

Hershey's Mill Homeowners Association

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DRAFT – FINAL MA APPROVAL PENDING

Minutes of the Monthly Master Association Meeting

September 7, 2017

Attendees: Ron Vaughn (A); B. Mangos (B); K. Fleming (C); P. Burt (D); D. O'Leary (E); J. Keeley (F); K. Grentz (G); R. Rassmussen (H/L/N); B. Mackleer (I); D. Fell (J); R. Herschel (K); B. Kelly (M); John Poling (O); Dick Linden (P); J. Bové (Q); J. Bellas (R); J. Lutley (S); B. Mertz (T); J. Bradley (U); (V); Rich Schectman (W); Rex Cassell (Y); B. Bronner; (Z) and E. McFalls.

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

The minutes of the July 6, 2017 Master Association meeting were approved as submitted.

Boyd re-introduced Bill and Sherry Kane so they could make a presentation on the status and progress on the Verizon transition process. There were multiple handouts distributed with information, statistics, diagrams and communications that Sherry has been routinely using with various village presidents as the installation is planned and accomplished in their villages. She reviewed various statistics detailing where Verizon is in the process, various communications she shares with presidents as their village's installation approaches, a document on the planned "early adopter" program, some details about next spring's mass transition, a schedule showing those tasks which have been completed and projected dates for remaining efforts toward getting a village to the "network created" stage, and finally a schedule of pending meetings to inform village council members and then transition volunteers about the processes of the transition.

The members then discussed some of the recent communications from those disaffected by the decision to transition to Verizon.

Bob Bronner explained the Finance Committee's planning process for the 2018 Master Association budget. Other than a few modest line item adjustments, the most significant change for 2018 is the addition of phone and internet service to the new Verizon agreement (thereby creating savings to individual residents by not then paying monthly for phone and internet service). Rather than have an adjustment in the assessment after the first quarter, the Finance Committee is planning to spread the increased cost of the broader service over the entire year. There are a few factors yet to be determined such as Master Association and Green Hill Sewer insurance costs, as well as any adjustment in the GHSA assessment for 2018. A final draft budget will be available for consideration and action at the October MA meeting.

Bob then introduced the concept of the revised walking trail proposal to continue adding to the new trails in the eastern portion of the community from the end of the current path behind the 17th green of the golf course and extending past Devonshire, across the Ridley Creek and up to the first entrance of the golf club near the bag drop area. The maximum cost – which may be lower based upon how much new path is installed versus how much walking continues on Chandler Drive – would be about

\$103,000. After questions, answers and discussion, the members present voted unanimously to proceed with this further extension of the walking trails.

The members then discussed the wall and fence along 352. Members would like to see a comparison of the appearance and cost of the board on board vinyl option (in contrast with the solid vinyl option) because of its more closely approximating the appearance of our current wooden board on board fences. This information will be available for the October meeting.

Bob Bronner then described the Finance Committee's meetings with amenity chairs conducted in July and August. A number of specific requests from the Sullivan House, Sports Group, Garden parcels and other amenities will be addressed through reserve funding. The Wood Shop Committee would like to expand its facility again by squaring off its current "L" shaped building. This is being studied by a committee from the Wood Shop with MA assistance.

The Security Department's program of swapping out older clickers and swipe cards for Proximity Cards is progressing as planned. A question raised about offering residents a choice between Proximity Cards or Windshield Tags (as part of the complimentary swap) was met with a reaffirmation to stay the present course.

The members engaged in a discussion of a proposed amendment to the bylaws to place a dollar figure on the Board's contracting authority for professionals such as architects, engineers, lawyers, etc. As some members had departed due to the hour, and there was not consensus, this matter was tabled for discussion at another meeting.

There being no additional business the meeting was adjourned at 5:25 pm. The next meeting will be conducted on Thursday, October 5, 2017 at 3:00 pm in the Ardmore Room at the Community Center.

Respectfully submitted,

Ed McFalls
Secretary Pro Tem