



Tuesday, June 18, 2024

At the regular monthly meeting of the Mt. Gretna Campmeeting Association Board of Managers, held on Tuesday evening, June 18, 2024, 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, Joe Lamont, Ted Martin, Esther Mefferd, Jeff Minnich, and Kevin Wells.

On Zoom: Kevin Burd, George Leyh, and Pat Wilmsen.

Excused: Ann Bering, Marcie Lloyd.

Seven households attended in person; Eighteen households attended via Zoom.

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

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

2) **Approval of Minutes**

Since the Minutes of the May 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 May 21, 2024 minutes were approved on a motion by Miles Bojanic. The motion was seconded by Jeff Minnich and passed with Bojanic, Burd, Lamont, Leyh, Martin, Mefferd, Minnich, and Wells voting in favor.

3) **President's Report**

Pat presented her report as a PowerPoint presentation which is attached to these minutes.

4) **Treasurer's Report**

- a) The May balance sheet, income/expense report, budget year-end report, and fund/project report were shared with the Board prior to the meeting.
- b) The majority of the 240 2024 assessments have been paid. They are due by June 30 to avoid late fees.
- c) Monthly payments on the PENNVEST project have begun. Kevin reported the current loan balance.
- d) Income is likely to be less than expenses for the rest of the year.
- e) YTD expenses are currently in line with budget. Certain categories are being watched carefully as they are almost at their budget limit.

5) **Committee Reports**

a) **Archive Committee – Don Miller**

- (1) Don reported that all filing cabinets that had been stored in a shed have now been moved either to the MGCA Office or to the Pump House. The Pump House was selected due to its secure location and its climate control.

b) **Buildings & Grounds – Miles Bojanic**

- (1) The B&G June meeting report was made available to the Board and to the Membership prior to the evening's meeting.
- (2) Miles reported that the wall/fence on Pinch Rd and Mills Ave has been taken up by West Cornwall Township (WCT) Board of Officers and their Zoning Officer, Jeff Steckbeck, to determine if it is within WCT ordinances.

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

No report.

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

- (1) Porch sale was a success.
- (2) The Heritage Festival has had two performances so far with good attendance.
- (3) The Annual Picnic is coming up June 29.

P.O. Box 428., Mt. Gretna, PA 17064

Office@MtGretnaCampmeeting.org

717.964.3040

MtGretnaCampmeeting.com



e) **Executive Committee – Pat Wilmsen**

No report

f) **Finance Committee – Kevin Burd**

No report

g) **Grants & Funding – Ted Martin**

(1) Looking into a State grant that we may be eligible for.

(2) Did not receive the AARP grant for work around the Tabernacle to improve mobility space.

h) **Library Committee – Sally Marisic**

Report made available to the Board and to the Membership prior to the evening's meeting.

i) **Nominations Committee – Esther Mefferd**

No report.

j) **Policy & Procedure Committee – Ted Martin**

(1) Bringing the committee together to review the revised Committee descriptions to bring them into line with the current Bylaws.

(2) Also reviewing the revised Building Permit Application.

(3) Working to develop a procedure to identify the Voting Member for each cottage.

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

(1) There were no property transfers since the last board meeting.

(2) Of the 72 short-term rental permits permitted by Rule 20 and the associated policy, 44 permits have been issued to date or 61% of the permits.

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

Just had their quarterly meeting. Used part of the recently raised Tabernacle Funds to pay for the Tabernacle roof replacement. There is roughly \$45,000 remaining in the fund.

m) **Tree Health & Maintenance Committee – Pat Wilmsen**

(1) The Tree committee has welcomed Lydia Cochran and Ron Kohler to their committee.

(2) The committee has been working to make sure that new trees and plants are watered during the excessive heat. So far, all trees planted in the next two years are thriving.

(3) A tree was removed at the 117 and 7th Street that was leaning towards a home. A tree will be planted near that location in the fall.

(4) Pat encouraged all Members to remove the ivy from their trees by cutting the ivy at the base of the tree.

6) **Unfinished Business**

None.

7) **New Business**

a) Joe Lamont, George Leyh, and Ted Martin each expressed willingness to serve as the Officer at Large. Joe Lamont was elected into this position.

b) The Hideaway Restaurant has agreed to pay \$500/month for the shared use of the Kauffman Parking lot. Therefore, Miles Bojanic made a motion to pay the 2024 MGCA Office rent out of the income received from the Hideaway for the shared use of the Kauffman Parking Lot rather than the Tree Fund as previously voted this year. The motion was seconded by Kevin Wells and passed with Bojanic, Burd, Lamont, Leyh, Martin, Mefferd, Minnich, and Wells voting in favor. Resolution number 2024.06.18-01.

c) Ted Martin announced that the 1st Reading of the 2024 edits to the Charter would be available after the meeting and be posted to the MGCA website and announced via the Newsletter. He referenced the earlier president's report that called attention to the fact that 2009 edits were unfortunately never filed with the Pennsylvania Department of State. He concluded by explaining that both sets of changes will be combined and filed appropriately once the three readings process has concluded.



- d) Ted Martin thanked the Grounds Crew for their exceptional work and the appearance of the grounds.
- e) Responding to an item from the President's Report, George Leyh asked if moving Community Comments (aka an Open Forum) to a time after the close of the meeting required a Board vote. He was answered that it is an administrative decision of the Board and no Board vote is required for a change to the Agenda. George went on record as being against this change.

8) MGCA Member Open Forum

Bob Travitz, 502 2nd St. Expressed their appreciation for Nate's work and how great the grounds and parks look.

Andy Berfond, 204 Edwards Ave. Had questions about the rock wall/fence on Pinch Road and Mills Ave.

Lynn Reisinger, 205 2nd St. Had a further question about the rock fence.

Sandy Leyh, 310 6th St. Asked for clarification on Community Comments/Open Forum occurring after the board meeting adjourns. Commented on the Board's use of outside research and their intended purpose of that research.

Peggy Lichty, 205 Castle Ave. Thanked the Board for their research on community issues. Also thanked Nate and the community for their work on the grounds. Also thanked Nate for hosting Happy Hour.

Jim Campbell, 402 Glossbrenner Ave. Had a question about Nate's Happy Hour.

Linda Campbell, 402 Glossbrenner Ave. Had further questions about Happy Hour and Heritage Park.

Andy Berfond, 204 Edwards Ave. Had further questions about Happy Hour.

Jeff Lentz, 211 2nd St. Had questions about lighting at the Tabernacle and safety concerns now that the AARP grant was not received.

Linda Campbell, 402 Glossbrenner Ave. Asked if some of the MGTA's Tabernacle Fund might be earmarked for Tabernacle projects pertaining to safety concerns.

9) Adjournment

The meeting adjourned at 7:33 p.m. on a motion by Esther Mefferd, seconded by Ted Martin and passed unanimously.

The next regular meeting will be held Tuesday, July 16, 2024, at 6:30 p.m.

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



In Attendance:

Members in Person:

Berfond, Ellen & Andy, 204 Edwards Ave
Campbell, Jim & Linda, 402 Glossbrenner Ave
Flannery, Mark, 211 2nd St
Lentz, Jeffrey, 211 2nd St
Linton, Bill, 211 7th St
Meyer, Malcolm, 501 5th St
Reisinger, Lynn, 205 2nd St
Slotznick, Ben, 507 3rd St

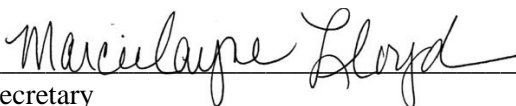
Members on Zoom:

Bishop, Pam, 503 1st St
Brosious, Pat, 203 Boehm Ave
Cochran, Lydia, 505 Mills Ave
Donahue, Kristi, 501 6th St
Friendshuh, Paul & Tammy, 209 Mills Ave

Leyh, Sandra, 310 6th St
Lichty, Peggy, 205 Castle Ave
Lloyd, David, 403 1st St
Meteyer Bane, Kelsey, 200 Bell Ave
Miller, Don, 610 4th St
Noble, Jay, 202 Markwood Ave
Port, Dianne, 300 Markwood Ave
Seldomridge, Steph, 105 2nd St
Slotznick, Christine, 507 3rd St
Travitz, Bob, 502 2nd St
Welte, Robin, 505 3rd St
Wolff, Jan, 211 8th St
Zellers, Scott, Gar 1st St

Attachments:

President's Report


Secretary


Chair

President's Report

June, 2024

After the Bylaws Vote, What Now

- First, I would like to thank everyone for the time they put into this process and all those who turned out to vote.
- The Annual Meeting of the Board will be October 19th, more details to follow.
- We have scheduled the Annual Picnic to be in conjunction with some of our Heritage Festival Concerts - June 29th with a July 6th rain date, more details to follow. Moving forward, the Annual Picnic will be the 2nd Saturday of every July. The rain date will be the 3rd Saturday July.

After the Bylaws Vote, What Now (Continued)

- We will post the new Bylaws on the website but need to wait for the Charter's approval. The current Charter was never submitted to the State, this was discovered while working on the Bylaws with the lawyer. Ted Martin will discuss further under New Business.
 - Changes made to a Charter and/or Articles of Incorporation must be filed with the PA Department of State's Corporation Bureau.
 - Changes were made to our Charter in 2005 and filed with the State.
 - Changes were made to our Charter in 2009 but not filed with the State. These Board-approved changes have been published in our Charter & Bylaws booklets since 2009.
 - Minor edits are being proposed to the Charter in 2024.
 - 1st Reading, 6/18/24
 - 2nd Reading 7/16/24
 - 3rd Reading and Final Vote 8/20/24 followed by a filing of all changes since 2005 with the State.

Charter of the Mount Gretna Campmeeting Association, Inc.

Section 1.

The corporate name of the Association is the “Mt. Gretna Campmeeting Association, Incorporated.”

Section 2.

The business of said Association is to be transacted at Mt. Gretna, in the Township of West Cornwall, County of Lebanon, Pennsylvania. The registered office of the Association is Second and Otterbein Streets, P.O. Box 428, Mt. Gretna, Pennsylvania, 17064 until changed by an appropriate amendment to this Charter

Section 3.

~~The objects of this Association shall be to provide and maintain~~ This Association shall have power to engage in and to do any lawful act concerning any or all lawful business for which non-profit corporations may be incorporated under the laws of the Commonwealth of Pennsylvania, including (but not limited to) the providing and maintaining of a proper, desirable and permanent residential community.

The history and tradition of the Association also includes the provision and maintenance of a proper, convenient, desirable and permanent Campmeeting ground for the purpose of supporting and conducting the worship of God in gatherings or assemblages at convenient and stated times ~~and~~ in accordance with the discipline and belief of *The United Methodist Church*; ~~and to provide and maintain a proper, convenient, desirable and permanent residential community.~~

This Association is not owned or operated by *The United Methodist Church*, nor is it an agency thereof. Public relations instruments use the name “United Methodist” and the symbols and logos of *The United Methodist Church* in recognition that this Association was initially sponsored by, and is historically related to, the Eastern Pennsylvania Conference; and that the programs of this Association are affiliated with ~~the~~ programs of that Conference, of *The United Methodist Church*. The ~~Mt. Gretna Campmeeting Association, Inc.~~ will not indicate

in any way, either active or passive, that it is an agency of the Eastern Pennsylvania Conference of *The United Methodist Church*.

In furtherance of these purposes, the Association may receive and administer gifts, bequests or legacies in accordance with the terms of the gift or bequest; reserving the right of the ~~Board~~board of Managers to reject any such gift or bequest.

Section 4.

~~The~~It is expected that the Association shall exist perpetually.

Section 5.

The members of the Association shall be those persons as designated by the By-Laws of the Association.

Section 6.

It shall and may be lawful for said Association to purchase land, hold real estate or personal estate in fee simple or otherwise as it may deem necessary, proper and desirable for the objects and purposes of ~~this~~said Association, and the same or any part to dispose of in parcels or otherwise, or in fee simple or otherwise, on such terms, conditions and restrictions as may be deemed proper, not repugnant, however, to the laws of this Commonwealth.

Section 7.

The ~~affairs~~governing body of the Association shall be ~~managed by a President, Vice President, Secretary, Treasurer and~~ a Board of Managers. ~~The~~

The terms, qualifications and number of the Board of Managers are specified, from time to time, by the By-laws. Terms, qualifications and number may be changed, increased or decreased, from time to time, by the manner provided in the By-laws. At no time shall the Board of Managers consist of ~~eleven (11) members~~ less than five (5) persons.

~~Such Board of Managers shall be elected by the members of the Association provided that five (5) of the Board members shall be property owners on the Campmeeting Grounds, who are not members of The United Methodist Church.~~

~~Another five (5) members of the Board shall be elected by the Association and shall consist of ministers or lay members of *The United Methodist Church*; of whom, at least three (3) shall be property owners on the Campmeeting Grounds.~~

~~The remaining Board member shall be the Chairperson of the Association's Bible Conference Program Committee OR a non Board member of that committee designated by that Committee. This member may be either lay or clergy, and does not have to be United Methodist, and shall be "ex officio" with vote.~~

Section 8.

~~The said Board of Managers may adopt, pass and enforce such By Laws as they deem necessary;~~

Section 8.

The By-Laws of the Association may be amended by methods provided in the By-Laws, subordinate, however, to this Charter, the Constitution and Laws of this Commonwealth, and the Constitution of the United States.

Section 9.

In keeping with the history and tradition of the **Campmeeting** Association, the Board of Managers reserves the ~~privilege of~~ conducting right to conduct religious conferences and programs on these grounds at appropriate times.

Section 10.

It shall be lawful for the Association to construct and provide all necessary works to supply the premises with water and artificial light and to provide all other conveniences and make all other improvements which may be deemed necessary or desirable; ~~provided,~~ that the same be furnished and provided at cost and without profit or pecuniary advantage to the said Association.

Section 11.

The Association is formed on a non-stock basis. It does not contemplate pecuniary gain or profit, incidental or otherwise, to its

members. No part of the net earnings of the Association shall ~~entirely~~inure to the benefit of, or be distributable to, its members, directors, officers, or other private persons, except that the Association shall be authorized and empowered to pay reasonable compensation for services rendered ~~to it by an person (including, the case of officers and employees, pensions, retirement pay and the cost of providing coverage under group life, accident, disability, health and medical insurance contracts, and directors and officers liability insurance).~~

Section 12.

This ~~Charter~~charter may be amended by the Board of Managers, after ~~two~~three readings at regular business meetings, by a two-thirds (2/3) vote of ~~its members~~the Board of Managers.

Section 13.

~~Upon~~In the event the dissolution of the ~~corporation~~Association should occur, the ~~board~~Board of Managers shall, after paying or making provision for the payment of all of the liabilities of the ~~corporation~~Association, dispose of all the assets of the ~~corporation~~Association in such manner, or to such organization(s) organized and operated exclusively for charitable, educational, religious, or scientific purposes as shall at the time qualify as an exempt organization(s) under section 501(c)(3) of the Internal Revenue Code of 1954 (or corresponding provision of any future United States Internal Revenue Law), as the Board of Managers shall determine. Any such assets not so disposed of shall be disposed of by the ~~court~~Court of Common Pleas of the county in which the principal office of the ~~corporation~~Association is then located, exclusively for such purposes as said Court shall determine, ~~which are organized and operated exclusively for such purposes.~~

Adopted by the Board of Managers, ~~October 16, 1989~~July 2009.

~~Marlin D. Seiders~~ ^{W. Jeffrey Hurst} W. Jeffrey Hurst, PhD, President

~~Duane M Perkins~~ ^{Stephanie Bost} Stephanie Bost, Secretary

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The governing body of the Association shall be a Board of Managers.

The terms, qualifications and number of the Board of Managers are specified, from time to time, by the ~~By-laws~~Bylaws. Terms, qualifications, and number may be changed, increased, or decreased, from time to time, by the manner provided in the ~~By-laws~~Bylaws. At no time shall the Board of Managers consist of less than five (5) persons.

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This charter may be amended by the Board of Managers, after three readings at regular business meetings, by a two-thirds (2/3) vote of the Board of Managers.

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In the event the dissolution of the Association should occur, the Board of Managers shall, after paying or making provision for the payment of all of the liabilities of the Association, dispose of all the assets of the Association in such manner, or to such organization(s) organized and operated exclusively for charitable, educational, religious or scientific purposes as shall at the time qualify as an exempt organization under section 501(c)(~~34~~) of the Internal Revenue Code of 1954 (or corresponding provision of any future United States Internal Revenue Law), as the Board of Managers shall determine. Any such assets not so disposed of shall be disposed of by the Court of Common Pleas of the county in which the principal office of the Association is then located, exclusively for such purposes as said Court shall determine.

Adopted by the Board of Managers, ~~July 2009~~Month/Day/2024.

~~W. Jeffrey Hurst, PhD~~Patricia Wilmsen, President



~~Stephanie Bost~~



| Marcielayne Lloyd, Secretary

Marcielayne Lloyd

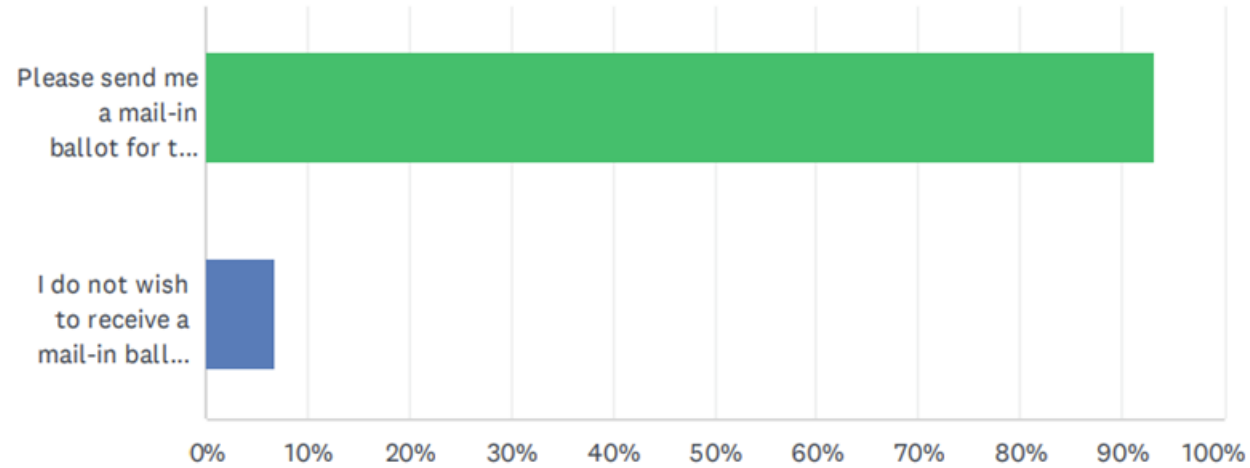
1st Reading 6/18/24

President's Report (Continued)

- If you have a full-time renter, please have them contact the office so we can get their contact details. This will allow them to get the communications, etc. from the office.
- The process for establishing the Voting Member will be as follows:
 - Submit in writing via email and/or letter which by US mail or dropped off at the office.
 - Must include, Name, MGCA Cottage Address, and Voting Member Mailing address.
 - Submit by Sept 5th.
 - Can be changed at any time, in writing, up until the count .
- More instructions on ballot voting will follow.

Q1 To ensure we are aware of your preference, please answer the following question (choose one):

Answered: 88 Skipped: 0



ANSWER CHOICES	RESPONSES	
Please send me a mail-in ballot for the 2024 election.	93.18%	82
I do not wish to receive a mail-in ballot, I will vote in person at the 2024 Annual Meeting.	6.82%	6
Total Respondents: 88		

CIVILITY, Sarah Merkel

- Recently, we all received a letter from a fellow Member with some information from a Parliamentarian (Sarah Merkel). I took some time to review Sarah's website which has great information. Here are some of the things I found interesting, supported by many other sites like the National Non-Profit site, etc.
- Answers from Sarah's website:
 - **"Does the standard order of business in *Robert's Rules of Order* always have to be followed?"** No. Especially if the board has 12 members or less
 - **Should a committee always give a verbal report?** No.
 - **Is there a way to limit the amount of time that each member debates a motion?** Yes. Sarah suggest 2-3 mins for each but for a small board such as ours this need not apply
 - **Can a topic be discussed with out a motion.** Yes"

Civility, Sarah Merkel (Continued)

- **“An Open Forum** An Open Forum provides opportunity for members to ask questions or share opinions with the Chair and the Board regarding non-agenda matters. Without derailing the meeting or requiring all members to listen to the discussion, members are still able to have a voice. It is relatively simple to provide an Open Forum opportunity. At a normal business meeting, an announcement should be made that an Open Forum will take place following the adjournment of the meeting. A signup sheet should be available at the entrance to the meeting. Members need to add their names to a signup sheet in order to participate in the Forum. The following rules are recommended as a guide for any organization holding an Open Forum. These rules should accompany the signup list with a note stating that by signing up to participate in the Forum, members are agreeing to these rules. We will begin next month to follow this process at all our meetings.”