

***Board of Directors***  
***of the***  
***Hershey's Mill Homeowners Association***  
**1389 East Boot Road \* West Chester, Pennsylvania 19380 - 5988**  
**Minutes of Meeting**  
**December 8, 2016**

The Board of Directors met at the administration office in the shopping center. Attending were Board members Joe Bové, Priscilla Burt, Bob Bronner, Rich 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 recent progress by the contractor (QBD) in constructing the Recreation Center. Most of the masonry work is done, roofing is in progress, rough electrical has started, rough plumbing is complete, insulation is mostly finished, and windows and doors will be installed through the next week. They plan to have the building weather tight with the heat on by Christmas so interior finish work can begin.

Ed also reported on the progress of a couple of other major MA projects. The tree work associated with both the proposed walking trail from the East Gate up to Inverness has been completed, along with the necessary tree work to allow for the installation of a turn-around at the East Gate for those guest and vendor vehicles which enter the entrance lane, but then realize they have no way of gaining access. The East Gate will be closed much the ensuing week to get this turn-around constructed. Ed will send a notice to the presidents for forwarding to their residents. On the walking trail, the revised plan for the PVC chamber system for the underground seepage bed on the 15<sup>th</sup> hole has been approved by the Township's engineer and Berg Construction is mobilizing to build the basin the following week. Work on the trail itself will be initiated and taken as far as possible before weather precludes progress.

In conjunction with the planned development of the walking trail along Chandler Drive, the Board also discussed the potential desirability of replacing the 4' high chain link fence along Rt. 352 between the East Gate and the existing wood fence at the end of Inverness Village with either a wood-looking PVC fence, a wood fence, or a mixture of fence and masonry wall. The managing agent was asked to secure some price estimates for each alternative for the Board's consideration at a future meeting.

Bob Bronner reviewed a number of Security Department related issues with the Board. The new loops for raising exit gates and closing entrance gates were installed in mid-November. The new cameras for viewing the gates, recording faces of drivers and capturing license plate numbers will be installed in mid-December and should be fully operational by Christmas. The Board also discussed whether the MA should continue to support multiple technologies for activating the gates, or plan to phase out older systems (clickers and swipe cards) and focus on the windshield tags and proximity cards. There are costs to maintaining each layer of technology. Chief of Security Marc Fraser will be asked to write an article for the Digest detailing a number of

improvements and enhancements undertaken by the Master Association is improve our overall Security operation.

In other business, the BOD:

- Discussed alternative policies regarding limitations on the distribution of political pamphlets and/or door to door campaigning by candidates, but differed action until drafts of policies can be reviewed;
- Considered a couple of specific vehicular and pedestrian safety issues that will receive further study;
- Reviewed an expression of concern about the removal of some trees on the property of a home in Sullivan's Grove;
- Approved modest holiday bonuses for Security Department personnel;
- Heard a report from the Sullivan House Committee on a number of issues affecting the Sullivan House;
- Acknowledged with sadness the passing of HM Librarian Peggy McReynolds;
- Discussed a possible software system for tracking Library books;
- Reviewed a letter on the Community Associations Institute's Legislative Action Committee's successful efforts to get PA Senate Bill 1282 (Recorder of Deeds fees) passed by the PA Legislature and signed by the Governor, then voted to make a contribution of \$500 to assist the LAC with it's lobbying expenses;
- Approved the installation of light on Chandler Drive at a presently unlit intersection near a Quaker cul-de-sac;
- Discussed that fact that several villages are now contemplating requests by home owners to install solar panels on their homes; and
- Approved the acquisition of another Ping Pong table for the group that has been actively playing and growing in recent months in the Community Center.

The monthly FYI reports were reviewed and discussed.

The meeting adjourned at 4:30 pm.

Respectfully Submitted  
Ed McFalls