

***Board of Directors***  
***of the***  
***Hershey's Mill Homeowners Association***  
**1389 East Boot Road \* West Chester, Pennsylvania 19380 - 5988**  
**Minutes of Meeting**  
**September 29, 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.

Ed McFalls reported on the initial two weeks of progress by the contractor (QBD) in accomplishing demolition of those portions of the pool house being removed. This effort is nearly complete. The BOD was shown pictures of the early phases of work. Ed also related the direction that came out of a "color meeting" with members of the Pool Committee and the Community Center to consider interior finishes. Several issues were discussed and the Board voted to approve quartz over Corian for the countertops and operable over inoperable windows in the common meeting room.

The Board then discussed the scope and cost of the storm water management facility needed to accommodate all the desired walking trails in the eastern side of Hershey's Mill over the next few years. The ever more stringent requirements to manage and recharge stormwater runoff back into the ground require a large recharge area (50' wide x 80' long by 5' deep) that would have a source of significant runoff (currently uncontrolled). The cost to physically excavate and dispose of that much earth, provide piping and baffles and fabric-wrapped stone to build the basin and then re-sod over top is approximately \$80,000 plus repair of any damage to the cart path to reach the location. While this project grew far greater than initially anticipated, the Board believes it is still important for the safety of walkers in the eastern side of the community and recommends proceeding with the effort.

The BOD then reviewed the proposals to provide trash and recycling services in the three or five year period beginning as of January 1, 2017 and continuing through 2019 or 2021 respectively. After some discussion, the Board decided to recommend that all villages accept the proposal of Republic Services under the 5-year proposal.

Bob Bronner reported on the Finance Committee's review of a second draft of a Master Association budget for 2017. The Committee had worked hard to tighten up the budget and provide for an increase of \$1.85 per house per month after passing through direct cost increases from other entities and providing an estimate for year round operation of the renovated Rec Center. The Board voted to recommend this proposed budget and the revised monthly assessment per home of \$144.15 for 2017.

Bob also explained to the Board the need for replacing now obsolete and worn out cameras and video recording and communication equipment used for monitoring all the gates at Hershey's

Mill – including the expansion of Security’s capability to record license plates of vehicles entering and exiting the community. In addition, there is a need to replace, on a rotational basis, Security computers that provide for community access, alarm receiving, data base operations and video monitoring. These various expenditures were approved from amounts set aside in the MA Reserve Fund or from 2016’s contingent reserve.

In other business, the BOD:

- Acknowledged a report on the renewal of both village and MA insurance programs;
- Received an update on the DEP’s letters requiring many adjustments to the plans for Sunoco Logistics’ Mariner II pipeline(s) along Boot Road – thus delaying the start of the project until at least 1<sup>st</sup> quarter of 2017;
- Received a thorough report from the Sullivan House Committee on recent events and efforts at improving the use of the House;
- Reviewed a letter from Bob Kelly about possible liability issues;
- Considered a proposal for adding stairs alongside the stub driveway between parking levels adjacent to the Sullivan House and the Rec Center, but will await a further proposal for comparison purposes.

The monthly FYI reports were reviewed and discussed.

The meeting adjourned at 4:10 pm.

Respectfully Submitted  
Ed McFalls