

Hershey's Mill Homeowners Association

1389 East Boot Road * West Chester, Pennsylvania 19380 – 5988

(610) 436-8900 Telephone

(610) 436-5162 Facsimile

DRAFT – FINAL MA APPROVAL PENDING

Minutes of the Monthly Master Association Meeting

October 6, 2016

Attendees: Nancy McAdams (A); Ed Sullivan (B); K. Fleming (C); P. Burt (D); Dennis O'Leary (E); J. Keeley (F); Karl Grentz (G); R. Rasmussen (H/L/N); B. Mackleer (I); D. Fell (J); Bob Anewalt (K); B. Kelly (M); John Poling (O); D. McClemons (P); J. Bové (Q); J. Bellas (R); (S); B. Mertz (T); J. Bradley (U); F. Simone (V); B. Cotner (W); (Y); B. Bronner; (Z) and E. McFalls.

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

The minutes of the September 1, 2016 Master Association meeting were approved as submitted.

Ed McFalls reported on the initial work under the Rec Center renovation project. The demolition work is all completed, and the contractor is now performing layout and the new plumbing through the floor areas. Work is on schedule. Residents are reminded to please stay outside of the construction fences as the environment can be a dangerous place.

The Sunoco Mariner East 2 project has been delayed by lengthy review letters from the DEP requiring Sunoco to make plan adjustments and furnish additional information. This has slowed their push to resolve issues with Hershey's Mill.

The Security Department's information packet and forms for resident information and gate device registration were reviewed and discussed. This packet will be mailed the week of October 12th. The members then conducted a brief discussion around a recent incident in the community. Residents will be advised that 911 is the best call to make whenever a resident suspects criminal activity or needs medical attention. Ed McFalls then reviewed a proposal to upgrade the camera capability at all entrance and exit gates at Hershey's Mill. The new system would provide high-definition cameras for clearer viewing and more cameras for better coverage and the ability to record license plates both entering and exiting Hershey's Mill. On motion made and seconded, the members voted in favor of the upgrade expenditure.

The subject of the proposed walking trails in the eastern lobe of the community and the need for an extensive storm water management basin to re-charge surface storm water into the ground was discussed at length. Members asked a number of questions about the alternatives for the storm water and when the initial trail work might be accomplished. After some discussion, the members voted to authorize the managing agent to pursue the best alternative for the basin at a cost not to exceed \$100,000.

Trash and Recycling cost proposals from five companies were reviewed by the members. A motion was made and seconded to award the contract to Republic for five (5) years. The members discussed

issues of leaking oil, hydraulics, etc. from trucks and the frustration of proving which company's trucks are the source of leaked material. The members voted unanimously to accept the proposal.

Joe Bové reviewed the proposed adjustments for the Master Association budget for 2017. After a discussion of some of the line items, on motion made and seconded, the members voted to approve the proposed budget and the new assessment of \$144.15 per house per month.

Joe Bové also provided a Marketing Committee report. Open Community Day is Sunday, October 23rd from 1:00 to 4:00 pm. He reported that as of this date, there have been 98 re-sales in Hershey's Mill in 2016 which is significantly ahead of the total for 2015. Houses are selling after an average of 77 days on the market which is down from over 90 days a year ago. This is all good news for Hershey's Mill.

There being no additional business the meeting was adjourned at 3:55 pm. The next meeting will be conducted on Thursday, November 3, 2016 at 3:00 pm in the Ardmore Room of the CC.

Respectfully Submitted,

Ed McFalls
Secretary Pro Tem