

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 4, 2019

Attendees: R. Vaughn (A); B. Mangos (B); (C); P. Burt (D); D. O'Leary (E); M. Rackover (F); K. Grentz (G); R. Rasmussen (H/L/N); B. Mackleer (I); K. Morton (J); Tom Ullman (K); M.E. Pernice (M); B. Grace (O); D. Sizelove (P); J. Andrews (Q); J. Hlis and B. Avin (R); J. Lutley (S); B. Mertz (T); Don Thompson (U); B. Bove (V); B. Cotner (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 March 14, 2019 Master Association meeting were approved as submitted.

Boyd Mackleer asked everyone to observe a moment of silence in honor and memory of Bruce Sellers, a landscape contractor that has worked closely with HM Landscaping at HM for some 36 years.

George Earle updated the members on the status of obtaining proposals for the elevator project in the Community Center. Plans and specifications were sent to four (4) contractors, but two have declined to bid for various reasons. The Architect has identified at least one more that will bid. A Pre-Bid meeting with contractors is scheduled for Wednesday, April 10th.

Bob Bronner then discussed the information in the Agenda Packet related to the proposed roadway repairs recommended by Mike Burkholder of Asphalt Consultants. The main area is the very flat portion of Chandler Drive in the vicinity of Chatham Village, around the Merrifield curve and along the southern portion of Brighton Village approaching the East Gate. There is also a desire to add some asphalt curbing along Kennett toward the Ridley Creed and east of Oakmont both of which are troubled by stormwater runoff from Chandler Drive. The other priority is to repair and resurface the parking lot in the front of the Community Center. The estimated costs for this work subject to the bidding process is approximately \$410,000 for 2019 which is available from the Master Association's Reserve Account. Many members expressed great confidence in Mr. Burkholder's work in Hershey's Mill. A number of questions were raised and answered about the scope of this and future year's efforts. On motion made and seconded, the members voted unanimously to proceed with this year's scope and to retain Mike Burkholder to manage the process for a sum not to exceed \$10,000.

Under Old Business, Priscilla Burt reported on the meeting between the East Goshen Historical Commission representative Chuck Proctor and the Sullivan House Committee this past week. There does not seem to be any obstacle to having the House placed on the Township's list of Historic Resources. The Sullivan House will likely be the feature of the Commission's 2019 brass Holiday Ornament. Priscilla also reported that the Model RR seems to be getting revived with new members.

Ed McFalls reported that Sunoco Logistics was back drilling on the Master Association ground adjacent to Quaker toward Paoli Pike, and behind the firehouse up by 202 drilling toward Wellington. There was a lengthy discussion about Sunoco's efforts, the new sound walls, the planned schedule for project completion (publicly reported as 2019 for the 16" Mariner East 2X (ME 2X) and 2020 for the 20" ME2), and finally what level of restoration will Sunoco be asked to accomplish upon completion. On motion made and seconded the MA members voted unanimously that the Master Association should take no action that would slow down and/or delay Sunoco's completion and departure from HM properties.

Boyd Mackleer distributed some information about Hershey's Mill resident Janet Emmanuel who is presently the Chairperson of the East Goshen Board of Supervisors. She is up for re-election this year, and for reasons unknown to him, was not endorsed by either political party. While a lifelong Republican, she switched parties in order to be on a primary ballot in May. Boyd wanted to encourage HM Democrats to vote for Janet and HM Republicans to Write In Janet Emmanuel on the Republican Primary ballot. It was the consensus of the members present that having a Hershey's Mill resident on the Board of Supervisors was good for HM.

Priscilla Burt again reported that the HM Bus can be available for rental by Hershey's Mill residents for private trips to events.

George Earle reported on his efforts to obtain more favorable pricing on the acquisition and installation of new alarm panels to replace the aging CADDX Ranger panels which experience the greatest degree of communication issues. He noted a number of complicating factors that are requiring more study than he anticipated.

There being no additional business the meeting was adjourned at 4:10 pm. The next meeting will be conducted on Thursday, May 2, 2019 at 3:00 pm in the Ardmore Room at the Community Center.

Respectfully submitted,

Ed McFalls
Secretary Pro Tem