

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 July 11, 2019

Attendees: R. Vaughn (A); B. Mangos (B); K. Fleming (C); B. McKinney (D); D. O'Leary (E); J. Keeley (F); K. Grentz (G); R. Rasmussen (H/L/N); B. Mackleer (I); Steve Friedrich (J); Tom Cassidy (K); Don Yonkunas (M); B. Grace (O); Jeffrey Smith (P); Roger Kane (Q); J. Hlis (R); Paul Dentone (S); John Barsotini (T); J. Bradley (U); B. Bove (V); B. Cotner (W); Rex Cassel (Y); B. Bronner ; (Z) and E. McFalls.

The President Boyd Mackleer called the meeting to order at 3:01 pm.

The minutes of the June 6, 2019 Master Association meeting were approved as submitted.

Boyd Mackleer stated the first order of business was to conduct the election of 3 members to the Board. In accordance with the bylaws, each candidate is afforded 5 minutes to address the meeting. Bob Bronner, Karin Fleming and Dennis O'Leary spoke in person, George Earle spoke via speaker phone and Kim Morton had shared a letter the day before. Ballots were distributed noting one absentee ballot had been submitted. Judy Bradley, Karl Grentz and Ed McFalls handled the tabulation.

Bob Bronner spoke to the road repair issues on the agenda including the planned start on Wednesday, July 17th of the major rehabilitation work on Chandler Drive in the vicinity of Chatham and Merrifield Villages. It will be stated the roadway is closed at Chatham and Merrifield, but access for residents of those villages and emergency vehicles will be maintained throughout the process. Bob also noted the on-going work to replace the large drainage pipes conducting the creek and emergency spillway water under Chandler Drive just west of the intersection of Mill and Chandler near lower Robynwood.

Ed McFalls noted the status of the Sunoco drilling along Boot Road reporting that the pilot hole from 202 to Wellington was complete and the reaming process is underway.

Jack Keeley reminded everyone about the Concert this weekend at the club parking lot. It is expected to be very well attended.

Bob Bronner then reported on the status of the elevator bidding process. The current proposals in the second round of bidding are: Weaver Construction - \$316,680, Delran - \$343,270 and R.C. Legnini - \$416,969. Just this morning, he and Ed McFalls had a conference call with Ken Weaver, the president of Weaver Construction and Linford Burkholder the project manager. In working through some issues which Bob explained, they were able to get the price reduced to \$300,000. Motion was made and seconded to accomplish the elevator project for a cost not to exceed \$310,000 (building

permits, incidentals). In discussion members asked about the higher cost from last year's proposals which was answered that Weaver responded that all their sub-contractors are very busy and therefore proposals were simply higher. As an example, the lead time for ordering and receiving an elevator is now as much as 20 weeks verses 12 to 14 reported to us last year. Another question was about the warranty (2 years) and service agreements. Weaver did not propose to use the specified Vertical Express elevator but was using the more expensive (and in their view more reliable) Canton Elevator furnished by Kencor Elevator in West Chester. The Motion carried by a vote of 22 to 1 with Steven Friedrich voting in opposition.

Members were asked to take the new Hershey's Mill Directories prepared by HMCTV back to their villages for distribution.

Karl Grentz then announced that the winners of the Board election were: Bob Bronner, George Earle and Dennis O'Leary.

As this was Boyd Mackleer's final meeting as President of the Board due to the bylaws limitation that a president can only serve 3 consecutive years, he made some parting remarks thanking fellow Board members, Ed McFalls and all the other presidents for their cooperation and assistance in moving Hershey's Mill forward.

There being no additional business the meeting was adjourned at 3:52 pm. The next meeting will be conducted on Thursday, September 12, 2019 (one week later than normal due to Labor Day holiday week) at 3:00 pm in the Ardmore Room at the Community Center.

Respectfully submitted,

Ed McFalls
Secretary Pro Tem