

Mt. Gretna Campmeeting Association
Celebrating 130 years (1892-2022)

Annual Membership Meeting

July 30, 2022 – 12 p.m.



● board of managers.

Hal Myers—President '24

Carmen Bianco—Vice-President '24

Pat Wilmsen—Treasurer '22

Tammy Travitz—Secretary '22

Kevin Burd '23

Don Dale '22

Joe Lamont '24

Ted Martin '23

Esther Mefferd—Mt. Gretna Tabernacle - Board of Trustees, Representative

(plus two open board seats)



● agenda.

1. Call to Order
2. Business Item – Financial Services Agreement
3. Board of Managers Election
4. Organizational/Committee overview
5. Committee Reports
6. President's Report
7. Member comments
8. Adjournment



● financial services agreement.

- Administration of PENNVEST loan for water tank replacement project can be complex
- Both PENNVEST and our legal counsel recommended that we obtain assistance to navigate the process
- Our engineering firm has a financial services department that provides that service



● financial services agreement.

- Three phases
 - Settlement = \$10,800
 - Disbursements = \$14,850
 - Closeout = \$5,400
- Total Cost = \$30,050
- All costs can be included in and reimbursed through PENNVEST loan

● financial services agreement

- No funds were allocated in 2022 budget for this expense
- Need to temporarily reallocate some funds until they can be reimbursed from PENNVEST (Oct/Nov)
 - For Settlement portion (\$10,800)
 - Remainder will be during Disbursement and Closeout phases and should not be out-of-pocket

● financial services agreement

- Finance Committee reviewed and recommends:
 - Approve entering into the agreement
 - Reallocate \$11,000 from water tank maintenance reserve to be used to pay initial amounts for HRG Financial Services
 - The same amount is to be returned to the water tank maintenance reserve once reimbursement from PENNVEST is received
 - Expectation is that later costs of agreement will be paid through PENNVEST loan disbursement process

● board of managers election.

- Election for three Board positions for the three-year term starting January 2023
- Vote conducted by mail-in ballot
- Judge of Elections, Kevin Burd
- Inspectors Marcie Lloyd and Sally Marisic
- Rigorous process to ensure accuracy

● board of managers election.

- 233 votes eligible to be cast
 - Good standing, multiple properties, etc.
- 161 ballots received
 - 69% of those eligible to vote participated
- 6 ballots determined to be invalid
 - No return address, too many selections, personal ID, etc.
- 155 valid ballots counted

● board of managers election.

<u>Name</u>	<u>Votes Received</u>
* Pat Wilmsen *	82
* George Leyh *	81
* Kevin Wells *	79
Miles Bojanic	75
Don Dale	72
Cory Wannamaker	35

Write-in candidates Edie Garver, Margaret Hopkins, Bob Rader, and Greg Warhola each received one vote.

● org./committee overview.

- MGCA Board of Managers

- Over 36 volunteers—many serving on multiple committees
- 14 Committees/Working Groups
 - Executive
 - Finance/Audit
 - Buildings & Grounds
 - Stormwater
 - Tree Health & Maintenance
 - Zoning
 - Communications
 - Community Activities
 - Community Library
 - Recreation
 - Executive
 - Archives
 - Policy & Procedure
 - Nominations/Elections
 - Property Ownership
- Board of Trustees, Mt. Gretna Tabernacle Association – six MGCA board members



● org./committee overview.

- Deborah Erb, MGCA Office Manager
 - office@mtgretnacampmeeting.org
 - (717) 964-3040
- Caleb Arnold, Superintendent of Grounds
 - superintendent@mtgretnacampmeeting.org



● committee reports.

- Finance/Audit – Treasurer Pat Wilmsen
- Archive - Don Miller
- Communications – Hal Myers
- Community Activities/Recreation
- Library – Sally Marisic
- Policy and Procedures - Open
- Property Ownership – Kevin Burd
- Buildings and Grounds – Hal Myers (interim)
 - Stormwater
 - Zoning
 - Tree health and maintenance (Pat Wilmsen)



● president's report.

■ Infrastructure/Services

- Water Tank Replacement/Water Treatment Project
- Stormwater Management, Culvert Replacement
- Tree Canopy
- Trash & Recycling
- Tabernacle Maintenance
- Community Garden & Public Parks
- Water Lines [Drinking] DEP Program (August 6th)
- Sewer Lines – Maintenance and upgrades
- Paving Projects - Streets & Walking Paths – Maintenance and upgrades
- Mt. Gretna Library
- Garages & Sheds
- Quoits Court/Pits and Shuffleboard Court
- Public [Member] Parking Areas
- Office for use as business office, superintendent office, and records storage



● president's report.

- MGCA has often been reactive rather than proactive
 - Need to address immediate needs, but should also plan for long term
 - Some recent projects were known for many years, but not acted on
 - Culverts, water tank, Tabernacle repairs
- Results are unplanned budgetary demands or projects that should get done don't get done
 - Water tank project is a good budgetary example
- Responsible course is to take a hard look at long-term community infrastructure needs , develop a long-term plan, and properly fund that plan



● president's report.

- We Finance Committee/Board will be developing 2023 budget
- I hope to get all Board members more deeply involved in budget development
- We are all sensitive to increases in the annual assessment, but we must do the things necessary to maintain the community
- Develop a longer-range plan to ensure completion of projects necessary for long-term well being of the Campmeeting



● thank you.

- Thank you to the “silent” volunteers
- How can you help?
 - Attend monthly board of managers meetings
 - Contact the office—phone or email
 - Volunteer on a committee
 - Adopt a common area/planting beds
 - Water newly planted trees
 - Listen to one another, and be good neighbors



● member comments.

- Select the Zoom icon to “raise your hand”
- Submit written comments
 - office@mtgretnacampmeeting.org



● adjournment.

- Thank you for joining us
- Thank you for being part of the community
- See you at the picnic at the Heritage Pavillion at 1:30
- Stay healthy & stay safe

