

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
May 25, 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.

Sherry and Bill Kane appeared for the first part of the meeting to provide an update on how the village meetings have been going, and the status of the Verizon agreements. The agreements are nearly ready to be executed by both parties. They reported on a transition plan and a ramp-up procedure for converting residents from cable customers to Verizon Triple Play FIOS customers. They also reached out to Comcast to see if they would negotiate a ramp-down process beyond May 29, 2018, but did not receive an encouraging response.

The Board then contacted its attorney on a speaker phone call to discuss his legal opinion about the Verizon agreements status. Stefan Richter reported that he had made final suggested amendments to Verizon and he is awaiting response. The Board anticipates that the agreements can be signed in the next day or two.

Meetings have been held with Verizon engineering and construction teams, and initial planning is well underway for preparing for the fiber installation. A crew would be in Friday to inspect existing Verizon conduits to see if they can accommodate the pulling of new fiber.

Bob Bronner then updated the Board on the Security Department efforts to communicate the plan for the swap of new proximity cards for the existing clickers and swipe cards. The mailing has gone out and questions are being addressed.

The Rec Center is generally ready for the Pool's opening weekend. Final pool fencing is going in Friday. Minor issues with the building itself still need to be addressed by the contractor.

It was noted that no candidate information forms were received from anyone beyond the incumbent Board members, so Priscilla Burt, Rick Herschel and Bob Bronner can be elected at the next MA meeting.

In other business:

- HM Landscape is working on a proposal for the next phase of the walking trail (from between Chatham and Devonshire, past Devonshire and the club to Zephyr)

- Basca Masonry will be starting on the walls for a privacy wall and fence to replace the existing chain link fence north of the East Gate along Rt. 352
- JS Roofing will be accomplishing a phase of replacing the old, deteriorated cedar shingle roofs on perimeter walls along Green Hill Road – first between the Main and North gates, and then from the North Gate to Boot Road - later this summer
- Reviewed a report from the Sullivan House Committee
- Received an update about Sunoco work – but no one is getting any good information about schedule or what we can anticipate
- Authorized the planting of ten (10) trees on HM property adjacent to Sullivan's Grove where the home owner had removed the trees on their property
- Reviewed pictures of the railings at the steps from the pool area to the Community Center and noted the need to replace with a better railing.

The monthly FYI reports were reviewed. There then being no further business to be conducted, the meeting adjourned at 5:00 pm.

Respectfully Submitted
Ed McFalls