

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
January 26, 2017

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. Bill and Sherry Kane of the HM Telecommunications Committee were also in attendance to report to the Board on their efforts to negotiate an agreement with a cable television, internet and phone provider for when the current Comcast agreement expires in May, 2018.

The Telecommunications Committee members invested some 500 hours in study, review and negotiations. The current cable TV package with Comcast will no longer be available at expiration. The closest Comcast package to what the Committee is recommending is \$30 more per month by comparison. The recommended Verizon FIOS package includes HDTV, one HD set top box, Internet at 100/100Mb with a wifi router, and phone service – all for only \$77.45. This is proposed as a five (5) year agreement. The price will be held flat for three years, and then potential increases in subsequent 2 years are capped at 5%.

The Board members asked many questions about other proposals considered, comparative costs, transition plans, integration with HM Security systems, return of existing Comcast boxes, coordination of the Verizon fiber optic installation and communication of this plan to the community. After a lengthy discussion, the Board members were unanimously enthusiastic in their support of the Committee's Verizon proposal. The Committee will make a presentation to the assembled Master Association members next week.

Bob Bronner then discussed a number of Security related issues. The new cameras, loops and the East Gate Turnaround have all been completed and are functioning well. However, evidence on the cameras and by observance indicate that residents behind vehicles without devices are still opening the gates to expedite their own entry. Therefore, it is proposed that clickers and swipe cards be phased out in favor of the newer windshield tags and proximity cards. There are 1500 swipe cards and 4000 clickers outstanding. A letter would provide a period of some months (probably six) for residents to turn in working clickers and swipe cards to be issued a free proximity card as a replacement. Any clicker or swipe card not returned will be turned off from the system. Thereafter, there will be the normal charge of \$20 for a proximity card. The cost to obtain sufficient inventory of proximity cards is \$25,000. The Board voted unanimously to proceed with this effort. On a Security related topic, Joe Bové related an issue of teenager vandalism in Quaker from neighboring homes. The WEGO Police have been involved working with Security, utilizing our cameras to identify the kids involved and visiting their homes and parents.

Ed McFalls reported on the progress at the new Rec Center. Work is a little behind schedule, but they are approaching the final stages with drywall nearly complete, tile work set to resume and exterior finishes being wrapped up. The Board considered the retaining wall near the entrance and voted to have a stucco type finish applied rather than a more expensive cultured stone.

In other business, the BOD:

- Discussed plans for paving the new walking trail from the East Gate up to Inverness;
- Discussed the proposal for the next phase of walking trail to the south of the East Gate down to the existing path which ends at Merrifield – because of the excavation for the base of the path generally along the ridge of the berm, a number of trees near that ridge will need to be removed (many are already heavily weighted toward Chandler Drive);
- Discussed a Finance Committee proposal to replace the deteriorating wood shakes on some perimeter walls with new framing and asphalt shingles – this will be phased in over a period of five years;
- Heard a report from the Sullivan House Committee on a number of issues affecting the Sullivan House, but again expressed no interest in seeing the house added to a list of historic structures in East Goshen;
- Heard plans from Priscilla Burt about an Amenities Fair in the planning stages for early May and discussed ideas for increasing the potential for success through effective scheduling, communication and promotion; and
- Heard a report from Priscilla on the Township's draft plans for improving the Hershey's Mill Dam area after the final breach is determined.

The monthly (and annual) FYI reports were reviewed and discussed.
The meeting adjourned at 5:10 pm.

Respectfully Submitted
Ed McFalls