

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 April 5, 2018

Attendees: R. Vaughn (A); B. Mangos (B); K. Fleming (C); P. Burt (D); D. O'Leary (E); Michael Rackover (F); K. Grentz (G); R. Rassmussen (H/L/N); B. Mackleer (I); D. Fell (J); R. Herschel (K); Don Yonkunas (M); B. Grace (O); D. Sizelove (P); J. Andrews (Q); J. Bellas (R); J. Lutley (S); B. Mertz (T); J. Bradley (U); F. Simone (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 February 1, 2018 Master Association meeting were approved as submitted.

East Goshen Township Supervisors' Chair Marty Shane, Supervisor Mike Lynch and Manager Rick Smith were all in attendance to discuss developments with respect to Sunoco Logistics' Mariner East pipeline installations and the recent matter of Adelphia Pipeline re-purposing a line that runs through Hershey's Mill for natural gas. Rather than make a presentation, the guests answered questions from the members. Points that were made in this process:

1. Sunoco is replacing sound attenuation at the HM drill sites and expects to resume drilling in June – Township has been taking new “ambient” sound readings on various days to have a good comparison for when drilling resumes
2. No one is currently informed about Sunoco's plans for the land it owns between the fire station and 202
3. As this is an Interstate pipeline, local municipalities have no legal jurisdiction or legislation to support their efforts – East Goshen's recent District Court victory on sound citations will likely be appealed in Common Pleas Court and the losing party there will likely appeal to the Commonwealth Court
4. A professional independent risk assessment is being considered
5. The safety of pipelines – new or repurposed – is in the purview of the PUC and its Integrity Management Program – the Township is imploring the PUC to adopt a comprehensive regulatory program across the state
6. There are no definitive time frames available to offer – only 18% of the first pipeline has been installed – the DEP has asked for detailed plan revisions on 63 drill sites – 22 have been submitted with 12 accepted - the officials suggested it could be late 2019 or even 2020 before the two pipelines are fully completed and operational
7. Sunoco's post installation responsibility is to re-establish the former grades as near as possible and establish grass – owners must use compensatory funds from Sunoco to pay for landscape restorations (and there are limitations on what can be planted in easements)

On other topics:

1. There have been no developments on the possible easement for an “emergency only” access into HM for the Cornwallis development
2. The Township does not regulate brush piles so they cannot prevent our neighbor who owns land on the HM side of Green Hill from piling landscape debris there
3. The area above the HM Dam is still planned for some nice improvements to create a park setting that will likely be enjoyed by immediate neighbors of the wetland area

The members expressed their appreciation for the officials’ visit and information.

Boyd provided an update on the Verizon transition process. 20 of 23 villages have been released for transition. Some residents just are not taking the steps they need to accomplish transition. Those that can help should render assistance to those residents who need it to accomplish the transition. Comcast will hold an event in early May to answer questions from any who may have to remain with Comcast past May 29th pending their transition whenever it can be scheduled. What about vacant homes that then sell and are occupied? Verizon has been very prompt about dealing with resale occupancies and making quick connections.

George Earle then made a presentation of the analysis of the three proposals received for the Wood Shop expansion. Beechdale is both the lower bidder and the contractor preferred by the Wood Shop committee. Bob Bronner then explained a possible funding plan based upon the sources of funds from accrued reserves set aside for the Wood Shop (about \$55,500), a loan from Vision Quest (\$60,000) with the balance (\$79,000) from the Capital Improvement Fund. The Finance Committee approved this plan. The Board recommended approval. A motion was made and seconded to approve the project with a not to exceed project cost of \$195,000. A couple of members questioned whether this project was the best use, or most important priority in the application of Vision Quest funds. After further discussion the members voted 20 to 3 to authorize the project. Rick Herschel, Karl Grentz and Doug Sizelove voted in opposition. Board members commented on a desire to expand the annual review of the Vision Quest plan to find ways to obtain input from a larger segment of the community into the priorities for use of Vision Quest funds.

Ed McFalls presented information on Walking Trail proposals to continue to extend the planned eastern lobe trails from last year’s terminus at Inverness Village across Chandler Drive across the northern most cluster of Brighton Village, then across Ashton Village on the south side of Chandler and extending to the intersection of Hershey’s Drive and Chandler. After some feedback from several members, a motion was made and seconded to authorize a sum not to exceed \$90,000 for this next phase of HM walking trails. The vote in favor was unanimous.

The Board’s recent meeting with the Pool Committee was discussed. The result of the meeting was the adoption of two new policies relating to the Pool and the Cove:

1. Every Friday this season, will be “Adults Only” with No Children under the age of 18 being allowed in the Pool Area through out the day on Fridays; and
2. The Cove – which was not available for any non-Pool use in 2017 – will be available for HM group use in the mornings daily until 12:00 noon.

The Board announced with deep regret, but also with profound gratitude for 24 years of exemplary volunteer service, the planned retirement from Community Center Committee of Peg Trauger. Peg has done a terrific job of managing the building and its many uses for these many years. She will be

deeply missed. All Members are asked to search their village rosters for names to populate a new committee to fulfill these important functions.

Boyd Mackleer announced that Bob Bronner, Priscilla Burt and Dennis O'Leary have been appointed as the Nominating Committee for Board positions this year. The positions of Boyd Mackleer and Dennis O'Leary are up for election, and Dennis – who was appointed to fulfill the unexpired term of the late Joe Bové – has decided not to stand for re-election.

There being no additional business the meeting was adjourned at 5:05 pm. The next meeting will be conducted on Thursday, May 3, 2018 at 3:00 pm in the Ardmore Room at the Community Center.

Respectfully submitted,

Ed McFalls
Secretary Pro Tem