

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
March 30, 2017

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

The Board conducted a discussion on developments surrounding the plan to bring Verizon's FIOS into Hershey's Mill in 2018. Representatives of the Telecommunications Committee have been working with the Association's attorney to negotiate the terms of the various agreements with Verizon. The BOD will discuss with the Members ways to clarify any outstanding questions regarding the agreement. Frequently Asked Questions (FAQs) and a transition plan will be communicated out to the community soon after the Verizon agreements have been finalized and executed.

Ed McFalls reported on the progress at the new Rec Center. A preliminary walk through was conducted with MA representatives to identify some of the remaining issues that need to be completed before acceptance and use of the building by the MA.

The Board discussed the progress on the walking trail projects. Work on "dressing up" the path to the north of the East Gate has started, while to the south, the tree work has been accomplished and excavating is started on the path to Merrifield Village. There have been numerous positive comments about the path to the north.

Priscilla present a report from the Sullivan House Committee. Expanded use by resident groups continues. A discussion about scheduling conflicts was resolved by saying regular resident scheduled groups and events would have priority, but efforts would be made to try to accommodate an outside event through discussion on a case by case basis. New umbrellas have been purchased for the larger, lower patio. There will be an Open House on June 7th.

Priscilla also reported on the Amenities Fair scheduled for May 6th from 1:00 pm to 4:00 pm in the Community Center. Many groups are participating and this will be an outstanding opportunity for newer residents to learn about many of the amenities and activities that Hershey's Mill has to offer.

Joe Bové reported on the results of the new resident questionnaire. Thirty-seven (37) responses were received from the 125 distributed to those who were new to HM in 2016. This is a very good return. Having friends or folks they knew living here was given as the chief way folks

learned about Hershey's Mill. Mature and beautiful landscaping was given as one of the good first impressions.

In other business, the BOD:

- Discussed and accepted a recommendation from the Finance Committee to accept the Audit of the Master Association for 2015 conducted by the Orlando CPA firm;
- Discussed a concept for replacing the chain link fence between the East Gate walls and the privacy wall and fence that ends by Inverness with a similar wall and fence arrangement – a formal proposal will be put together;
- Noted that there has been no further information or development regarding the potential emergency access driveway for Cornwallis Drive folks;
- Heard a new flagpole for the Community Center was installed to replace the one snapped off in the windstorm of February 13th – the contractor waived the \$1,193 cost in trade for the poles he had removed by the Main Gate.
- Considered the request brought to the previous month's meeting about solar powered lights and doggie refuse stations around the lagoon walking trail and voted against supplying these as possibly setting the precedent for others wanting them along all walking trails;
- Reviewed East Goshen Township's new schedule of fines for continued false alarms causing a Fire Co. dispatches;
- Approved a request for \$750 in annual support for the Hershey's Mill Singers;
- Approved a realtor's offer to sponsor a Rita's water ice truck at the Pool for a single day in June; and
- Heard a report from Priscilla Burt about Township plans for the Hershey's Mill Dam and the area that was formerly the empondment behind the Dam.

The monthly FYI reports were reviewed and discussed.

The meeting adjourned at 4:20 pm.

Respectfully Submitted
Ed McFalls