



Tuesday, January 16, 2024

At the regular monthly meeting of the Mt. Gretna Campmeeting Association Board of Managers, held on Tuesday evening, January 16, 2024, via Zoom Webinar, Pat Wilmsen presided.

A quorum was present including the following: Ann Bering, Miles Bojanic, Kevin Burd, Joe Lamont, George Leyh, Marcie Lloyd, Ted Martin, Esther Mefferd, Jeff Minnich, Kevin Wells, and Pat Wilmsen.

Twenty-six households attended via Zoom.

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

Pat Wilmsen called the meeting to order at 6:30 p.m. Marcie Lloyd conducted the roll call.

**2) Election of Officers**

- a) President. Kevin Burd made a motion to nominate Pat Wilmsen to the position of President of the Mt. Gretna Campmeeting Association for 2024. Miles Bojanic seconded the motion. Pat accepted the nomination, and the motion passed unanimously with Pat Wilmsen abstaining.
- b) Vice-President. George Leyh made a motion to nominate Miles Bojanic to the position of Vice-President of the Mt. Gretna Campmeeting Association for 2024. Kevin Burd seconded the motion. Miles accepted the nomination, and the motion passed unanimously with Miles Bojanic abstaining.
- c) Secretary. Miles Bojanic made a motion to nominate Marcie Lloyd to the position of Secretary of the Mt. Gretna Campmeeting Association for 2024. Jeff Minnich seconded the motion. Marcie accepted the nomination, and the motion passed unanimously with Marcie Lloyd abstaining.
- d) Treasurer. Pat Wilmsen made a motion to nominate Kevin Burd to the position of Treasurer of the Mt. Gretna Campmeeting Association for 2024. Joe Lamont seconded the motion. Kevin accepted the nomination, and the motion passed unanimously with Kevin Burd abstaining.

**3) Approval of Minutes**

- a) Since the Minutes of the December Board meeting were distributed to Board members prior to the time of this regular monthly meeting, the reading of the Minutes was dispensed with and the December 19, 2023 minutes were approved on a motion by Marcie Lloyd. The motion was seconded by Kevin Wells and passed with Bering, Bojanic, Burd, Lamont, Leyh, Lloyd, Martin, Mefferd, Minnich, and Wells voting in favor.

**4) President's Report**

No report.

**5) Treasurer's Report**

- a) The December balance sheet, income/expense report, budget yearend report, and fund/project report were shared with the Board prior to the meeting.
- b) A motion will be made under New Business to allocate portions of the 2023 budget surplus to specific project funds.
- c) Fund/Class Activity
  - (1) Water Tower Project/PENNVEST Loan (\$1.6 million)
    - (a) Since the December board meeting the Association has not taken any more draws on the loan.
    - (b) To date, we have requested and received \$1,421,247.05 from the loan, and the Association continues to make timely interest payments on the loan.

**6) 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.

(a) Got through first snow of the season well.

(b) Trash cost increase was 9.5% into 2024, greater than anticipated.

(c) Dumpsters are still being monitored on a regular basis. Cardboard boxes must be broken down so they don't take up so much room inside the dumpsters.

(2) Ad-Hoc Tree Health & Maintenance Committee – Pat Wilmsen

(a) No report.

**b) Communications Committee – Kevin Wells & Marcie Lloyd**

(1) No report.

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

(1) This year's Heritage Festival is being expanded to include more performances. There are nine contracted performers and Kevin is working with three more. Some of the performances will be booked on a Friday night.

(2) Ad-Hoc Library Committee – Sally Marisic

(a) No report.

**d) Executive Committee**

(1) The Executive Committee minutes are attached to these minutes.

(2) Ad-Hoc Archives Committee – Don Miller

(a) No report.

(3) Ad-Hoc Policy & Procedure Committee – Ted Martin

(a) No report.

(4) Ad-Hoc Grants & Funding Committee – Ted Martin

(a) The MGTA had an incredibly successful campaign to raise money for the maintenance of the Tabernacle, though the appeal was specifically for replacing the roof. To date, the fund is at approximately \$92,000. This includes a very generous grant from West Cornwall Township from the American Rescue Funds they received. The Tabernacle Association will be working in concert with the Buildings & Grounds Fund for Tabernacle projects.

(b) Ted is working with Pat Brosious for an AARP grant.

**e) Finance Committee – Kevin Burd**

(1) No report.

**f) Nominations Committee – Esther Mefferd**

(1) No report.

**g) Property Ownership Committee – Kevin Burd**

(1) There have been no property transfers since the last regular board meeting; as of today, there are no properties under contract and no active listings in the Campmeeting.

(2) Of the 72 short-term rental permits permitted by Rule 20 and the associated policy, 43 permits have been issued to date or 60% of the permits.

(3) Kevin also presented a 2023 Annual Update of property transfers in the Campmeeting, that slide is attached to these minutes.

**h) Mt. Gretna Tabernacle Board of Trustees (MGTA) – Esther Mefferd**

(1) The MGTA will meet later this month to reorganize.

**7) Unfinished Business**

a) None.

**8) New Business**

a) Marcie Lloyd made a motion that the Committee Assignments presented at the November meeting, and amended and presented as part of the January meeting packet, be adopted. The motion was seconded by



Esther Mefferd and passed with Bering, Bojanic, Burd, Lamont, Leyh, Lloyd, Martin, Mefferd, Minnich, and Wells voting in favor. **Resolution #2024.01.16-01.**

- b) Miles Bojanic presented a Building Permit Application submitted by 301 Bell Avenue. The B&G reviewed and discussed the permit and does not recommend approval. Their reasons were that it would cause additional water run-off, it would block the view of neighboring properties, concern was expressed that the type of structure is not appropriate to the Campmeeting, and that the structures would not conform to West Cornwall Township setback requirements. No Board Member made a motion to approve.
- c) Miles Bojanic presented an easement application from the owners of 212 Boehm Avenue which would add square footage to a previous easement approved November of 2023. This addition is to guarantee access to the basement entrance, and for the structure's steps and walkway. Miles Bojanic made a motion that the Easement Application submitted by 212 Boehm Avenue for the section of land labeled 4' x 6'6" for basement access, and the section of land labeled 5'9" x 12'7" for steps and walkway, as shown on the drawing submitted be approved. The motion was seconded by Kevin Burd.

Lengthy discussion followed touching upon the MGCA's easement policy, the nature of the easement request, insurance liability, and other points. During discussion, the Board also agreed by consensus that the side-porch steps could be rebuilt but that no other building could be done on the property defined by this easement.

George Leyh called the question bringing an end to the discussion phase. The motion passed with 6 Board Members, Bering, Bojanic, Burd, Lamont, Leyn, and Minnich voting for, and 4 Board Members, Lloyd, Martin, Mefferd, and Wells, voting against. **Resolution #2024.01.16-02.**

- d) Kevin Burd made a motion to reallocate funds as follows:
- \$425.66 be moved from the Mary Hernley Memorial Fund to the Tree Fund,
  - The Capital Project Building Fund be increased by \$4,819.50 with \$10.50 from the Office Fund, \$1,500 from the Tabernacle Generator Fund, and \$3,309 from the Tabernacle Tension Ring fund,
  - The Capital Project Linear Structure Fund be increased by \$173,273.75 with \$124,163.75 from the Markwood Paving Reserve Fund, \$77 from the Road Resurfacing fund, \$18745 from the Sewer Mains Fund, and \$30,288 from the Stormwater Management Fund.

The motion was seconded by Miles Bojanic and passed with Bering, Bojanic, Burd, Lamont, Leyh, Lloyd, Martin, Mefferd, Minnich, and Wells voting in favor. **Resolution #2024.01.16-03.**

- e) Kevin Burd made a motion to reallocate funds from the General Fund (2023 Budget surplus) as follows:
- \$7,005.39 to the Tree Fund,
  - \$16,338.69 to the Capital Project Building Fund,
  - \$20,000 to the Capital Project Building Fund for rented garages and sheds,
  - \$10,000 to the Capital Project Land Fund for Heritage Park,
  - \$78,308.69 to the Water Operations Fund, and
  - \$10,000 to the Water Operations Fund for Water Mains.

The motion was seconded by Marcie Lloyd and passed with Bering, Bojanic, Burd, Lamont, Leyh, Lloyd, Martin, Mefferd, Minnich, and Wells voting in favor. **Resolution #2024.01.16-04.**

- f) The first reading of an additional proposed rule to the Rules & Regulations handbook was read. The language is as follows.

Proposed New Rule – Rule #21, 1<sup>st</sup> Reading

The MGCA is not liable for any accident, injury, or damage of any kind which occurs in or on a privately-owned structure, appurtenance, or other improvement that encroaches onto MGCA owned land, regardless of whether such structure, appurtenance, or other improvement is located within an easement



granted to the private property owner by the MGCA. Property owners are responsible for insuring any structure, appurtenance, or other improvement that encroaches onto MGCA-owned land, and shall indemnify the MGCA and hold the MGCA harmless against any claim, lawsuit, or cause of action arising out of the use of encroaching structure, appurtenance or other improvement.

- g) George Leyh made a motion that the Campmeeting publish a directory of its Members. There was no second to the motion. Ted Martin asked that the discussion continue and be expanded to answer some questions and concerns that the Board has raised. Kevin Wells added that many find value in a directory and that is not in question, but the security of the information and other concerns need to be addressed before moving the project forward.

## 9) Community Comment

- a) Pam Bishop, 503 1<sup>st</sup> Street. Spoke about the vote for the easement and expressed her wish that the public had been able to comment before the vote had been taken.

## 10) Adjournment

The meeting adjourned at 7:39 p.m. on a motion by Esther Mefferd, seconded by Marcie Lloyd and passed unanimously.

The next regular meeting will be held Tuesday, February 20, 2024, at 6:30 p.m. via Zoom Webinar. [Note: on November 28, 2023, the Executive Committee decided that the December, January, and February regular monthly board meetings would be held via Zoom only. Hybrid meetings will recommence in the spring.]

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

In attendance:

### Members on Zoom:

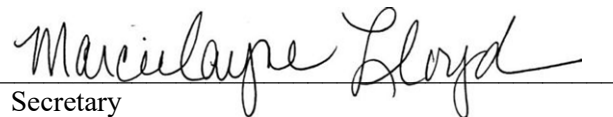
Andy Berfond, 204 Edwards Ave  
Joe Bering, 305 8<sup>th</sup> St  
Pam Bishop, 503 1<sup>st</sup> St  
Judy Bojko, 712 5<sup>th</sup> St  
Pat Brosious, 203 Boehm Ave  
Linda Campbell, 402 Glossbrenner Ave  
Lydia Cochran, 505 Mills Ave  
Sue Engle, 705 1<sup>st</sup> St  
Andrea George, 605 5<sup>th</sup> St  
Jeffrey Hazel, 602 Kephart Ave  
Frank Herrmann, 205 Glossbrenner Ave  
Dave & Janelle Kuligowski, 309 8<sup>th</sup> St  
Sandy Leyh, 310 6<sup>th</sup> St

Peggy Lichty, 205 Castle Ave  
Dave Lloyd, 403 1<sup>st</sup> St  
Barbara Martin, 212 Boehm Ave  
Larry McKenna, 309 Mills Ave  
Kelsey Meteyer Bane, 200 Bell Ave  
Don Miller, 610 4<sup>th</sup> St  
Dianne Port, 300 Markwood Ave  
Bob Rader, 501 6<sup>th</sup> St  
Linda Schreiber, 407 6<sup>th</sup> St  
Stephanie Seldomridge, 102 2<sup>nd</sup> St  
Christine Slotznick, 507 3<sup>rd</sup> St  
Ken Stoltzfus, 212 Boehm Ave  
Scott Zellers, Garage 1<sup>st</sup> St

Attachments:

2024.01.09 Executive Committee Minutes

2023 Property Ownership Committee Annual Update

  
Secretary

  
Chairman

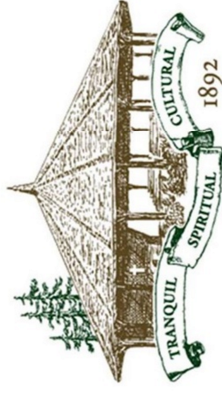


January 9, 2024

Executive Committee Meeting

Executive Committee Members: Pat Wilmsen, Miles Bojanic, Marcie Lloyd, and Kevin Burd.

1. One invoice has been presented for payment from HRG for \$1,442.00. The invoice was reviewed by Miles Bojanic, who recommends payment.
2. Kevin Burd made a motion to approve payment from the water tower loan funds in the amount of \$1,442.00, which was seconded. After due deliberation, the motion was approved by unanimous vote of the Executive Committee, as the resolution of the Board. **Resolution number 2024.01.09-01.**



**Mt. Gretna Campmeeting**  
LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES

# Property Ownership Committee 2023 ANNUAL UPDATE

The following information is presented to the Board of Managers related to the sale of cottages in the Campmeeting.

	2018*	2019	2020	2021	2022	2023
Property Transfers	7	25	16	20	26	26
Average Sale Price	\$168,214.29	\$185,645.83	\$195,406.25	\$221,500.00	\$280,126.92	\$317,500.00
Average Sale Price per Square Foot	\$150.80	\$154.35	\$172.83	\$204.05	\$241.80	\$296.06
Increase in Sales Price from Previous Year		10%	5%	13%	26%	13%
Increase in Sales Price per Square Foot		2%	12%	18%	18%	22%

\*Only contains six months of data, July-December 2018.

Additional statistics:

- 23 new Members; the average number of new Members since 2019.
- \$60.44; the lowest price paid per square foot, 2019.
- \$497.35; the highest price paid per square foot, 2023.