

Hershey's Mill Homeowners Association

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DRAFT – FINAL MA APPROVAL PENDING Minutes of the Monthly Master Association Meeting June 1, 2017

Attendees: R. Vaughn (A); B. Mangos (B); K. Fleming (C); P. Burt (D); Joe Jorda (E); J. Keeley (F); Mary Lee Ely (G); R. Rassmussen (H/L/N); B. Mackleer (I); Dutch Van Schooneveld (J); R. Herschel (K); B. Kelly (M); B. Grace (O); Doug Sizelove (P); J. Bové (Q); J. Bellas (R); J. Lutley (S); B. Mertz (T); J. Bradley (U); F. Simone (V); (W); Rex Cassell (Y); B. Bronner; (Z) and E. McFalls.

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

The minutes of the May 4, 2017 Special Meeting of the Master Association were approved as submitted. The minutes of the May 4, 2017 Regular Master Association meeting were also approved with an amendment to the start time to 3:10 rather than 3:00 pm as stated.

Boyd then reported on the status of the final discussions between Verizon's lawyer and project team along with Stefan Richter representing Hershey's Mill. He indicated that the agreements were completed and he expected to sign the agreements at the end of this day. Ed McFalls reported on Verizon's design efforts and the fact that they plan to have five (5) hubs and will begin the installation in the next month or so with installation of conduit happening first and the pulling of the fiber optic cable into that conduit quickly thereafter. Public village meetings on the issues have been well attended with residents getting most of their questions answered. The Kanes will also conduct a couple of informational meetings for residents who could not attend a spring meeting.

Boyd reported on select items of information: The Rec Center is complete and now in use; the pool is open for the season; the MA is working on a proposal for another walking trail to extend from the current terminus behind the 17th green, past Devonshire and the golf club to the existing path at Zephyr Village; work will begin by the end of June on a masonry wall and fence to replace the chain link fence along Rt. 352 from the East Gate up to Inverness Village. A member asked about the possibility of a trail from the Garden Area to Inverness Village – it was reported that some, but not all of this stretch would be addressed after the aforementioned path by Devonshire and the club.

The Nominating Committee reported that candidate information forms had been received from the three incumbent Board members (included in the meeting packets) and no others. Therefore, Board members Bob Bronner, Priscilla Burt and Rick Herschel were re-elected by acclamation to another term on the Board.

The MA Members then conducted a lengthy discussion about the issues surrounding the Sunoco pipeline installation. Sunoco has not been very communicative with either our managing agent or our attorney. Efforts to get side letter agreements finalized where commitments for sound attenuation, security and other protections are spelled out have been hampered by Sunoco's lack of response.

Residents in villages adjacent to, or in close proximity to Boot Road, are urged to take pictures of their exposed foundations (with date stamped on picture by camera) before drilling begins so that they have proof of condition in the event that cracks appear as a result of drilling.

A question was raised about the swap of new proximity cards or windshield tags to replace clickers and swipe cards for gate activation. The managing agent and Board Security liaison both reiterated the numerous security related reasons that led the MA to vote for this change in February. Members commented on the need for some adjustment on the Main Gate tag reader for more effective activation.

Joe Bové reported on another successful Open Community Day with 60 cars coming in to participate and about 20 homes conducting Open Houses during the event.

Jack Keeley advised all in attendance of the first Concert in the Park of the Summer series this coming Sunday at the golf club parking lot at 7:00 pm.

There being no additional business the meeting was adjourned at 4:17 pm. The next meeting will be conducted on Thursday, July 6, 2017 at 3:00 pm in the Ardmore Room at the Community Center.

Respectfully submitted,

Ed McFalls
Secretary Pro Tem