

Hershey's Mill Homeowners Association

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DRAFT – FINAL MA APPROVAL PENDING

Minutes of the Monthly Master Association Meeting

June 2, 2016

Attendees: Nancy McAdams (A); J. Ford (B); K. Fleming (C); P. Burt (D); Dennis O'Leary (E); J. Keeley (F); Cathy Thorn (G); R. Rasmussen (H/L/N); B. Mackleer (I); D. Fell (J); R. Herschel (K); B. Kelly (M); B. Grace (O); D. McClemens (P); J. Bové (Q); J. Lutley (S); B. Mertz (T); J. Bradley (U); F. Simone (V); B. Cotner (W); Rex Cassel (Y); B. Bronner; (Z) and E. McFalls.

President Boyd Mackleer called the meeting to order at 3:00 PM.

The minutes of the May 5, 2016 Master Association meeting were then approved as submitted.

Architect Tom Daley of Daley & Jalboot Architects was introduced and made a brief presentation on the Rec Center design and bidding process. Information on the final bids had been e-mailed to the members the day before. Members asked a series of questions about the specifications and aspects of the plans and the bids. After a thorough discussion, Bob Bronner made the following motion:

To authorize the Managing Agent, in cooperation with Tom Daley of Daley & Jalboot Architects, to finalize an agreement with QBD Construction, Inc. to accomplish the renovation and reconstruction of the Pool House into the planned Recreation Center for a total cost not to exceed \$781,258.00 – an amount which includes a 5% contingency or \$35,000 which will allow for some change orders before having to return to the full MA for additional authorization and \$20,000 for Furniture and Equipment.

This project will be funded as follows:

The first \$250,000 from the accumulated CIF funds on hand

The next \$ 80,000 from the MA Reserve Fund of monies accrued for Pool House repairs

The balance of \$451,258 from the Vision Quest Fund

The Motion was seconded and approved unanimously.

Boyd Mackleer then thanked the members of the Design Committee Carol Campanelli, Karin Fleming and George Earle who served along with himself and Ed McFalls. The Committee worked very well with the architects and assisted in reviewing the value engineering suggestions that ultimately helped to bring the proposal costs in line with the earlier estimates.

Rick Herschel reported on the Telecommunications Committee's meeting with the BOD the previous week and the approach the group will take in sending out Requests for Information to several providers to gain insight into their interest and capabilities in possibly serving HM cable/internet needs when the existing Comcast agreement expires in May, 2018. Members asked a number of questions about the process and what the goals might be including particularly how a new infrastructure system might interface with HM's Security systems. Dave McClemmens and Rick

emphasized that we need to allow this first phase of the study process to move forward before we even know what type of questions to ask.

Ed McFalls reported on on-going communications between Sunoco's lawyer and the attorney retained by Hershey's Mill to represent its interests in the pipeline easement negotiations. Joe Bové commented that our reps had met with Sunoco's chief project engineer and their attorney on May 12th, and we were still waiting for answers from that meeting, and yet, Sunoco had proceeded to send Notices of Condemnation action to all home owners in Quaker Village even though they are only seeking a sliver of land consisting of 9/100ths of an acre along Boot Road.

Priscilla reminded the members the Friends of Sullivan House (FoSH) are conducting their 2nd Annual Fundraiser Raffle for a gourmet and wine pairing meal for a lucky winner and up to nine (9) guests. Also, the Sullivan House Committee is hosting an Open House on June 8th from 4:00 to 7:00 pm to highlight the new patio furniture and show off the raised floor in the powder room. All members are urged to attend.

Joe Bové reported on a very successful Open Community Day on Sunday, May 22nd. 94 cars came through the Security Gate that day which was the second busiest Open Community since its inception in 2013. Most of the guests were local enough to already know about Hershey's Mill.

Rick Herschel, the Chair of the Nominating Committee reported on the fact Joe Bové's and Boyd Mackleer's were the only Candidate Information Forms submitted for their incumbent seats on the Board. Therefore, rather than wait for the July meeting, he made a motion there gentlemen be re-elected to their Board positions. The motion was seconded and passed without opposition.

A question was raised about all the stormwater information that each village received. Ed reported that it would take some time to develop meaningful figures to begin the discussion about the ultimate responsibility for maintaining all portions of the system.

Under new business, Jack Keeley reported on the Summer Concert series which is held at the golf club parking lot and encouraged members and residents to participate.

There being no additional business the meeting was adjourned at 4:10 pm. The next meeting will be conducted on Thursday, July 7, 2016 at 3:00 pm in the Ardmore Room of the CC.

Respectfully Submitted,

Ed McFalls
Secretary Pro Tem