

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
September 26, 2019

The Board of Directors met at the administration office in the shopping center. Attending in person were Board members Bob Bronner, Boyd Mackleer and Dennis O'Leary while Karl Greutz participated via FaceTime. Also present was Managing Agent Ed McFalls. The meeting was called to order at 2:00 pm by the Vice President, Dennis O'Leary who chaired the meeting.

The Hershey's Mill Landscape management team has been meeting with the various village councils. They report the meetings have generally been going well with good feedback being shared between councils and staff. The renewal agreement will be prepared for circulation.

Karl reported on the implementation of the Active Campaign e-mail distribution platform saying that the Master Association (managing agent) should have it by the end of September. The village presidents should gain access by about October 15th and the Sports Group probably by the end of October. Other HM groups will follow after that. On other Technology Committee news, Ed reported that several brokers have indicated an interest in pursuing a program for bulk purchase of electricity for all homes in Hershey's Mill. Each home would only pay for what they use, but the group buying power might obtain a rate perhaps a cent per kilowatt below most are currently paying. Ed will seek a detailed proposal.

Insurance renewals were reviewed. While a couple still need to gain final council approval, all villages seem to be renewing their insurance coverage with either CAU (attached home villages) or ACE (detached home villages) through the Lindsay Insurance Group. The Board reviewed and discussed the proposal from FHH for the Master Association policies and voted to approve renewing these policies as well.

Bob Bronner discussed with the Board the Finance Committee's review of MA Reserve Analysis, the Vision Tracking history and projection as well as a final Finance Committee recommended draft MA Budget for 2020. The budget proposes a modest increase of \$1.98 per house per month for the Master Association for 2020. After discussion, the Board voted unanimously to recommend the proposed budget to the full MA at next week's meeting.

Ed reviewed with the Board what transpired at the East Goshen Township meeting at Fugett Middle School on Sunoco's request to be able to operate 24x7 during the planned double pull back of both the 16" and 20" pipelines in several areas including the pipes currently fabricated on the shopping center frontage for pulling in from Wellington back to the site at 202. Sunoco made a brief presentation of the reasons for requesting the 24x7 operation, and then township residents spent the next 1.5 hours telling the Supervisors why Sunoco should NOT be granted their 24x7 request. The Supervisors voted 4-0 to deny the request.

In other business, the BOD:

- Received a report from Boyd Mackleer on the first meeting of the Document Review Committee;
- Reviewed a detailed report from Dennis O’Leary on the Pool Committee’s season wrap up meeting;
- Discussed the annual meeting of the HMSG conducted on September 11th;
- Reviewed some village specific drainage issues impacted by stormwater from outside those villages;
- Learned the new bus is scheduled for deliver on Wednesday, October 2nd; and
- Signed a new “Traffic Violation Letter” for Security to hand to residents, employees, delivery people or anyone else they may pull over for violating posted speed limits or ignoring STOP signs.

The monthly FYI reports from the Finance Committee, Bus Activities and Security reports were reviewed and discussed.

The meeting adjourned at 3:15 pm.

Respectfully Submitted
Ed McFalls