

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
October 27, 2016

The Board of Directors met at the administration office in the shopping center. Attending were Board members Joe Bové, Priscilla Burt, Bob Bronner 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.

Dr. Jim Scanlon, Superintendent of the West Chester Area School District appeared at the beginning of the meeting to encourage the Board to extend an invitation to home owners at Hershey's Mill to attend a free Holiday Breakfast at Rustin High School on Friday, December 2nd at 8:00 am. The event will include a free breakfast buffet, holiday songs performed by students in the choir and orchestra and an opportunity to meet some students and administrators. An invitation will be e-mailed out to the presidents in hopes they will forward it along to their residents. Seating is limited.

Ed McFalls reported on the recent progress by the contractor (QBD) in completing the demolition of those portions of the pool house being removed, the installation of the new drain pipes in the floors and the masonry work. The contractor is a little behind schedule, but hopes to catch up. The BOD was shown pictures of the recent efforts. Ed also reviewed the selections that came out of a "color meeting" with members of the Pool Committee and the Community Center to consider interior finishes. After review, the BOD voted unanimously to endorse the color selections made.

The Board then discussed the proposed walking trail from the East Gate up to Inverness and across to the upper cluster of Brighton. The perc tests for the potential alternative recharge basin by Devonshire were not acceptable, so the basin will have to be built on the 15th hole of the golf course as previously contemplated. The engineer is finalizing this with the township engineer and contractors are finalizing proposals with the goal of still getting much of the work done yet this fall. Ed McFalls will work with the Brighton Council to mitigate any impact of the proposed trail.

The Board considered a proposal endorsed by the Finance Committee that the MA obtain a better financial return on some of its reserve funds by providing the financing for HMGC's acquisition of about \$160,000 worth of golf course maintenance equipment. The club would pay a 3% interest rate (a savings over its 4.5% - 5% alternatives), which is considerably better than the 0.75% average rate of return the MA is getting in money markets and CDs. After discussion and review of a proposed promissory note from the club, the Board voted unanimously to approve the loan.

Joe Bové provided a thorough report on yet another successful Open Community Day. There were 64 registered visitors on October 23 which is very comparable to the previous October Open Community Days held in 2013, 2014 and 2015. May participation is generally higher. Most participants heard about Open Community Day from the newspaper, current HM residents, the website or a Realtor. The next Open Community Day will be held Sunday, May 21, 2017.

In other business, the BOD:

- Acknowledged a letter from Republic Services thanking the community for voting to renew the trash and recycling agreements, and providing contacts for the villages to reach out to in the event of any service or truck maintenance issues;
- Reviewed a number of questions and proposals relating to the planned use and administration of the new Recreation Center when completed early next year;
- Received a thorough report from the Sullivan House Committee on numbers of private events and village functions in 2016;
- Heard a report on the Community Associations Institute's Legislative Action Committee's efforts to get PA Senate Bill 1282 (Recorder of Deeds fees) passed in both House and Senate before the end of the session yesterday – it was passed and sent onto Governor Wolf for his consideration;
- Discussed the Security Department's plans and schedule for new cameras at all gates and replacing the gate loops for better functionality.

The monthly FYI reports were reviewed and discussed.
The meeting adjourned at 4:15 pm.

Respectfully Submitted
Ed McFalls