

Hershey's Mill Homeowners Association

1389 East Boot Road * West Chester, Pennsylvania 19380 – 5988

(610) 436-8900 Telephone

(610) 436-5162 Facsimile

DRAFT – FINAL MA APPROVAL PENDING Minutes of the Monthly Master Association Meeting January 11, 2018

Attendees: (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); (J); (K); Don Yonkunas (M); Bob Milano (O); Norm Ricker (P); J. Andrews (Q); (R); (S); B. Mertz (T); J. Bradley (U); (V); R. Schectman (W); G. Earle (Y); B. Bronner; (Z) and E. McFalls.

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

The minutes of the November 2, 2017 Master Association meeting were approved as submitted.

Ed McFalls reported on the progress of the transition to Verizon's FIOS fiber optic system. 100% of the conduit pathway has been completed, about 52% of all homes have been "Network Created" and over 30% of the homes have ONTs installed. Over 80 homes have transitioned through Early Adoption with dozens more scheduled in the coming weeks.

Bob Bronner reviewed the Board's position regarding battery back-ups. The Master Association has historically been responsible only for the alarm receiving equipment at the Security Center. Either home owners, or village associations have been responsible for the alarm panels within the individual homes. Therefore, it is the Board's position that the MA should not be involved in supplying power backups for the phone service within homes. Instead, it will be up to individual home owners or village associations if they want to acquire power reserves. One member suggested home owners consider acquiring an APC power back up to power limited appliances, possibly including their new Verizon phone line. On motion made and seconded, the members present voted to endorse the Board's recommendation that the MA not acquire the battery backups for all residences (Norm Ricker of Princeton voted against the motion).

Ed McFalls then discussed the need for having the alarms tested before the mass transition to Verizon begins in March. He shared a draft of a document Sherry Kane and Marc Fraser worked on to explain the process. On a village by village basis, residents will be asked to call a specific number, and while on the phone, press their panic button to see if their alarm panel seizes the phone line to communicate the alarm. If not, they are asked to have their alarm addressed.

Updates were provided on the following matters:

- A. Walking Trail from #17 green to golf club driveway – complete
- B. Rt 352 Wall & Fence (replace chain link) East Gate to Inverness
 - 1. Originally planned stretch generally complete
 - 2. Added 88' to replace wood close to Inverness – ordered 12/21

C. Swimming Pool Needs

1. BOD approved upgrade circulation pump, motor and piping to bring filtration up to current code for water turnover and improve water quality - \$18,582.26
2. BOD recommends replacing painted plaster surface (needs painting every 3 to 4 years) with a Krystal Krete quartz aggregate finish – water blasting off old surface (\$10,700) – install new surface (\$40,040). The members asked a number of questions. BOD approved replacing worn and torn mesh cover with tighter mesh cover that should minimize dirt and debris in pool over future winters – (\$13,144 including tax)

Bob Bronner pointed out that \$25,000 of this overall pool expense would come from Capital Improvement Funds with the balance coming from reserves accumulated for these purposes. On motion made and seconded, the members present unanimously approved the Board's recommendation.

- D. 2 Sections of masonry wall (one on either side of North Gate) have been power washed, painted and have epoxied rubberized mulch at base – will monitor to see if the walls stay clean with this material in place
- E. JS Roofing has started replacing wood shingle roofs on masonry wall sections on either side of the North Gate.

Under Old Business the Board sought a discussion on the concept of amending Section 3.1 of the 2nd Restated Declaration to increase the limit of its spending authority from the \$25,000 level set in 1980. Members offered reasons why the level still seemed appropriate and pointed out the Board could spend more in an emergency. After discussion, it was clear the consensus was not to consider a change.

Sunoco Logistics pipeline effort has been shut down by the PA DEP. Contractors are working to remove equipment from the work areas and make the easement areas safe pending a resolution of the permit violations to the DEP's satisfaction.

George Earle commented on the status of the completion of building plans and storm water management plans for a possible expansion of the Wood Shop. He will be reviewing these with the designers and the Wood Shop leaders will be obtaining proposals from contractors for the Board's and review and MA's subsequent consideration and vote.

Under New Business, the members reviewed the nomination of three incumbents from the Green Hill Sewer Association. On motion made and seconded, the members present voted unanimously to re-elect Eileen Hotte (Glenwood), John Babiec (Yardley) and Ted Sikorski (Zephyr) to new 3-year terms on the Green Hill Sewer Association Board of Directors.

There being no additional business the meeting was adjourned at 4:15 pm. The next meeting will be conducted on Thursday, February 1, 2018 at 3:00 pm in the Ardmore Room at the Community Center.

Respectfully submitted,

Ed McFalls
Secretary Pro Tem