

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
April 28, 2016

The Board of Directors met at the administration office in the shopping center. Attending were Board members Joe Bové, Priscilla Burt, Bob Greco, Rick Herschel and Boyd Mackleer. Also present were Managing Agent Ed McFalls and pending Board appointee Bob Bronner. The meeting was called to order at 2:00 pm by the President, Bob Greco.

In as much as Bob Greco had reported at the MA meeting that he would not be standing for re-election to the Ulster Council and would no longer be a member of the MA as of the evening of May 4th, the remaining Board members had discussed the pending vacancy and decided to appoint Bob Bronner from Zephyr Village to fulfill the balance of Bob Greco's term. Thus, on motion made and seconded, Bob Bronner was unanimously appointed for this purpose.

Since there would be a vacancy at President of the Master Association, on motion made and seconded, the Board voted unanimously to elect Boyd Mackleer as President effective as of May 4, 2016 and continuing until the Board conducts its normal re-organization meeting after the July MA meeting. The Board members then expressed their thanks and appreciation to Bob Greco for his many years of service on the Master Association Board and the last three years as its President.

Rick Herschel then reported to the Board on the first two meetings of the Telecommunications Committee. The Committee has requested a meeting with the BOD at its normally scheduled May meeting and the Board concurred. This Committee is charged to research, study and make a recommendation to the Board and the MA regarding a successor agreement to the current ten year cable tv agreement with Comcast that is scheduled to expire in May, 2018.

The Board then reviewed the status of various Vision Quest projects. The architects conducted their pre-bid meeting with four contractors on Friday, April 22nd, and subsequent surveys have been conducted through this week. Bids from the contractors are due on May 11th. The architects will then review the bids and work with the lower bidders and then make a report to the Board for a recommendation to the full MA at its June meeting. Ed McFalls reviewed the continuing study 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.

In other business, the BOD:

- Discussed and acknowledged an invitation from the Green Hill Sewer Association Board for the Master Association members to have a tour of the GHSA plant and treatment

complex on the date of the MA's next scheduled meeting on June 2nd – the tour would take place at 2:00 pm in advance of the MA's 3:00 pm meeting

- Heard that Toth Bros. Excavating has been advised that a permit for the breach of Dam #2 between Lincoln and Kennett is now in "permit writing" at DEP (does not necessarily mean its issuance is imminent);
- Authorized having Jim Bevan construct a storage closet in the upper level of the CC to accomplish several things including the storage of ping pong tables;
- Received a thorough monthly report from the Sullivan House Committee and asked the managing agent to forward the Open House Flyer to the presidents;
- Received an update on discussions between Sunoco's attorney and HM's attorney regarding the on-going negotiations for the requested pipeline easements;
- Discussed the status of on-going review of stormwater management facilities.

The monthly FYI reports were reviewed and discussed.
The meeting adjourned at 4:05 pm.

Respectfully Submitted
Ed McFalls

HM TELECOMM COMMITTEE

Village

Jim Eley

Heatherton

Bill & Sherry Kane

Eaton

Dave McClemens - Chair

Princeton

Ron Rasmussen

Newbury

Cathy Thorn

Glenwood

HM BOARD LIAISON

Rick Herschel

Kennett

Master Association Administrator

Ed McFalls