

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
May 31, 2018

The Board of Directors met at the administration office in the shopping center. Attending were Board members Bob Bronner, Priscilla Burt, Boyd Mackleer, Rick Herschel and Dennis O'Leary. Also present was Managing Agent Ed McFalls. The meeting was called to order at 2:03 pm by the President, Boyd Mackleer. Before moving into the agenda, the Board determined that the regularly scheduled MA meeting in July would be postponed a week from July 5th to July 12th in consideration of proximity to the Independence Day holiday.

The Board reviewed the progress in the Verizon transition based upon information furnished by Sherry and Bill Kane. 1560 homes have been or are scheduled for pending transition. All other homes which seek to be transitioned can be accomplished by the end of June. There is much information that the Kanes are working to document and memorialize for the community moving forward. There remains a significant amount of follow-up with respect to final home owner transitions, grounds restoration, development of support information pieces for Realtors, managing agents, welcome packets etc., helping to resolve billing issues, drafting a Keep Sheet to assist all residents with Verizon contact numbers and frequent questions/issues which have developed. In recognition of this need for continued effort, the Board, through the managing agent, asked if the Kanes might agree to an extension of a couple of months on the transition agreement. The Kanes have indicated a willingness to do so, and the Board will make this recommendation to the full MA for its consideration.

The Board received a report on the opening process for the pool. Carol Keith, volunteers and the staff have done a great job and the pool area looks terrific. There has been a modest number of e-mail messages (30) expressing objection to the Adults Only policy on Fridays, but there have been a few in support as well.

The Wood Shop expansion project has been delayed at the front end by questions about the PECO primary feeds in the area. A shut down of the Wood Shop's electric supply is scheduled for mid-June to ascertain the exact nature and voltage of underground cables in the area of the planned expansion. The expansion will then get underway in earnest.

Priscilla Burt reviewed material submitted by Sullivan House Chair Judy Molt. The Sullivan House Committee is conducting an Open House on Wednesday, June 6th to show off its re-upholstered furnishings and other improvements.

The Board discussed the recent decision by a PUC judge to halt operation of Sunoco's ME1 pipeline and stop further construction on ME2 and ME2X pipelines in West Whiteland

Township. The full PUC is scheduled to meet on June 14th to consider Sunoco's appeal of the judge's rulings and hear Sen. Dinniman's case to maintain the shutdown.

In other business, the BOD:

- Approved a renewal of the medical insurance for the MA staff members based upon the proposed 5% increase with 3% being absorbed by the MA and 2% being passed along in additional contributions from the employees themselves;
- The BOD Nominating Committee noted that it has received candidate information forms from Boyd Mackleer, George Earle and Karl Grentz for the 2 Board positions up for election this year – the election will be held on July 12th;
- Discussed several matters regarding the HMSG including the pending resurfacing of the Pickleball courts, the desired but not identified solution for adding a second Billiard table and the resolution of Bocce scheduling for the season;
- Noted the start of the Walking Trail extension has been delayed by wet weather;
- Appointed Tom Barrett and Linda Verno to the Pool Committee;
- Reviewed status of projects like replacing the remaining wood shake roofs on perimeter walls, straightening portions of the fence, and identifying a more economical matting solution for the base of perimeter walls to mitigate mud splash;
- Discussed the status of re-organizing the Community Center Committee under new leadership;
- Acknowledged a note from East Goshen Township that Rick Smith would like to mark out the proposed route for the Cornwallis Drive emergency access easement and then meet with interested HM parties to discuss; and
- Reviewed a draft of a letter for use by the Finance Committee to manage a process to gather input from amenity committees, presidents, councils and residents into priorities for use of Vision Quest funding for improvements to Hershey's Mill.

The monthly FYI reports were reviewed and discussed.
The meeting adjourned at 4:03 pm.

Respectfully Submitted
Ed McFalls