

***Board of Directors***  
***of the***  
***Hershey's Mill Homeowners Association***  
**1389 East Boot Road \* West Chester, Pennsylvania 19380 - 5988**  
**Minutes of Meeting**  
**August 25, 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 2:00 pm by the President, Boyd Mackleer. In attendance for the first portion of the meeting were Bill and Sherry Kane - members of the Telecommunications Committee – and Sean Dolan of Comcast to participate in a presentation by Comcast about technical support. Beth Freiman of Comcast was on a speaker phone for participation in the discussion.

Beth and Sean presented their concept of a “Tech to You” program through which a Comcast technician would be on site at Hershey’s Mill once or twice a week to handle specific calls and technical questions, and to visit residents’ homes if necessary to address a problem. The Board will pursue facilitation of such a program that will involve a point of contact for residents to call and request an appointment with the technician either in a community building, or at their home.

Bill and Sherry then reviewed the Telecommunications Committee’s draft Request for Proposal (RFP) the committee plans to send to Comcast, Verizon and AT&T requesting both information and cost proposals for cable, internet and phone service on a bulk basis to Hershey’s Mill for the period beginning when the existing Comcast contract expires in 2018. The BOD passed a motion to authorize the Committee to send out the RFPs.

Boyd Mackleer and Ed McFalls then reported on the initial meetings between the architects and the contractor (QBD) planning the start of the Recreation Center construction renovation project. A couple of initial changes to the scope of the work are to 1) further upgrade the new electrical service to 800 amps to better handle load and possible future need, and 2) to provide a weight bearing beam above the ceiling in the Common Room in the event that the community decides to add a folding partition in the future.

Ed also reported on an engineer’s completion of a design for a storm water management facility to infiltrate a quantity of rain fall similar to that which will fall on proposed new walking trails. The plan has been submitted to East Goshen Township’s engineer for review. Contractors are submitting proposals to build the facility and separately to install the walking trails. We remain hopeful this can be accomplished yet this fall.

The BOD then reviewed the status of proposals to provide trash and recycling services in the three year period beginning as of January 1, 2017 and continuing through 2019. It is anticipated that a recommendation will be made at the October Master Association meeting.

Bob Bronner reported on the Finance Committee's review of a first draft of a Master Association budget for 2017. There are a number of factors yet to be determined – such as possible increases in insurance, projected year round operating costs at the Rec Center, health insurance for staff and whatever GHSA decides about their assessment for 2017. The Committee is working to hold any increase to approximately \$2.00 per home per month.

In other business, the BOD:

- Acknowledged with appreciation the hard work of John Lutley in soliciting the receipt of many donations toward the proposed fountain for the Mill Road pond near the 2<sup>nd</sup> tee of the golf course – the fountain should be operational in early September;
- Received an update on the status of discussions and legal maneuvering with Sunoco Logistics about the easements for the Mariner II pipeline(s) along Boot Road;
- Heard a report on the Insurance Committee's efforts to obtain renewal proposals for the Master Association and Villages insurance policies which expire on October 1<sup>st</sup>;
- Noted that East Goshen Township is planning to stake a new route for a proposed access drive from Cornwallis Drive;
- Approved some adjustments to the fences at the tennis courts to facilitate grooming of the turf courts and to enhance the aesthetics of the entrance area.

The monthly FYI reports were reviewed and discussed.  
The meeting adjourned at 3:35 pm.

Respectfully Submitted  
Ed McFalls