



Tuesday, January 17, 2023

At the regular monthly meeting of the Mt. Gretna Campmeeting Association Board of Managers, held on Tuesday evening, January 17, 2023, in person at the Mt. Gretna United Methodist Church and via Zoom Webinar, Pat Wilmsen presided.

A quorum was present including the following: (in person) Miles Bojanic, George Leyh, Marcie Lloyd, Esther Mefferd, Jeff Minnich, Kevin Wells, Pat Wilmsen, (and via Zoom) Kevin Burd, Joe Lamont, Don Dale, and Ted Martin.

5 Members (2 households) were represented in person and 16 Members (15 households) attended via Zoom.

1) **New Board Member**

The meeting opened as Esther Mefferd welcomed Jeff Minnich who was voted in by the Board to fill the seat vacated by Carmen Bianco.

2) **Vote for New Officers**

- a) President. Kevin Burd made a motion to nominate Pat Wilmsen to the position of President of the Mt. Gretna Campmeeting Association for 2023. Marcie Lloyd seconded the motion. Pat accepted the nomination, and the motion passed unanimously.
- b) Vice-President. Marcie Lloyd made a motion to nominate Miles Bojanic to the position of Vice-President of the Mt. Gretna Campmeeting Association for 2023. Pat Wilmsen seconded the motion. Miles accepted the nomination, and the motion passed unanimously.
- c) Treasurer. Pat Wilmsen made a motion to nominate Kevin Burd to the position of Treasurer of the Mt. Gretna Campmeeting Association for 2023. Marcie Lloyd seconded the motion. Kevin accepted the nomination, and the motion passed unanimously.
- d) Secretary. Kevin Wells made a motion to nominate Marcie Lloyd to the position of Secretary of the Mt. Gretna Campmeeting Association for 2023. Esther Mefferd seconded the motion. Marcie accepted the nomination, and the motion passed unanimously.

3) **Call to Order, Pat Wilmsen**

The President called the meeting to order at 6:32 p.m.

4) **Approval of Minutes**

- a) Since the Minutes were distributed to Board members prior to the time of this regular monthly meeting, the reading of the Minutes was dispensed with and the revised December 20, 2022 Minutes were approved on a motion by Kevin Burd, seconded by Don Dale, and approved unanimously.

5) **President's Report**

Rather than being attached to the minutes, the President's Report is entered here in its entirety.

Happy New Year to all.

Attached to your board packet you will find goals for each committee. There are some lofty goals, and I want to thank all the people in the community who will be working throughout the coming year to achieve the goals.

Looking at all the reports of what each committee accomplished last year, it makes me proud to see what we can accomplish together. I look forward to seeing what 2023 will bring.

- a) Correspondence sent to the Board in the past month is attached to these minutes.
- b) On April 22nd, in combination with the MGCA Earth Day Celebration, there will be an Open Forum scheduled in the Tabernacle from 1 p.m. - 3 p.m.



6) Treasurer's Report

- a) The December and year end income/expense reports, a fund/project report, and the December balance sheet were shared with the Board prior to the meeting and are attached to these minutes.
- b) Finished the year in a good place. It appears that all assessments were collected on the reports, but there is one uncollected assessment going through the collection process with our attorney. With regard to the water tower project, we have now received 2 disbursements from the PENNVEST loan, totaling \$162,643.83. We are now paying interest on that portion. The first loan payment occurred on January 3, 2023.
- c) Don Dale made a motion to accept the Treasurer's December report. Esther Mefferd seconded the motion and it passed unanimously.

7) Committee Reports

a) Buildings & Grounds –Chair, Miles Bojanic

- (1) The B&G January meeting report was made available to the Board and to the Membership prior to the evening's meeting. That report that is attached to these minutes. Miles noted 3 areas that the committee will be focusing on in 2023.
 - (a) Reporting of problem areas. Please feel free to email any areas you think need attention to the superintendent or call/email the office.
 - (b) Mapping of water distribution system. DEP has started mapping our water distribution system. Part of that process will be to locate the water shutoff valves for each cottage. Please let us know where your water shutoff valves are if you know their location.
 - (c) Maintenance/Improvement of Community Areas. Please don't hesitate to offer your help. The Board did not have any questions.
- (2) Ad-Hoc Tree Health & Maintenance Committee – Pat Wilmsen
 - (a) The committee's report is attached to these minutes.
 - (b) MGCA's long-time arborist for tree health, Bob Houser, is retiring. The committee will be looking for a possible replacement company to perform similar services.
 - (c) The committee is starting to consider activities to celebrate Earth Day in 2023.

b) Communications Committee – Kevin Wells

- (1) Thanked Deb Griffith for the most recent slow cooker and games activity event.
- (2) Be on the lookout for communication about the upcoming Earth Day picnic and another potluck in February

c) Community Activities & Recreation Committees – Kevin Wells & Marcie Lloyd

- (1) There is a book discussion that is coming up in the near future. More details will be published in the February newsletter – to be led by Joy Linton and Yasmin Brown.
- (2) Ad-Hoc Library Committee –Sally Marisic
 - (a) No report.

d) Executive Committee

- (1) The Executive Committee minutes are attached to these minutes.
- (2) Water Tower Working Group – Joe Lamont
Report attached to these minutes.
- (3) Ad-Hoc Archives Committee – Don Miller
 - (a) Finished our retention schedule that details retention times for various documents. Debby will make a copy available to the Policy & Procedure Committee to determine if a policy is necessary.
- (4) Ad-Hoc Policy & Procedure Committee – Ted Martin



- (a) The committee continues to work through the language around the proposed edits to the By-Laws.
 - (5) Ad-Hoc Grants & Funding Committee – Ted Martin
 - (a) One submitted to MGUMC to support tension ring work of Tabernacle.
 - (b) Also received funding through the Foundation for Enhancing Communities through the generosity of Ben Slotznick. These funds will be used to assist the communications work allowing for hybrid meetings.
 - e) **Finance Committee – Kevin Burd**
 - (1) In keeping with the Property Assessment Policy, Kevin announced that the committee met and approved special payment plans for two MGCA Member households.
 - f) **Nominations Committee – Esther Mefferd**
 - (1) No additional report.
 - g) **Property Ownership Committee – Kevin Burd**
 - (1) Two properties have been transferred and new member orientation has been completed since the last regular board meeting.
 - (a) Karin Guerrini, 611 1st Street
 - (b) Andrew & Kelly Goodman, 109 3rd Street
 - (2) Of the 72 short-term rental permits permitted by Rule 20 and the associated policy, 41 permits have been issued to date or 57% of the permits.
 - h) **Mt. Gretna Tabernacle Board of Trustees (MGTA) – Esther Mefferd**
 - (1) Ted will be meeting with the Bible Festival Committee this coming weekend to review the upcoming season.
 - (2) The MGTA has also paid its annual contribution to the annual operating expense of the Tabernacle. The MGTA has a building fund that contributes to the long-term maintenance of the building, and the Bible Festival supports the Tabernacle by paying for ½ the operating expenses (after income) of the Tabernacle each year.
 - i) Marcie Lloyd made a motion to approve the committee reports. Seconded by Don Dale, the motion passed unanimously.
- 8) Unfinished Business**
- a) At the last board meeting, there was a first reading for the suggested addition to the Rules and Regulations booklet, stating how the Rules are changed. The edited addition to the Rules booklet was given a second reading and is attached to these minutes.
Kevin Burd stated that while he thinks the language gives a best practice, he thinks the Board should follow the MGCA’s legal counsel’s advice to not formally adopt language that restricts it so much with regard to the formation of rules.
Ted Martin made a motion to accept the recommended revisions to the Rules and Regulations initially presented in the December 2022 Board meeting, made public to the larger community, and given a second reading with clarity edits at the January 2023 Board meeting, which was seconded by Marcie Lloyd. After due deliberation, the motion was approved by majority vote of all Board Members present with one opposing vote from Kevin Burd, as the resolution of the board. **Resolution #2023.01.17-01**
 - b) Ted Martin reported that the proposed By-Laws edits are still on the website and attached to these minutes to enable MGCA Members to continue to make comments. Ted expects those comments to be synthesized into a recommendation which will be presented at the February Board meeting.
 - c) The committee descriptions, passed in December of 2021, have been revised to reflect the proposed By-



Laws changes. They are posted on the website and are also open to public comment.

9) New Business

- a) Miles Bojanic made a motion to approve the amended committee roster submitted to the Board of Managers at the January meeting, which was seconded by Esther Mefferd. After due deliberation, the motion was approved by unanimous vote of all Board Members present, as the resolution of the board. **Resolution #2023.01.17-02**
- b) Kevin Burd made a motion to use the balance of the Water Tower Replacement Fund along with the 2022 year-end General Fund balance to transfer funds as follows:
 1. \$104,000 to be added to the Markwood Paving Reserve,
 2. \$85,637 to be added to the Operating Reserve Fund to bring its available balance up to \$135,000,
 3. \$17,565.28 to the B&G Emergency Reserve Fund to pay for the Batdorf water main work,
 4. \$4,083.33 to be added to the Equipment Fund,
 5. \$12,379 to be added to the Tree Fund,
 6. \$5,000 to create a Survey Fund, and
 7. \$20,000 to be added to the B&G Emergency Reserve Fund.

Pat Wilmsen stated that some of these transfers were to return funds that had been borrowed to support the water tower replacement project, expenses that have now been reimbursed via the PENNVEST loan as promised.

This was seconded by Miles Bojanic. After due deliberation, the motion was approved by unanimous vote of all Board Members present, as the resolution of the board. **Resolution #2023.01.17-03**

- c) Kevin Wells made a motion to release \$300 from the Heritage Festival Fund to the Community Activities line of the 2023 Campmeeting Budget to pay the Mt. Gretna United Methodist Church for room use, which was seconded by Marcie Lloyd. After due deliberation, the motion was approved by unanimous vote of all Board Members present, as the resolution of the board. **Resolution #2023.01.17-04**

10) Community Comment

- i) There were no community comments.

11) Adjournment

The meeting was adjourned at 7:10 p.m. on a motion by Miles Bojanic, seconded by Ted Martin and passed unanimously.

The next regular meeting will be held Tuesday, February 21, 2023, at 6:30 p.m.

This meeting was recorded and will be available on the MGCA website for one month.



Attachments:

Correspondence:

- 01/09/2023 Email from Bill Linton re Water Tank Project
- 01/10/2023 Email from Pat Wilmsen and Joe Lamont to Bill Linton re Water Tank Project request
- 01/13/2023 Email from Ron Hontz re Dec Treasurer's Report
- 01/16/2023 Letter from Sandy Leyh re Bylaws, transparency, etc.

- December Treasurer's Report
- January B&G Committee Meeting Minutes
- January Tree Committee Report
- Executive Committee Minutes
- Water Tank Project Working Group Report
- Community feedback from first reading of draft By-Laws edits
- Finance Committee Minutes
- 2nd reading of the addition to the Rule & Regulation handbook
- Proposed By-Laws Edits
- 2023 Committee Roster

Marcilayne Lloyd

Secretary

Patricia Wilmsen

Chairman