



Tuesday, April 15, 2025

At the regular monthly meeting of the Mt. Gretna Campmeeting Association Board of Managers, held on Tuesday evening, April 15, 2025, in person and via Zoom Webinar, Pat Wilmsen presided.

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

No Members attended in person and 23 Members attended via Zoom.

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

Pat Wilmsen called the meeting to order at 6:33 p.m. Marcie Lloyd conducted the roll call.

### 2) **Approval of Minutes**

Since the Minutes of the March 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 March 18, 2025 minutes were approved on a motion by Jeff Minnich. The motion was seconded by Ted Martin and passed with Bering, Bojanic, Burd, Lamont, Leyh, Lloyd, Martin, Mefferd, Minnich, and Wells voting in favor.

### 3) **Secretary's Report**

No report.

### 4) **President's Report**

No report.

### 5) **Treasurer's Report**

- a) The March balance sheet, income/expense report, budget year-end report, and fund/project report were shared with the Board prior to the meeting.
- b) The balance sheet reflects the purchase of a 6-month CD. The CD is earning 4% interest.
- c) The first surge of early payments has finished; payments will likely drop off until the next deadline of June 30.
- d) Within the March expenses, there was a large payment for the water tower maintenance contract. \$10,601.

### 6) **Committee Reports**

#### a) **Finance Committee – Kevin Burd**

Presenting a policy for approval tonight to guide committee chairs on how monies are spent from restricted and designated funds. This policy was drafted by the Finance Committee and reviewed by the Policy & Procedure Committee before being recommended to the Board for approval.

#### b) **Property Ownership Committee – Kevin Burd**

The report was made available to the Board and to the Membership prior to the evening's meeting.

#### c) **Executive Committee**

Attached.

#### d) **Tree Health & Maintenance**

Earth Day Celebration May 3<sup>rd</sup>.

#### e) **Buildings & Grounds –Chair, Miles Bojanic**

- (1) The B&G April meeting report was made available to the Board and to the Membership prior to the evening's meeting.
- (2) There are no building permits in process.
- (3) A bollard plan was put out to the community ahead of time; bollards will be put in place throughout

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the summer season.

- (4) Thanked Members who responded to the survey about asphalt problems. This was very helpful to plan for repairs around the community. Though the survey is closed, we welcome Members to continue to send in their observations.
- f) **Communications Committee – Kevin Wells & Marcie Lloyd**  
Now that we are approaching the busier summer months, please make sure to read the Newsletters which will be filled with activity information.
- g) **Grants & Funding – Ted Martin**  
No report.
- h) **Policy & Procedure – Ted Martin**  
The review of the Rules & Regulations continues. The Rules are currently being reviewed with West Cornwall Township (WCT) to ensure the rules are complimentary with WCT ordinances. We are heading towards the final review and hope to have something for the public to review in May.  
We have heard many comments about the Quiet Season and are discussing a survey to go out to the community about Quiet Season.
- i) **Tabernacle Association – Ted Martin, Esther Mefferd**  
No report.
- j) **Nominations Committee – Esther Mefferd**  
No report.
- k) **Community Activities & Recreation Committees – Nate Godfrey**  
Pat reminded everyone that there are many Campmeeting and Gretna activities coming in the near future, and to please consult the Gretna Calendar.
- l) **Library Committee – Sally Marisic**  
No report.
- m) **Archive Committee – Don Miller**  
The Archive Committee is starting some new projects; will report in more detail next month.

## 7) Unfinished Business

- a) None.

## 8) New Business

- a) Ted Martin made a motion to accept the Restricted & Designated Fund Policy presented by the Executive Committee in the April meeting packet; seconded by Marcie Lloyd. There was no discussion and the motion passed unanimously. Resolution #2025.04.15-01.
- b) The Executive Committee proposed edits to the Assessment Payment Plan Policy. The original admin fee of \$30 was not adequate to cover related office expenses; a revised fee of \$75 is recommended. In addition, once a collection goes to the collection phase with our attorney, this months-long process requires a great deal of administrative time and the Executive Committee is proposing an additional \$500 admin fee that would be billed if the account needs to go to collection. Finally, the Executives proposed shortening the required wait time when a collection could be moved from a judgment to a sheriff's sale by one year. Jeff Minnich made a motion to adopt the proposed changes to the Assessment Payment Plan Policy; seconded by George Leyh. During discussion, Kevin Burd added that the legal bills associated with a collection are paid entirely by the Member. The motion passed unanimously. Resolution #2025.04.15-02.
- c) Miles Bojanic made a motion to pay for improvements to the Pump House's water system (work related to the Water Tower Project) from the PENNVEST Loan Principal Fund from the \$27,735, seconded by



- Jeff Minnich. There was no discussion, and the motion passed unanimously. Resolution #2025.04.15-03
- d) Miles Bojanic made a motion to use \$6,857 from the Hydrant Fund, \$945 from the Pillar Fund, and \$2,208 from the Pump House Fund to pay for the installation of a new hydrant at the Pump house, seconded by Marcie Lloyd. There was no discussion, and the motion passed unanimously. Resolution #2025.04.15-04
  - e) Miles Bojanic made a motion to use \$1,465 from the Water Main Fund to pay for exploratory work on the 3<sup>rd</sup> Street water main, seconded by Esther Mefferd. There was no discussion, and the motion passed unanimously. Resolution #2025.04.15-05
  - f) #2025.04.15-05
  - g) Miles Bojanic made a motion to use \$11,385 from the B&G Emergency Fund to pay for an emergency repair to Verizon's sewer lateral until we are reimbursed by Verizon. Once we are reimbursed, the funds will be returned to the B&G Emergency Fund. The motion was seconded by Jeff Minnich. There was no discussion, and the motion passed unanimously. Resolution #2025.04.15-06

## 9) Adjournment

The meeting adjourned at 6:47 p.m. on a motion by Miles Bojanic, seconded by Jeff Minnich and passed unanimously.

The next regular meeting will be held Tuesday, May 20, 2025, 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:

None

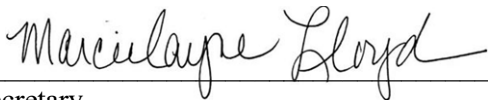
Members on Zoom:

Joe Bering, 305 8<sup>th</sup> St  
Pam Bishop, 503 1<sup>st</sup> St  
Lydia Cochran, 505 Mills Ave  
Gary Collins, 601 Mills Ave  
Kristi Donahue, 501 6<sup>th</sup> St  
Susan Engle, 705 1<sup>st</sup> St  
Jeffrey Hazel, 602 Kephart Ave  
Kim Kramer, 401 6<sup>th</sup> St  
Janelle Kuligowski, 204 5<sup>th</sup> St  
Peggy Lichty, 205 Castle Ave

Dave Lloyd, 403 1<sup>st</sup> St  
Charity Lorenzen, 105 3<sup>rd</sup> St  
Tim Markovits, 501 Otterbein Ave  
Kelsey Meteyer Bane, 200 Bell Ave  
Don Miller, 610 4<sup>th</sup> St  
Diane Neff, 305 1<sup>st</sup> St  
Dianne Port, 300 Markwood Ave  
Stacy Schroeder, Guest from MG Borough  
Stephanie Seldomridge, 102 2<sup>nd</sup> St  
Jeff Thompson, 207 Glossbrenner Ave  
Bob Travitz, 502 2<sup>nd</sup> St  
Gary Wilmsen, 211 Boehm Ave  
Jan Wolff, 211 8<sup>th</sup> St  
Scott Zellers, Garage 1<sup>st</sup> St

Attachments:

None

  
Secretary

  
Chairman