



Tuesday, January 15<sup>th</sup>, 2019

At the regular monthly meeting of the Mt. Gretna Campmeeting Association Board of Managers, held on Tuesday evening, 1/15/2019 in the United Methodist Church, Mt. Gretna, Pennsylvania, Mr. Martin presided and Margaret Hopkins acted as Secretary.

A quorum was present including the following: Ted Martin (President), Mary Kopala (Vice-President), Sally Marisic (Treasurer), Margaret Hopkins (Secretary), Larry Bowman, Kevin Burd, Mary Kopala, Esther Mefferd, and Barb Myers. Pam Bishop and Tammy Travitz attended via telephone conference.

**I. Call to Order, Mary Kopala**

The Vice-President called the meeting to order at 6:30 PM.

**II. Election of Officers/Appointment of Committee Chairs**

- i. On a motion from Esther Mefferd, a resolution was adopted unanimously as follows: **RESOLVED**, That the Board of Managers elect Ted Martin to serve as President for 2019. The meeting was turned over to Ted Martin.
- ii. On a motion by Larry Bowman, a resolution was adopted unanimously as follows: **RESOLVED**, That the MGCA Board of Managers elect Mary Kopala to serve as Vice-President for 2019.
- iii. On a motion by Pam Bishop, a resolution was adopted unanimously as follows: **RESOLVED**, That the MGCA Board of Managers elect Margaret Hopkins to serve as Secretary for 2019.
- iv. On a motion by Margaret Hopkins, a resolution was adopted unanimously as follows: **RESOLVED**, That the MGCA Board of Managers elect Sally Marisic to serve as Treasurer for 2019.

**III. Approval of Minutes**

- i. 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 Minutes were approved.

**IV. Treasurer's Report**

- i. On a motion from Margaret Hopkins and seconded by Mary Kopala, a resolution was adopted unanimously as follows: **RESOLVED**, That the Board of Managers accepts the December P&L report presented by the Treasurer.
- ii. Sally reported that the MGCA received a \$2,000 donation from the Mt. Gretna Art Show.

**V. Superintendent's Report**

- i. Attached to the minutes

**VI. Committee Reports**

**A. Finance Committee - Sally Marisic**

- i. No meeting, nothing to report.

**B. Communications Committee – Kevin Burd**

- i. Spring newsletter articles are due by March 20<sup>th</sup>.
- ii. Kevin is working to make sure that MGCA events will be posted to the MtGretnaCampmeeting website, to the MtGretna.com website, and to the summer calendar.
- iii. The communications committee will be conducting a thorough review of the website to propose updates and revisions.



- iv. Need the 2016 and 2017 approved annual meeting minutes and draft of 2018 annual meeting minutes to post to the website.
- C. Community Activities Committee – Tammy Travitz
  - i. One more group has been added to the Heritage Festival for June 1<sup>st</sup>. A draft schedule/flyer was available for Board review.
- D. Parks & Recreation Committee – Margaret Hopkins
  - i. Climb High removed black oak from the corner of 1<sup>st</sup> and Bell on 1/15/2019.
  - ii. Met-Ed may be tree trimming next week.
- E. Property Ownership Committee – Pam Bishop
  - i. No transfers since last meeting. Nothing to report.
- F. Ad-Hoc Policy & Procedures Committee – Margaret Hopkins
  - i. No report.
- G. Nominations Committee – Esther Mefferd
  - i. No report.
- H. Tabernacle Association – Esther Mefferd
  - i. Larry Bowman reported that the organizational meeting for the Association will be held late February to elect officers and to outline projects for the upcoming year. One project is to look at ways to improve air circulation in the Tabernacle.
- I. Ad-Hoc Archives Committee –
  - i. No meeting, nothing to report.
- J. Ad-Hoc Library Committee – Lisa Carr
  - i. No meeting, nothing to report.
- K. Buildings & Grounds Committee – Ted Martin
  - i. January report attached to minutes.
- L. Executive Committee – Ted Martin
  - i. Committee chairs are going to temporarily stay the same, Lisa Carr will be resigning from the Board due to property sale. There are two committee chair vacancies. Nominating committee will take up issue of vacancy once formal resignation is received.

## **VII. New Business**

- i. On a motion introduced by Tammy Travitz and seconded by Kevin Burd a resolution was passed unanimously as follows: RESOLVED, That the MGCA Board of Managers votes to release \$700 from the Heritage Festival fund to pay for a performance on June 1<sup>st</sup>, 2019.
- ii. On a motion introduced by Esther Mefferd and seconded by Mary Kopala, a resolution was passed unanimously as follows: RESOLVED, That the MGCA Board of Managers votes to accept the recommendation of the B&G Committee and approve the building permit submitted by Gail Widmer for structural repairs.
- iii. The Mt. Gretna Fire Co. sent a thank you note for the \$650 donation from the MGCA

## **VIII. Old Business**

- i. None



## IX. MGCA Community Member Comments

- i. Katcha Neale, 502 6<sup>th</sup> Street – delivered summary of comments that were submitted to the Board in writing and are attached to these minutes.
- ii. Pat Wilmsen, 400 Glossbrenner – Pat Wilmsen presented a letter on behalf of Larry McKenna who was not able to attend the meeting. She expressed that she agrees with the context of Larry's letter. She asked the Board to slow down the process and to allow more Members to be part of the solution and to be on the committee. Owning a cottage in the Campmeeting is costly and renting allows many Members to keep their properties.
- iii. Larry McKenna, 309 Mills – delivered summary of comments that were submitted to the Board in writing and are attached to these minutes.
- iv. Amy & Mike Schmitt, 205 7<sup>th</sup> Street – delivered summary of comments that were submitted to the Board in writing and are attached to these minutes.
- v. Hal Myers, 511 1<sup>st</sup> and 701 2<sup>nd</sup> – delivered summary of comments that were submitted to the Board in writing and are attached to these minutes. Hal also delivered a petition asking the Board to be thoughtful in making a decision related to rentals that is based upon data and Member opinion that was signed by numerous members of the community
- vi. Ann Bering 305 8<sup>th</sup> Street – delivered summary of comments that were submitted to the Board in writing and are attached to these minutes. She also asked the Board what the mission statement of the rental committee is. She asked what the cost of the rental issue would be to the MGCA in legal fees and the cost of a rental coordinator. She asked if it was not more important that such expenses be put toward the water situation. She asked to be given information about the cost of joining with the Authority vs. repairing our own system. She also asked that any vote on rental controls be put off until the annual meeting when a large portion of the membership could be in attendance to voice their opinion.
- vii. Bob Rader, 501 6<sup>th</sup> – Asked that the MGCA does not expand renters; keep the ratio of renters to non-renters as it is now. Hopes the Board adopts the recommendations as a way of managing the balance.
- viii. Cheryl Kreider, 205 4<sup>th</sup> Street – delivered summary of comments that were submitted to the Board in writing and are attached to these minutes.
- ix. Dale Kreider, 205 4<sup>th</sup> Street – Observed that there were so many rumored committee recommendations that had been going through the community, that without any published information to go on it was understandable that the community was going to have a strong reaction to the rumors. He appreciates the volunteers who are trying to lead the community in a good direction. Thinks the Board is making a blunder in moving the process so quickly without community involvement and hopes the process of possibly adding rules is slowed down.
- x. Brenda Wentzel, 04 Batdorf Ave. – Has been a property manager for over 20 years. She thinks the permit process may help with enforcing rules because of the chain of accountability. She has been asked often if limiting the number of rentals and adding regulations will affect property values and/or prices of homes. There is no way to know the answer to that question.



- xi. Susan Hoyt, 603 1<sup>st</sup> & 609 2<sup>nd</sup> – Agrees with many of the thoughts presented. The current property update form has all the contact information. Safety concerns should be in place for everyone. Why should people who rent have improvement requirements and no other owners? Porch limitations for renters only - what is the sense in that? Mount Gretna can't be compared to other rental communities like the beach and the Poconos – it isn't like other open rental areas.
- xii. John Hoyt, 603 1<sup>st</sup> & 609 2<sup>nd</sup> – delivered summary of comments that were submitted to the Board in writing and are attached to these minutes.
- xiii. Dave Adams, 609 6<sup>th</sup> – delivered summary of comments that were submitted to the Board as an e-mail and are attached to these minutes.
- xiv. Ted Martin responded – the committee's report remains a recommendation. Once a document of proposed rule changes is in draft form, it will be presented to the community as soon as possible.

#### Adjournment

On a motion by Mary Kopala, the meeting was adjourned at 7:53 pm.

The next regular meeting will be held Tuesday, February 19<sup>th</sup> at 6:30 pm.



Attachments:

December P&L

Superintendent's January Report

B&G January Report

Ad-Hoc Rental Committee Signed Recommendations

Submitted Comments:

Katcha Neale, 502 6<sup>th</sup>

Larry McKenna, 309 Mills

Amy & Mike Schmitt, 205 7<sup>th</sup>

Ann Bering, 305 8<sup>th</sup>

Hal Myers, 511 1<sup>st</sup> and 701 2<sup>nd</sup>

Cheryl Kreider, 205 4<sup>th</sup>

John Hoyt, 603 1<sup>st</sup> & 609 2<sup>nd</sup>

Submitted e-mails:

Ben Wiley, 507 2<sup>nd</sup>

Dave Adams, 609 6<sup>th</sup>

Gary & Lynn Collins, 601 Mills

Gail Widmer, 206 Edwards

Ron & Karrie Hontz, 309 7<sup>th</sup>

  
Secretary

  
Chairman