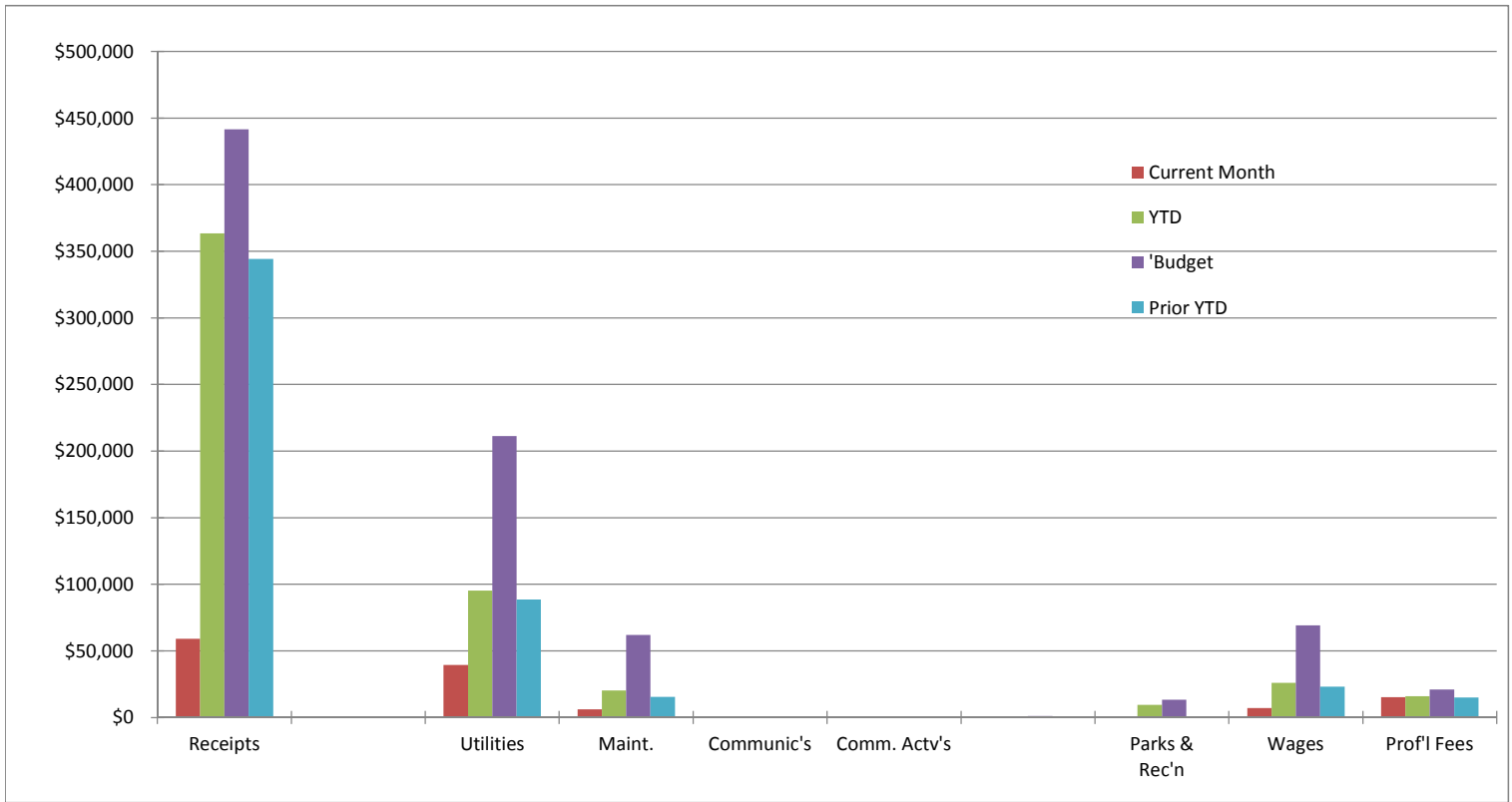


**Mt. Gretna Campmeeting Association, Inc.**  
**2019 General Fund Summary Report**



April 2019	Cur. Mnth		Year to Date		Budget Actual	Previous Year		
	Actual	% of YTD	Actual	% of Bud.		Actual	\$ Change	%
<b>Income</b>								
Receipts	\$59,017	16%	\$363,386	82%	\$441,405	\$344,294	\$19,092	6%
<b>Disbursements</b>								
Utilities	\$39,500	41%	\$95,372	45%	\$211,165	\$88,531	\$6,842	8%
Maintenance	\$6,182	31%	\$20,184	33%	\$62,000	\$15,486	\$4,698	30%
Communications	\$42	100%	\$42	19%	\$225	\$46	(\$4)	-9%
Community Activities	\$0		\$0	0%	\$450	\$0	\$0	
Community Library	\$0		\$0	0%	\$1,000	\$90	(\$90)	-100%
Parks & Recreation	\$0	0%	\$9,501	71%	\$13,400	\$0	\$9,501	
Personnel	\$7,131	27%	\$25,941	38%	\$69,156	\$23,196	\$2,746	12%
Professional Fees	\$15,328	97%	\$15,868	75%	\$21,100	\$15,075	\$793	5%
Capital Expenses/Projects	\$0		\$0		\$0	\$1,723	(\$1,723)	-100%
Miscellaneous	\$232	7%	\$3,530	26%	\$13,765	\$3,559	(\$28)	-1%
<b>Totals</b>	<b>\$68,415</b>		<b>\$170,440</b>	<b>43%</b>	<b>\$392,261</b>	<b>\$147,706</b>	<b>\$22,734</b>	<b>15%</b>
<b>Net Margin</b>	<b>(\$9,398)</b>		<b>\$192,946</b>		<b>\$49,144</b>	<b>\$196,588</b>	<b>(\$3,642)</b>	<b>-2%</b>

## Mt. Gretna Campmeeting Profit & Loss Budget vs. Actual January through April 2019

	Apr 19	Jan - Apr 19	Budget	\$ Over Budget	% of Budget	After Special Vote			Special Vote
						Budget	\$ Over Budget	% of Budget	
<b>Ordinary Income/Expense</b>									
<b>Income</b>									
Returned Check Charges	20.00	20.00							
<b>Assessments</b>									
Apartment	0.00	875.00	875.00	0.00	100.0%				
Garage	0.00	2,990.00	3,220.00	-230.00	92.86%				
Home									
Home Assessment Discounts	-840.00	-5,950.00	-5,800.00	-150.00	102.59%				
Home - Other	58,684.00	345,363.00							
<b>Total Home</b>	<b>57,844.00</b>	<b>339,413.00</b>	<b>-5,800.00</b>	<b>345,213.00</b>	<b>-5,851.95%</b>				
Penalties	0.00	655.44	500.00	155.44	131.09%				
Assessments - Other	0.00	0.00	420,000.00	-420,000.00	0.0%				
<b>Total Assessments</b>	<b>57,844.00</b>	<b>343,933.44</b>	<b>418,795.00</b>	<b>-74,861.56</b>	<b>82.13%</b>				
<b>Rentals</b>									
Garage									
Deposit	0.00	10.00							
Garage Rental	0.00	12,190.00							
Garage - Other	0.00	0.00	12,720.00	-12,720.00	0.0%				
<b>Total Garage</b>	<b>0.00</b>	<b>12,200.00</b>	<b>12,720.00</b>	<b>-520.00</b>	<b>95.91%</b>				
Parking	190.00	1,918.00	2,112.00	-194.00	90.81%				
Raised Bed Gardens									
Deposit	0.00	-60.00							
Garden Rental	90.00	90.00							
<b>Total Raised Bed Gardens</b>	<b>90.00</b>	<b>30.00</b>							
Storage Sheds									
Deposits	0.00	0.00							
Shed Rental	0.00	3,726.66							
Storage Sheds - Other	0.00	0.00	4,128.00	-4,128.00	0.0%				
<b>Total Storage Sheds</b>	<b>0.00</b>	<b>3,726.66</b>	<b>4,128.00</b>	<b>-401.34</b>	<b>90.28%</b>				
Tabernacle	675.00	1,050.00	1,000.00	50.00	105.0%				
<b>Total Rentals</b>	<b>955.00</b>	<b>18,924.66</b>	<b>19,960.00</b>	<b>-1,035.34</b>	<b>94.81%</b>				
Interest Income	108.28	317.42	150.00	167.42	211.61%				

**Mt. Gretna Campmeeting**  
**Profit & Loss Budget vs. Actual**  
 January through April 2019

	<u>Apr 19</u>	<u>Jan - Apr 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	After Special Vote			Special Vote
						Budget	\$ Over Budget	% of Budget	
<b>Miscellaneous Receipts</b>									
<b>Reimbursed Expenses</b>									
<b>Mulch, Top Soil, Stone</b>	90.00	90.00							
<b>Tabernacle Expense Reimbursemen</b>	0.00	0.00	1,000.00	-1,000.00	0.0%				
<b>Reimbursed Expenses - Other</b>	0.00	0.00	1,500.00	-1,500.00	0.0%				
<b>Total Reimbursed Expenses</b>	<u>90.00</u>	<u>90.00</u>	<u>2,500.00</u>	<u>-2,410.00</u>	<u>3.6%</u>				
<b>Total Miscellaneous Receipts</b>	<u>90.00</u>	<u>90.00</u>	<u>2,500.00</u>	<u>-2,410.00</u>	<u>3.6%</u>				
<b>R&amp;R Fines</b>	<u>0.00</u>	<u>100.00</u>							
<b>Total Income</b>	<u>59,017.28</u>	<u>363,385.52</u>	<u>441,405.00</u>	<u>-78,019.48</u>	<u>82.33%</u>				
<b>Gross Profit</b>	<u>59,017.28</u>	<u>363,385.52</u>	<u>441,405.00</u>	<u>-78,019.48</u>	<u>82.33%</u>				

## Mt. Gretna Campmeeting Profit & Loss Budget vs. Actual January through April 2019

						After Special Vote			Special Vote
	Apr 19	Jan - Apr 19	Budget	\$ Over Budget	% of Budget	Budget	\$ Over Budget	% of Budget	
<b>Expense</b>									
<b>Utilities</b>									
<b>Electric (Street Lights)</b>	1,725.31	6,957.65	22,660.00	-15,702.35	30.71%				
<b>Garbage</b>	3,355.00	16,968.50	39,000.00	-22,031.50	43.51%				
<b>Sewer</b>	34,000.87	67,252.15	137,505.00	-70,252.85	48.91%				
<b>Water</b>	419.07	4,193.96	12,000.00	-7,806.04	34.95%				
<b>Total Utilities</b>	39,500.25	95,372.26	211,165.00	-115,792.74	45.17%				
<b>Maintenance</b>									
<b>General Maintenance</b>	640.28	974.78	8,000.00	-7,025.22	12.19%				
<b>Garage Maintenance &amp; Util's</b>	64.85	224.58	2,000.00	-1,775.42	11.23%				
<b>Library Building Maint. &amp; Util's</b>	353.66	616.93	1,000.00	-383.07	61.69%				
<b>Paving</b>	0.00	0.00	10,000.00	-10,000.00	0.0%				
<b>Recreational Facilities Maint.</b>	111.68	157.30	1,300.00	-1,142.70	12.1%				
<b>Sewer/Water Line Maintenance</b>	178.84	4,383.84	7,500.00	-3,116.16	58.45%				
<b>Snow Removal</b>	3,486.42	6,218.44	3,200.00	3,018.44	194.33%				
<b>Tabernacle Bldng Maint &amp; Util's</b>	386.37	959.47	3,000.00	-2,040.53	31.98%				
<b>Tree Removal &amp; Trimming</b>	640.00	4,670.00	20,000.00	-15,330.00	23.35%				
<b>Truck and Tractor Costs</b>	319.53	1,643.04	6,000.00	-4,356.96	27.38%				
<b>Water Line Maintenance</b>	0.00	336.00							
<b>Total Maintenance</b>	6,181.63	20,184.38	62,000.00	-41,815.62	32.56%				
<b>Communications</b>									
<b>Newsletter</b>	42.00	42.00	125.00	-83.00	33.6%				
<b>Web-Site</b>	0.00	0.00	100.00	-100.00	0.0%				
<b>Total Communications</b>	42.00	42.00	225.00	-183.00	18.67%				
<b>Community Activities</b>									
<b>Picnic</b>	0.00	0.00	400.00	-400.00	0.0%				
<b>Community Activities - Other</b>	0.00	0.00	50.00	-50.00	0.0%				
<b>Total Community Activities</b>	0.00	0.00	450.00	-450.00	0.0%				
<b>Community Library</b>	0.00	0.00	1,000.00	-1,000.00	0.0%				
<b>Parks &amp; Recreation</b>									
<b>Recreational Activities &amp; Equip</b>	0.00	0.00	100.00	-100.00	0.0%				
<b>Tree Health/Maintenance</b>	0.00	9,501.20	13,300.00	-3,798.80	71.44%				
<b>Total Parks &amp; Recreation</b>	0.00	9,501.20	13,400.00	-3,898.80	70.9%				

B&G Committee

Communications Committee

Activities Committee

Parks & Rec Committee

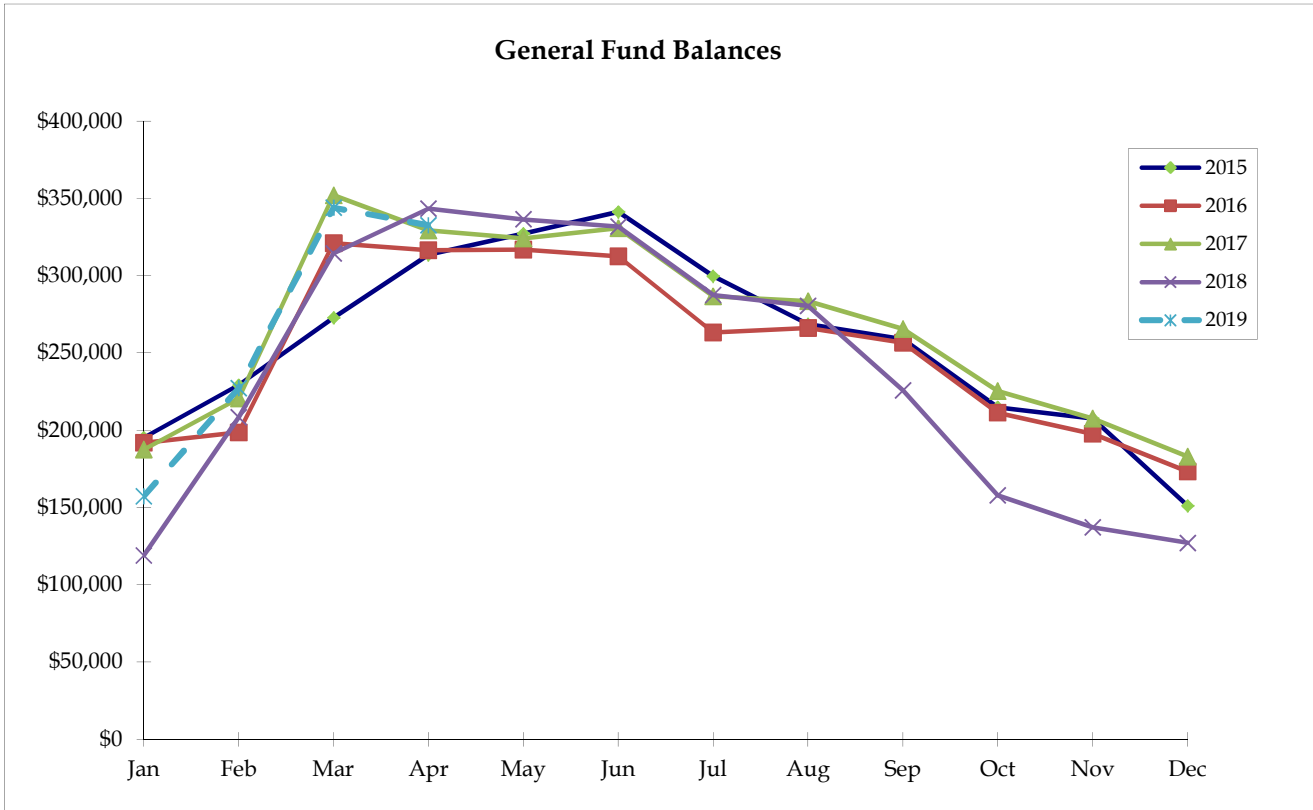
## Mt. Gretna Campmeeting Profit & Loss Budget vs. Actual January through April 2019

Executive Committee

	Apr 19	Jan - Apr 19	Budget	\$ Over Budget	% of Budget	After Special Vote		Special Vote
						Budget	\$ Over Budget	
<b>Personnel</b>								
Labor, sub-contracted	5,320.00	18,978.75	47,040.00	-28,061.25	40.35%			
Employee Medical Exp Reimb	98.18	178.72	2,000.00	-1,821.28	8.94%			
Employee Payroll Taxes	164.70	652.42	562.00	90.42	116.09%			
Gross Payroll	1,547.92	6,131.59	17,854.00	-11,722.41	34.34%			
Payroll Expenses	0.00	0.00	1,700.00	-1,700.00	0.0%			
<b>Total Personnel</b>	<b>7,130.80</b>	<b>25,941.48</b>	<b>69,156.00</b>	<b>-43,214.52</b>	<b>37.51%</b>			
<b>Professional Fees</b>								
Accounting	0.00	0.00	2,900.00	-2,900.00	0.0%			
<b>Insurance</b>								
Auto	1,010.00	1,010.00						
Bus. Catastrophe	2,288.00	2,288.00						
Commercial	9,071.00	9,071.00						
Workers Comp	2,959.00	2,959.00						
Insurance - Other	0.00	0.00	14,200.00	-14,200.00	0.0%			
<b>Total Insurance</b>	<b>15,328.00</b>	<b>15,328.00</b>	<b>14,200.00</b>	<b>1,128.00</b>	<b>107.94%</b>			
Legal Fees	0.00	540.00	4,000.00	-3,460.00	13.5%			
<b>Total Professional Fees</b>	<b>15,328.00</b>	<b>15,868.00</b>	<b>21,100.00</b>	<b>-5,232.00</b>	<b>75.2%</b>			
<b>Miscellaneous</b>								
<b>Administrative costs</b>								
Banking Costs	0.00	53.00	100.00	-47.00	53.0%			
Computer	0.00	0.00	325.00	-325.00	0.0%			
Office Equipment/Furnishings	0.00	0.00	500.00	-500.00	0.0%			
Office Supplies	0.00	223.45	380.00	-156.55	58.8%			
Postage and Delivery	125.00	313.55	900.00	-586.45	34.84%			
Printing and Reproduction	0.00	1,055.27	1,500.00	-444.73	70.35%			
Telephone	107.25	653.41	2,160.00	-1,506.59	30.25%			
<b>Total Administrative costs</b>	<b>232.25</b>	<b>2,298.68</b>	<b>5,865.00</b>	<b>-3,566.32</b>	<b>39.19%</b>			
Contributions - Note 2 Fin Comm	0.00	0.00	2,400.00	-2,400.00	0.0%			
Property Taxes	0.00	1,231.76	5,500.00	-4,268.24	22.4%			
<b>Total Miscellaneous</b>	<b>232.25</b>	<b>3,530.44</b>	<b>13,765.00</b>	<b>-10,234.56</b>	<b>25.65%</b>			
<b>Total Expense</b>	<b>68,414.93</b>	<b>170,439.76</b>	<b>392,261.00</b>	<b>-221,821.24</b>	<b>43.45%</b>			
<b>Net Ordinary Income</b>	<b>-9,397.65</b>	<b>192,945.76</b>	<b>49,144.00</b>	<b>143,801.76</b>	<b>392.61%</b>			

**Mt. Gretna Campmeeting**  
**Profit & Loss Budget vs. Actual**  
 January through April 2019

	<u>Apr 19</u>	<u>Jan - Apr 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	After Special Vote			Special Vote
						Budget	\$ Over Budget	% of Budget	
<b>Other Income/Expense</b>									
<b>Other Income</b>									
<b>Designated Funds</b>									
Capital Project Fund	49.99	228.17							
Library Fund	95.00	95.00							
Tree Maintenance Fund	1.03	4.36				\$2,500.00	-\$2,504.36	0%	\$2,500.00
<b>Total Designated Funds</b>	<u>146.02</u>	<u>327.53</u>							
<b>Restricted Funds</b>									
Heritage Fest'I (Comm Act Comm)	1.04	4.44				\$2,700.00	-\$2,704.44	0%	\$2,700.00
Marlin & Nancy Seiders Memorial	2.56	10.90							
Playground Fund (Recreatn Comm)	0.73	3.12							
<b>Total Restricted Funds</b>	<u>4.33</u>	<u>18.46</u>							
<b>Total Other Income</b>	<u>150.35</u>	<u>345.99</u>							
<b>Net Other Income</b>	<u>150.35</u>	<u>345.99</u>	<u>0.00</u>	<u>345.99</u>	<u>100.0%</u>				
<b>Net Income</b>	<u><u>-9,247.30</u></u>	<u><u>193,291.75</u></u>	<u><u>49,144.00</u></u>	<u><u>144,147.75</u></u>	<u><u>393.32%</u></u>				



Restricted Fund Balances

Heritage Festival Fund	\$11,503
Marlin & Nancy Seiders Fund	\$23,893
Playground Improvement Fund	\$7,983

Designated Fund Balances

Capital Project Fund	\$108,629
Library Fund	\$6,912
Tree Maintenance Fund	\$11,143

Late & Delinquent Accounts

As of 31-Mar-19

	Prior Years	2019	Total
Property Assessments	\$2,541 (2)	\$0	\$2,541
Rentals	\$0	\$0	\$0
Misc.	\$0	\$0	\$0
			\$2,541

## Superintendent's Report/MAY

- Water Pump stopped working on 5/13/19- noticed during my routine water checks/sampling. Ted Martin, Kohl Bros., Martins water company were all notified. Martins Water Co. notified DEP of the situation. I talked to Kohl Bros. on 5/14 at 2:45pm, they are working in conjunction with Martins to resolve the problem.
- On 5/14- I was notified by Bill Care that we used an excessive amount of water in a 24 hr. cycle. 66,860 gallons to be exact! We walked the entirety of the Camp Meeting looking for a leak. Contacted "FPS" leak detection services to help with the problem since we could not find anything. At 1:30pm I noticed and heard water running near the Pump house that we did not hear before. Came to the conclusion that there was dirt in the shut off valve at the tower shut off point. Water from the authority was back filling the tank. Bill Care and I resolved that problem. I then directed the detection service to check all water mains for any addition or possible leaks as well as marking them. We found a leak that was probably leaking for years at 29 5<sup>th</sup> St. We estimated that we were losing 3000 gallons a day and probably \$2000 a year in chemicals to treat that water. This has been resolved.
- I would recommend to the board that all street side shut offs be exercised to prevent freeze up in case of future issues. Bill Care said he would assist as much as possible.
- 5/16/19- 4:30 pm I talked to Dave Gettle from Kohl Bros. about the pump replacement situation. Apparently, we have to put the same size pump in that we currently have. If we decide to go to the bigger pump, it will require additional permitting that will take some time and put us out of our 14-day window of repair and will require extra paperwork and DEP interaction for draining the tank and addition expense on permits. Kohl Bros. will install all necessary piping and wiring for future hook up to the authority, just not the pump. I would suggest putting in the smaller pump and get the system back in operation ASAP.
- Trash pricing still the same- confirmed with Mike Wells from Waste Management
- All other events should be covered for music?
- Klins Septic Service cleaned out the septic lines behind 1<sup>st</sup> street and across 1<sup>st</sup> street
- Ames Cleaning started cleaning bathrooms at Tabernacle and playground areas
- Menes Toilet at Tabernacle was replaced do to High Pressure flow valve in toilet failing.
- We started taking secondary site testing as required by DEP at the Church 1 time per week started in May.
- All planter Barrels have new plant material and mulch in them
- Roof Leaks at Tabernacle and Pump house were fixed, still looking for 3 dry day in a row to finish sealing pumphouse.
- Debris and Junk in piles still an issue. Electrical cords, metal, trash.
- I would suggest to the board to stop picking up leaves and pine needles after Memorial Day weekend. Sticks only
- I will mulch common area beds hopefully next month.
- I would suggest to the Board to move forward with a different company for structural engineering. Light & Heigle is non responsive and lacks services in a timely matter. Also suggest that we do not pay companies in advance for these services.



- I will blow off streets once pollen has come to an end. I hope to do this service 1 time per month. This will help keep the streets looking nice and clean.
- I would like to paint the Pump house this summer and paint the pillars at street entry's, August time frame.
- I would like to suggest to the Board some policy/ operation changes; Camp meeting is getting nickel and dimed on residents calling for issues to be repaired that are home owner issues.

Building & Grounds Committee  
Mount Gretna Campmeeting Association  
May 16, 2019

Attending: Ted Martin, chair; Doug Cheyney, superintendent; Doug Lorenzen; Don Dale; Larry Bowman; Dean Kantmann; Margaret Hopkins; Bob Travitz (by phone)

Visitors: Jenn Kantmann, Chip O'Neill

1. 212 Boehm Avenue, Locust Villa: At the request of the B&G, this property was surveyed. Survey indicated that not all of the porch is on the property nor is the back landing and steps. The owners, Dean and Jenn Kantman, are seeking an easement to enclose the back landing for a bathroom and to assume ownership of the entire porch.

Discussion: The policy on easement purchase adopted by the Board of Managers has restrictions on when the policy and purchase of an easement can occur. B&G recommended that the owners pursue adverse possession.

2. 212 Boehm Avenue, Locust Villa: A request was made by the Dean and Jenn Kantmann that the speed bump on Boehm Avenue be reconfigured so that water is not directed toward 212 Boehm. Currently, water is directed toward the foundation and is causing structural damage.
3. Kantmann property on 3<sup>rd</sup> Street: A similar issue is occurring with a speed bump on 3<sup>rd</sup> Street.
4. Tabernacle benches – Larry Bowman reported that Chip O'Neill is repairing a Tabernacle bench that had been damaged as well as installing a stair railing to the second floor.
5. Superintendent's report – Doug Cheyney  
**Water** - The temporary pump has failed. Campmeeting has been connected to the borough in order to provide water and Kohl Brothers has been called to replace the temporary pump with a new pump.

In addition, to replacing the pump, Kohl Brothers will do the work that was specified in the grant to DEP; namely, work in the pumphouse and infrastructure that will allow Campmeeting to join the Borough Water Authority if that decision is made.

The tank which had been quite low has been refilled to capacity. This was discovered because of a high volume of water usage reported after we connected to the Borough. A leak detection company also determined a 3,000 gallon/day leak on 5<sup>th</sup> Street as well which has been taken care of.

West Cornwall Township and the state Department of Environmental Protection have been notified of our pump issues and plans to replace it. To date, we are in compliance.

Discussion: Request was made to ascertain the cost of purchase of water from the Borough Water Authority. Also discussed was how to move forward with purchase and installation of the larger pump that would be needed if we were to go forward with connecting with the BWA.

**Trash** – Waste Management confirmed an annual cost of \$3800 for three dumpsters if located at a single site.

A proposal for installation of a chain link system with keycode combination to the dumpster enclosure was submitted. Cost would be about \$8,000. This would be a one-time expense.

Discussion: A final location is needed for a single site that could accommodate 3 dumpsters. The MetEd pad is possible but approval from MetEd would be required. Larry Bowman will reach out to his contacts at MetEd to identify how to seek approval. Wherever the dumpsters are located, site preparation will also be needed. Security cameras and motion detectors also will need to be purchased and installed. Ted Martin will contact Ed Neidigh and Bruce Gettle to discuss what lease arrangements were made with MetEd for the pad property adjacent to the garages on First Street.

Request made by B&G for recommendation from the Board of Managers as to whether this option of dumpsters should be pursued.

**Leaf/stick collection** – People continue to add non-organic materials to leaf and stick piles.

Discussion: Signs to be made that indicate piles with materials other than leaves and pine needles will not be picked up until the offending materials are removed.

Leaf collection will stop after May 31.

Fall clean-up of leaves/pine needles was set for November 1-November 30.

6. Rockledge Cottage – A letter will be sent to the owners outlining a number of concerns with the cottage project.
7. Tree update  
The committee recommended approval to remove/trim branches from several trees. Climb High had identified these trees as needing this work. Additional trees for removal/trimming were identified and will be forwarded to Climb High for review.

## Tree Removal

Google sheet #3: Unknown Hemlock (dead); corner of 3<sup>rd</sup> and Boehm, "Locust Villa" house

Google sheet #5: Black oak (Tree #562); 1<sup>st</sup> street, 503 2<sup>nd</sup> street (yellow house)

Google sheet #6: Unknown Black oak; 1<sup>st</sup> street, 503 2<sup>nd</sup> street (yellow house)

Google sheet #7: Hemlock (tree #259); corner of 1<sup>st</sup> and Markwood

Google sheet #8: Eastern white pine (tree #428); 611 1<sup>st</sup> Street

Google sheet #9: Eastern white pine (tree #953); Kephart, next to 507 3<sup>rd</sup> St

Google sheet #11: Eastern white pine (tree #1930); corner of Boehm and 6<sup>th</sup>. Note: MetEd has removed a number of trees; do you now have sufficient access for the crane?

Google sheet #27: Unknown White oak (to the left of the 'little library,' along 117). Please confirm that this is the tree that if you are facing Campmeeting from the pizza shop is the second tree from the left or where the stone pillars are.

Not on Google sheet: Dead cherry (?) tree in garden area between 6<sup>th</sup> and 7<sup>th</sup> streets along Glossbrenner.

Note: This list is subject to change depending on Climb High's schedule and arborist prioritization based on assessment tree hazards.

Friends: Allow me to provide you with a larger answer and more specifics on the water questions raised earlier today. And accept my apologies. This has been a fast-moving and often confusing situation and it took me several conversations this morning with Doug and Debby to gather numbers and to fully understand what we are facing.

#### The Situation:

1. The \$33-35K estimate *actually* covers both purchasing a new pump and the supporting pipe infrastructure. The new pipe infrastructure can support either sized pump. This work is covered under the grant from DEP and will be supported by West Cornwall Township as necessary until questions with DEP are concluded and funding is released.
2. The pump that has been removed was temporary and was the same size as the one it was temporarily replacing. The cost for a new small pump is approximately \$5k (and is part of the overall estimate listed above in #1)
3. The new pipe infrastructure will support both the smaller pump and a larger pump should we choose to join the Authority at a later date.
4. Ordering a new, larger water pump can be done fairly quickly, but according to Kohl Brothers the real time killer is the application process for obtaining a new DEP permit allowing us to use a larger pump which could take as much as 2-3 months (or more).

#### The Costs:

1. A new larger pump will cost approximately slightly more than its smaller brethren coming in around \$6k
2. Approximate cost for Chautauqua water is \$1200 per week. This figure is based on cost from the last time we used Authority water in 2016. I'm sure that cost has increased. Staying on the Authority water while we wait for a new permit for as long as 3 months (and our new pump --- regardless of size --- gathers dust) would likely cost us somewhere between \$14-16,000. And once again, there's no guarantee the process only takes 3 months. It could be more. It could be less.
3. And there's another cost for us to consider. Our water tower is currently filled with 40,000 gallons of treated water. If we don't use that water by next Friday we will be forced by DEP regulations to dump it (wasting not only the water, but several thousand dollars of chemicals). Keeping water in a tank that long will also trigger a DEP inspection as well and that could result in additional fines. Kohl Brothers will get the new system up and running within a week.

In conclusion, my recommendation from earlier to move forward with the smaller pump stands and I continue to support Doug's recommendation to do just that. We can budget for a larger pump at a later date should we choose to join the Authority. As we now know, that cost is more reasonable. Think of it this way: Doing everything we can to get the water system up and running with a smaller pump is more cost effective overall than ordering a new larger pump, continuing to use Authority water for an unspecified amount of time, wasting water and chemicals should they need to be dumped, and running the risk of possible DEP fines and additional delays.

I hope this explanation makes the situation more clear and understandable, and I still ask for your support moving forward with the FULL \$33-35K expenditure.

Thank you, Ted



Deborah Erb

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## Comments to be published with the minutes for the May 2019 Board of Managers meeting

1 message

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**Jon Green**

Tue, May 21, 2019 at 5:43 PM

To: Office@mtgretnacampmeeting.org

Cc: Ted Martin

Dear Campmeeting Board of Managers,

We want to commend you on your efforts to create a fair and balanced set of rules to regulate the growth of rental properties within the Campmeeting. The compromises that you have made were based on open dialogue with the community, while keeping the sanctity of our beloved Campmeeting in mind. The intent of the special committee on rentals, and the Board of Managers was always to find a balance for all residents, no matter how they use their cottage.

All current owners retain the right to rent their cottages. Cottage ownership may be transferred to a family member without losing the privileges to rent their cottage. The number of rental properties does not exceed the number of permanent residents. Thanks again for all of your hard work.

Respectfully,

Jon and Janet Green  
710 5<sup>th</sup> Street



Deborah Erb

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**5/21/19 Comments Myers**

1 message

**hmmyers@verizon.net**

Wed, May 22, 2019 at 9:39 AM

To: office@mtgretnacampmeeting.org

Good morning-

For some reason I had problems converting this to a .pdf, so I just pasted the text below.

Hope that works for you.

Looking forward to your participating at the next P&P Committee meeting.

Thanks for your good work.

Hal M.

HAROLD M. MYERS, JR.

COMMENTS TO THE MGCA BOARD OF DIRECTORS

MAY 21, 2019

My name is Hal Myers. My wife Barbara and I are permanent, full-time Campmeeting residents at 701 2<sup>nd</sup> Street.

I am opposed to the just-adopted Paragraph 20, but am more disturbed by its genesis, the process by which it was came into being.

For almost a year now, this Board and Members of our community have focused a huge amount of time and energy on the rental issue. So, after almost a year where do we find ourselves?

We have a rental agreement that many in the community strongly object to, and which there is a fair likelihood all Members will see their Association dollars spent to defend in a future legal battle.

Our trash disposal contract, already extended to give the Board time to identify the best solution, is about to expire with no decision on how we will move forward.

The Campmeeting water system, identified months and even years ago as a priority issue needing attention, has now failed. Because of the Board's failure to address this issue in a timely fashion, we're now paying our neighboring community large sums of money every week

for water.

And as for issues identified by a majority of Members as being most important to them – effective enforcement of rules on trash, parking, and noise – we find ourselves no closer to solutions on those issues than we were a year ago.

Those who pushed the rental agenda and made it this Board's highest priority may feel that they were successful. But what they were really successful at was preventing the Board from doing its real job of addressing issues that all community members believe are important.

Development of rental regulations was supposed to be inclusive and transparent. While Members were given an opportunity to comment, based on the result, it is questionable whether all of those comments were equally heard.

And the process was far from transparent. In the past nine months, in addition to regular Board meetings, there were more than a dozen Special Meetings of the Board. Board members were required to sign a "pledge" which included a confidentiality provision prohibiting release of any so called "confidential" information discussed among Board members.

As someone who has been party to confidentiality agreements with multi-billion dollar corporations, I can tell you there was no need for our Board members to sign such an agreement, since no proprietary or person information was being discussed.

This is antithetical to the way our Board should operate. The only reason for that agreement was to allow development of rental regulations to take place in secret, and I believe the results speak for themselves.

I prefer not to make things personal, but as I have expressed before, I believe this issue was driven by a number of individuals for whom it was a personal issue, and who had the votes on the Board to push it though. A Board member once commented to me in regard to the rental issue that, "this is politics." Perhaps I'm naïve, but in the context of our Association, I found that comment to be chilling. However, events have proven that individual correct. It is politics, but it's politics at its worst, and for me, at least, it has eroded my confidence in the Board and its decisions.

The question is, is this the way you want your Board to operate going forward? In secret? Behind closed doors? With a few members deciding the agenda and the eventual outcomes? Or do you want the Board's priorities and goals to mirror those of the community, and the process



they follow to be truly transparent? Regardless of where you stand on the rental issue, your answer to this question should be the same.

As a step in the right direction, I would encourage every Board member tonight to rescind their confidentiality agreement so they can speak freely with other Campmeeting Association Members about any dialogue that takes place within the Board.

Section 11 of the newly adopted Paragraph 20 states:

"The provisions in [this Paragraph] shall supersede any other of the rules and regulations of the Campmeeting Association..."

Evidently, those who crafted Paragraph 20 believed they were smarter, wiser, and knew more than anyone in this community in the 100 years before them and any who may come after them. I'd say it's a fair bet that that's not the case. Going forward, this Board must function in the clear light of day with the input and oversight of its Members.

Harold "Hal" M. Myers, Jr.

701 2<sup>nd</sup> Street

Mt. Gretna, PA