



Tuesday, April 16, 2019

At the regular monthly meeting of the Mt. Gretna Campmeeting Association Board of Managers, held on Tuesday evening, 04/16/2019 in the Tabernacle, Mt. Gretna, Pennsylvania, Mr. Martin presided and Margaret Hopkins acted as Secretary. The meeting was moved to the Tabernacle due to a community power outage.

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

**I. Call to Order, Ted Martin**

The Chair called the meeting to order at 6:30 PM, Ted Martin opened the meeting.

**II. 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. On a motion from Pam Bishop and seconded by Esther Mefferd, a resolution was adopted unanimously as follows: RESOLVED, That the Board of Managers accept the revised March minutes.

**III. Treasurer's Report**

- i. We are 25% through fiscal year, income and expenditures are in line with expectations.
- ii. The Pennsylvania Chautauqua Foundation approved \$2,000 to help with library operating budget.
- iii. 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 March P&L report presented by the Treasurer.

**IV. Superintendent's Report**

- i. Ted Martin presented Doug Cheyney's Superintendent's report.
- ii. Two trees fell due to previous weekend's storm. Met-Ed managing the situation.
- iii. Community cleanup day is Saturday, April 20<sup>th</sup> from 8-12pm.
- iv. The water is turned on in most public facilities.
- v. Buzzard roosting has increased around the Tabernacle, the lasers no longer appear to be effective. The Fire Company may wash down walkways.

**V. Committee Reports**

**A. Finance Committee - Sally Marisic**

- i. Nothing to report

**B. Communications Committee – Kevin Burd**

- i. Nothing to report

**C. Community Activities Committee – Tammy Travitz**

- i. Kevin Burd reported that all Heritage Festival events were reported in the newsletter and are posted on the website.

**D. Parks & Recreation Committee – Margaret Hopkins**

- i. Will be requesting a release from the designated tree fund to grind stumps and purchase trees.

**E. Property Ownership Committee – Pam Bishop**



- i. Kevin Burd reported for Pam Bishop. Two properties have recently sold: 212 Boehm Ave and 205 7<sup>th</sup> Street. There is another that is scheduled for settlement and nine additional properties for sale.
- F. Ad-Hoc Policy & Procedures Committee – Margaret Hopkins
  - i. No report
- G. Nominations Committee – Esther Mefferd
  - i. Nothing to report
- H. Tabernacle Association – Esther Mefferd
  - i. Larry Bowman presented the report. The Tabernacle Association continues to discuss several projects in the Tabernacle. One of those is the air circulation. They will be submitting their recommendations to the B&G Committee for their consideration.
  - ii. There was an incident in the Tabernacle over the weekend involving three youth on the roof. The police were called, and the youth were issued a warning.
  - iii. They have not yet found a home for the upright piano that is up for donation.
- I. Ad-Hoc Archives Committee – Barb Myers
  - i. Nothing to report
- J. Ad-Hoc Library Committee – Sally Marisic
  - i. The Pennsylvania Chautauqua Foundation is donating \$2,000 towards the library.
  - ii. The summer schedule for the library is posted on the website. They plan to have hours every day.
- K. Buildings & Grounds Committee – Ted Martin
  - i. Three building permits were submitted to the B&G, suggested approvals are under new business.
  - ii. Donna Zebley will be updating the shuffleboard court as a donation.
  - iii. The B&G Committee are working with Doug Cheyney to keep hours in line with budget for the year.
  - iv. Suzanne Ambler has donated a bench for use in the Campmeeting.
  - v. Some walkways were damaged at Fortna's property on Markwood by the Borough during snow removal.
  - vi. Repairs have been made to one of the MGCA owned garages.
  - vii. **Infrastructure update**
    - 1. The water flow through the Campmeeting appears to be creating infrastructure issues. The Board has asked an engineering firm to come in and look at the water flow through the MGCA and to evaluate the necessary infrastructure projects so that they can be prioritized intelligently based on severity and necessity. This should also help with the budgeting process.
    - 2. The water flow on Batdorf continues to be a problem.
    - 3. There are drainage issues at Kauffman and 1<sup>st</sup> Street.
    - 4. The drain running under lower 1<sup>st</sup> Street needs work.
    - 5. The Carter parking lot is being washed out.
    - 6. Markwood needs to be repaved.
  - viii. As soon as the DEP approves the release of funds through West Cornwall Township for the work at the pump house, the machinery repair will commence. The estimates for work have been received



so that the work can get underway as soon as possible. Once the machinery repairs are completed, the Board will continue the conversation about whether we continue with our own system or request to join the Water Authority. Part of that decision rests on whether or not we repair our tank or build a pipe under Pinch Road.

- ix. The MGCA has received three responses to the trash proposal requests. The Board needs to decide whether we continue with the current system, collect on driving streets only, or go to a system with centrally located dumpsters. Ted then opened the discussion for Board Members to ask questions/give comments about the trash contract question.
1. Barb Myers asked if there were any efforts to look into the bag/tag pick up option. Are there any other trash collection alternatives if we go with the dumpster system? What about Batdorf?
  2. Margaret Hopkins asked if the final proposals would include proposals for fencing as well to conceal the dumpsters. She also asked if central dumpsters would have side openings. Will there be a recycling dumpster?  
Response: Recycling has been a factor in all RFPs. The B&G is looking at various elements of fencing. All dumpsters will have side openings.
  3. Mary Kopala asked why Batdorf would be treated separately. If we incorporate a bag/tag system, would everyone participate in it? How will we choose the site for dumpsters? Would fencing be aesthetic and blend into the environment? What accommodations will be made for ADA? How has the size and number of dumpsters been calculated to avoid overflow?  
Response: Dumpsters will be collected more frequently during heavier use times. Other questions were noted for committee discussion.
  4. Sally Marisic noted that the 2019 budget was passed with the understanding that trash collection would stay the same. Is it ethical to change collection mid-year?  
Responses: Kevin Burd stated the opportunity to save money may necessitate a mid-year change. Margaret Hopkins noted that we didn't have the trash proposals when the 2019 budget was passed.
  5. Mary Kopala questioned if it is right to move away from the current trash collection system. Why are we suddenly concerned about the amount of money we spend on trash – is it the intent of the Board to divert the money to something else? If we need money for other things, maybe we should look elsewhere rather than deny services since we've raised the assessment by \$100 for two years in a row specifically to raise money for capital expenditures. There are other places to save money – maybe the community should pick up leaves and take down to garages for composting? Thinks we should look at every line of the budget, not just trash.
- x. The Board's consensus was that they may be prepared for a vote in June or July if their questions are answered in the next month or two.
- L. Executive Committee – Ted Martin
- i. Nothing to report



## **VI. New Business**

- i. On a motion by Larry Bowman, seconded by Margaret Hopkins, a resolution was discussed and approved unanimously as follows: **RESOLVED**, That the MGCA Board of Managers approve the building permit submitted by Matt Linnane for a shed.
- ii. Edna Garber submitted a permit for roof work, a permit was not necessary.
- iii. On a motion by Margaret Hopkins, seconded by Mary Kopala, a resolution was discussed and approved unanimously as follows: **RESOLVED**, That the MGCA Board of Managers approves the release of \$2,500 from the designated tree fund to purchase trees, the rental of a stump grinder, and hours for Cheyney Property Management to do the work.

## **VII. Old Business**

- i. None

## **VIII. MGCA Community Member Comments**

- i. Ron Hontz, 309 7<sup>th</sup> Street – Spoke in support of the proposed rental rules. Written comments were submitted to the Board.
- ii. Dale Kreider, 205 4<sup>th</sup> Street – Stated that he had concerns about the rental rule draft that was submitted to the community for consideration. Questioned the hurry and rush of the process. No written comments were submitted to the Board. Dale also volunteered to be a judge for the annual election.
- iii. Val Swarr, 301 Bell Ave. Spoke to the petition she submitted to the Board last month. Written comments were submitted to the Board.
- iv. Jon Green, 710 5<sup>th</sup> Street. Spoke in support of the rental rules and encouraged the Board to reinstate original recommendations from the special committee. Written comments were submitted to the Board.
- v. Dave Adams, 609 6<sup>th</sup> Street. Suggested an additional duty to the proposed rental rule regarding a posting about the history, traditions, and rules in rental properties. No written comments were submitted to the Board.
- vi. Dean Kantmann, 404 3<sup>rd</sup> & 212 Boehm. Informed the Board that their property at 212 Boehm is experiencing damage to the foundation due to water being funneled against it from a speed bump. The B&G is going to look into the water problem and follow up.
- vii. John Hoyt, 609 2<sup>nd</sup> & 603 1<sup>st</sup>. Suggested the Board consider Goods disposal in Ephrata for trash removal. Asked if the Board would consider a designated trash pick-up spot if the Board goes with a driving-street only collection system. Stated he did not come to discuss the rental rule because he understood it would not be considered until the next month's meeting but expressed that the divisiveness takes away the joy of being in Mount Gretna. No written comments were submitted to the Board.
- viii. Rick Andrews, 401 Bell Ave. Expressed his concern with the paint flaking off the tank. Asked if a new pump would increase water pressure. Stated that with his assessment he assumes regular pick up of trash, safe water to drink, and drivable streets.



- ix. Jim Campbell, 402 Glossbrenner. Suggested that the Board add a line item for cleaning up around the dumpsters if the Board decides to go with that option. Expressed that he and his wife, Linda, are in support of a rental cap of 20%. No written comments were submitted to the Board.
- x. George Leyh, 310 6<sup>th</sup>. George and his wife, Sandy, support a reasonable rental cap and rental rules. No written comments were submitted to the Board.
- xi. Ellen Lawrence, 702 5<sup>th</sup>. Quoted a section of the By-Laws and stated the Board had a moral obligation to support the restriction of rental growth. Written comments were submitted to the Board.
- xii. Bob Rader, 501 6<sup>th</sup>. Expressed his support for rental rule. No written comments were submitted to the Board.
- xiii. Jane Mourer, 207 Markwood. Questioned whether a generational shift explains why young people no longer wish to live in the Campmeeting full time. She asked if the MGCA could find a way to keep renovators from putting construction debris in the dumpsters. No written comments were submitted to the Board.
- xiv. Fred Swarr, 301 Bell. Presented quotes from some Members who signed their petition. No written comments were submitted to the Board.
- xv. Hal Myers, 701 2<sup>nd</sup>, 511 1<sup>st</sup>. Expressed that he is not speaking in favor of or in opposition to rules for rental properties. As one of the authors of the first petition he noted that 40 properties asked the process to be slowed down and include more community members. He noted that the second petition which is pro-rental rule does not represent an “overwhelming majority”. No written comments were submitted to the Board.
- xvi. Cheryl Kreider. 205 4<sup>th</sup> St. Stated that she regrets the hostility that appears to be in existence between renters and non-renters. She also asked the Board to find a way to include recycling in the trash solution. No written comments were submitted to the Board.
- xvii. Don Dale, 505 Mills Ave. Noted that several of the emergency lights in the Tabernacle were not functioning and suggested that this be checked out.
- xviii. Katcha Neale 502 6<sup>th</sup>. With regard to trash, she suggested that the fence around dumpsters have a secure code so only residents could use them.
- xix. Karrie Hontz 309 7<sup>th</sup>. With regard to trash, what provisions will be made for seniors who will not be able to take their trash to a dumpster? Asked if all businesses in the MGCA were in compliance with the current rules. No written comments were submitted to the Board.

#### Adjournment

On a motion by Sally Marisic, the meeting was adjourned at 8:10 pm.

The next regular meeting will be held Tuesday, May 21<sup>st</sup> at 6:30 pm.



Attachments:

March P&L

Superintendent's Report

Correspondence received:

Letter from Attorney Kristy Ober

Community Comments presented at meeting:

Ron Hontz, 309 7th

Val Swarr, 301 Bell

Jon & Janet Green, 205 7<sup>th</sup>

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

Ellen Lawrence, 702 5<sup>th</sup>

Community Comments submitted to the Board prior to meeting:

Marie Hoffsommer, 709 6<sup>th</sup>

Community Comments submitted to the Board in response to the first reading of Rule 20:

Rule support and suggestions

Rule opposition and suggestions

Rule neutral and suggestions

  
Secretary

  
Chairman