

Board of Directors
of the
Hershey's Mill Homeowners Association
1389 East Boot Road * West Chester, Pennsylvania 19380 - 5988
Minutes of Meeting
October 29, 2015

The Board of Directors met at the administration office in the shopping center. Attending were Board members Bob Greco, Joe Bové, Priscilla Burt, Rick Herschel and Boyd Mackleer. Also present was Managing Agent Ed McFalls. The meeting was called to order at 2:00 pm by the President, Bob Greco.

Ed McFalls reviewed discussions that he has had with representatives of Percheron – a company representing Sunoco Pipelines in the acquisition of rights of way for the planned Mariner 2 pipelines across Pennsylvania. Sunoco requires both a permanent and a temporary work easement in a small triangle (0.42 acre) just south of the shopping center. This will be a heavily used work space for a couple of months during the pipelines' construction. Sunoco will pay the HM HOA about \$26,000 plus the value of all trees and or fences which might be impacted during the work effort.

The Board then reviewed the status of various Vision Quest projects. The architects are continuing their work in the Design Development stage of the Pool House project, and will be meeting with the Pool House Design Committee on Friday, November 6th. The architects have also submitted more detailed sketches regarding a partially covered ramp from near the front door of the Community Center to enter into the upper level. The Board reviewed these plans and provided some comments and input for the architects' use in getting the plans to a stage that a good cost proposal can be developed for the MA's consideration. On the plan for the walking trail from the East Gate to Ashton, the three possibilities for managing the storm water impact are still being explored including porous pavement, adjacent drainage system or renovation of an existing detention basin on the property to serve as an infiltration bed.

The Board reviewed a complete report from the Sullivan House Committee on its activities to promote and improve the SH's use and usefulness within the community. The Board appreciates the efforts the committee has made in getting the HM community more engaged with the Sullivan House. The effort to raise the floor in the first level powder room is scheduled for February 2016 when no other events are planned for inside the facility.

The members of the Board heard a report on numerous comments that the managing agent and Security Director have received regarding the temporary speed installed at the STOP sign locations on Mill Road between Kennett and Franklin Villages. While these have had some impact on having drivers observe the STOP signs, it is noted that drivers are now going around the bumps which creates another hazard. After a thorough discussion, the Board directed that the bumps be removed. Another step in the education process for drivers will be to purchase middle of the road, free standing STOP signs to place at this location.

In other business, the BOD:

- Considered the need for a storage shed for the HM Sports Group and will recommend a 12' x 16' built in place shed from White Pine Structures to the full MA for its consideration;
- Authorized an order for some additional pool area furniture (4 square tables, 46 chairs, 2 additional umbrellas) for next season based upon a request from the Pool Committee;
- Agreed to share 50/50 with the Wood Shop Committee the cost to replace a 16 year old "drum sander" at the total cost of \$3400 (\$1700 each);
- Discussed some conversations with the HMSG about facilities and will encourage the full committee to spend some time re-visiting it's long range plans and developing a new five (5) year plan;
- Discussed again the concept of PECO's holding an on-site effort to promote it's in-home Smart House Call program to identify energy savings improvements that individual home owners can make to save money on energy – the BOD supports PECO pursuing this on its own at any time without specific MA involvement
- Heard a report on the managing agent's effort to clear up a tax lien situation involving a former K. Hovnanian parcel adjacent to Quaker Village that was never developed.

The monthly FYI reports were reviewed and discussed.
The meeting adjourned at 4:00 pm.

Respectfully Submitted
Ed McFalls