

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
May 26, 2016

The Board of Directors met at the administration office in the shopping center. Attending were Board members Joe Bové, Priscilla Burt, Bob Bronner, Rick Herschel and Boyd Mackleer. Also present was Managing Agent Ed McFalls. The meeting was called to order at 2:30 pm by the President, Boyd Mackleer. Attending as guests for the first portion of the meeting were the TeleCommunications Committee members Bill Kane, Sherry Kane, Cathy Thorn, Ron Rasmussen and Jim Eley.

The TeleCommunications Committee had prepared and sent out several draft documents – a list of tactical steps, a letter of introduction for cable and internet providers and Request for Information. Sherry Kane presented the Committee's plan for approaching research, fact-finding and soliciting proposals for telecommunications services at Hershey's Mill when the current Comcast agreement expires in 2018. The Board was pleased with the plan and, after offering a few comments on the drafts, endorsed the committee's proceeding in accordance with the proposed plan.

The Board then reviewed several alternatives for renewing medical insurance for the HM HOA staff (Security Officers and Maintenance person). After a thorough review of the alternatives, the Board voted to renew with a plan that was most closely aligned with the expiring plan and passing along about 1/3 of the 6.8% cost increase directly to the employees.

The Recreation Center bidding process was discussed. Three (3) bids were received from the four (4) contractors sent packages. All the bids were significantly (at least \$60K) above the projected construction cost for the project so the two (2) lower bidders were engaged to identify value engineering savings for the project. HVAC and plumbing were two trades where the costs significantly exceeded the projections. Representatives of the Rec Center Design Committee and the Board are meeting with the contractors to explore the cost saving proposals and come to a final recommendation for the Board and Master Association to consider at its June 2nd meeting.

Joe Bové reviewed some issues in his role as liaison with the HM Sports Group. A 2nd table tennis table is being acquired for the CC so more players can engage at the same time. A proposal from Bruce Sellers to repair and re-enforce some of the tennis fencing with a low rail to prevent balls from exiting the courts was reviewed and accepted by the Board. Grooming of the Tiger Turf courts will be accomplished in the next couple of weeks. A cost-sharing proposal for a new flag pole in the Recreation Area was reviewed and approved. The Board discussed again the approved shed for the Sports Group and re-confirmed the plan to install outside the tennis fence adjacent to the dedicated Pickle Ball courts and pool shade structure over the wood deck.

In other business, the BOD:

- Considered a request brought through the Pool Committee Chair for an AED (Automatic External Defibrillator) at the Pool Area for use in the Recreation Area complex – Board voted to acquire two (2) – one for the Rec Area and one for the Community Center;
- Advised that the PA DEP Permit for breaching the Dam #2 between Lincoln and Kennett has been issued – Toth Bros Excavating will schedule this work for as soon as practical after the close of the March 1 to June 15 prohibition window closes;
- Received a thorough monthly report from the Sullivan House Committee and wish to emphasize to the presidents the pending Open House scheduled for June 8th from 4:00 to 7:00 pm;
- Received on update on discussions between Sunoco's attorney and HM's attorney regarding the on-going negotiations for the requested pipeline easements;
- Noted that East Goshen Township had staked a possible route for the requested driveway connection with Cornwallis Drive and discussed some concerns associated therewith;
- Reviewed and approved a proposal from HM Landscaping for a more permanent drainage solution for water flowing alongside Mill Road in the vicinity of Eaton Village with the cost to be shared between the MA and Eaton Village; and
- Heard report from the Nominating Committee Chair Rick Herschel that Candidate Information Forms were received from the two incumbent Board members (Joe Bové and Boyd Mackleer) and no others, so these gentlemen can be re-elected by acclamation at the June MA meeting.

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

Respectfully Submitted
Ed McFalls