drive. The committee's initial issues are: 1. That any construction is staged from Cornwallis and not HM; 2. The location be pushed as far west toward the Ridley Creek as possible; and 3. EGT be responsible for storm water management issues. Ed will communicate this to the township and see what the next steps may be.

Joe Bové and Ed McFalls reported on the on-going discussions with Sunoco about the easement for the pipeline(s). There are still some significant issues to work through before easements can be resolved.

The Board then reviewed the status of various Vision Quest projects. The architects have been working on the construction document phase for the Recreation Center to replace the existing Pool House. They anticipate sending the bid packages out to a number of contractors in the next week or so with a goal of getting bids back by the end of April. Negotiations will then be conducted with the lower bidders to present a final proposal to the MA members – hopefully by the June meeting. The Board asked Ed to have the architects include electric doors for the vestibule entrance as were added to the Community Center.

Ed McFalls reviewed with the Board the option of developing a single storm water management seepage bed at a given location between Brighton Village and the golf course with a sufficient source of surface storm water to offset the increased runoff from the desired new walking trails around the eastern lobe of the community. The engineer from E.B. Walsh has just completed a draft design that Ed will review with contractors.

Priscilla Burt presented a report from the Sullivan House Committee. The project to raise the powder room floor is finished, and the cleaning has been accomplished. New HVAC controls were installed last month to provide better, more efficient control of both heating and cooling systems. The FoSH group is conducting a 2nd Raffle Fundraiser for a catered dinner for the winner and up to nine (9) guests.

The Insurance Committee reports a good response to its request for information on the maintenance programs in the villages. The MA packet will include a request for the balance of the villages to submit their information.

In other business, the BOD:

- Discussed the formation of a Telecommunications Committee and planned to meet with them at a future date to review goals and objectives of the group;
- Heard that Toth Bros. Excavating is still pursuing the final permits for the breach of Dam #2 between Lincoln and Kennett;
- Discussed a possibility of building a storage closet in the upper level of the CC to accomplish several things including the storage of ping pong tables;
- Directed the managing agent to acquire the previously approved shed for the Sports Group and have it installed in the corner of pool area next to the large deck and adjacent to the pickleball courts;
- Discussed the Nominating Committee's process regarding Board positions;
- Authorized the re-striping of the Chandler Drive and Mill Road as well as the painting of STOP blocks and the speed awareness humps;
- Authorized a \$1595 project to repair a storm water facility collecting water from Devonshire, the spray field behind Devonshire and Rt. 352;

The monthly FYI reports were reviewed and discussed.

The meeting adjourned at 4:40 pm.

Respectfully Submitted
Ed McFalls