



Tuesday, September 17, 2019

At the regular monthly meeting of the Mt. Gretna Campmeeting Association Board of Managers, held on Tuesday evening, 09/17/2019 in the United Methodist Church, Mt. Gretna, Pennsylvania, Ted 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), Pam Bishop, Larry Bowman, Kevin Burd, Esther Mefferd, Barb Myers, Tammy Travitz (attended by phone), and Justin Williams. Newly elected Board members Pat Wilmsen and Don Dale also attended the meeting and were invited to sit with the board by the President.

I. Call to Order, Ted Martin

The President called the meeting to order at 6:30 PM, Ted Martin opened the meeting. He commented briefly on the PennLive article and apologized for any upset this comments may have caused. He noted that his comments reflected his recollection of events and recommitted himself to civil and respectful conversation in Board meetings.

II. Approval of Minutes

- i. On a motion by Larry Bowman, seconded by Mary Kopala, a resolution was adopted unanimously as follows RESOLVED, That the Board of Managers accept the 2019 annual meeting minutes.
- ii. 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 August Minutes were approved.

III. Treasurer's Report

- i. We are through 67% of the fiscal year. Expenses and income are on target, there were no areas of concern. The financial report is included on the website as an attachment to every month's minutes.
- ii. On a motion from Pam and seconded by Esther, a resolution was adopted unanimously as follows: RESOLVED, That the Board of Managers accepts the August P&L report presented by the Treasurer.

IV. Superintendent's Report

- i. Doug Cheyney reported that they used August to complete a lot of projects. The debris behind the sheds that had been collected for quite some time was cleaned out. Some roof leaks at the pump house were repaired. The debris around the library was cleaned out. The MGCA garage was cleaned out, inventoried, and organized. Weed control has been taken care of. Tables at the playground area have been repaired and the roof fixed on the pavilion.
- ii. The water testing for the DEP all looks good.
- iii. Are still picking up sticks bi-weekly through October.

V. Committee Reports

- A. Finance Committee - Sally Marisic



- i. Budget meetings will start soon. The plan is to have a budget proposal by November for a vote at the December meeting.
- B. Communications Committee – Kevin Burd
 - i. No new report. Fall newsletter articles due by Friday at noon.
- C. Community Activities Committee – Tammy Travitz
 - i. Starting to plan the Heritage Festival for next year with volunteers.
- D. Parks & Recreation Committee – Margaret Hopkins
 - i. Six new dunstan chestnut trees have been planted in the library area and along 117. The dunstan chestnut is the species that does not get the blight. This is the second planting of this tree type. These trees could be adopted as memorial trees.
 - ii. If members have concerns about the health of a tree on their property please let the office know.
 - iii. We are also looking for the spotted lanternfly as they have been observed to be in our area.
- E. Property Ownership Committee – Pam Bishop
 - i. There are 14 properties currently for sale. This past month has not had a lot of activity for transfers. We expect three closings in the next month.
- F. Ad-Hoc Policy & Procedures Committee – Margaret Hopkins
 - i. No meeting, nothing to report.
- G. Nominations Committee – Esther Mefferd
 - i. No meeting, nothing to report.
- H. Tabernacle Association – Esther Mefferd
 - i. The Tabernacle Association Board of Trustees met this past Monday. There are three seats that need to be filled by MGCA Board Members at the beginning of the year. A slate of new Trustees will be presented at the October meeting for MGCA Board approval.
 - ii. Bench improvement project underway for this fall. Volunteers will be sought via flyer/e-mail.
 - iii. The Tabernacle Board decided to undertake a fundraising drive for the Tabernacle building, to take place in the fall. A letter should be coming out in November.
- I. Ad-Hoc Archives Committee – Barb Myers
 - i. Sally and Barb photographed everything in the safe deposit box at the bank. Barb is also checking everything on file with the historical society.
- J. Ad-Hoc Library Committee – Sally Marisic
 - i. The 2019 season will be ending soon. It was a very successful year with over 1,000 visitors, 91 open days in June, July, August and September. We opened 2 additional “little free libraries” for a total of three, had 11 volunteers, 8 children’s events, and hosted several First Fridays.
 - ii. The committee has already started to make plans for 2020.
- K. Buildings & Grounds Committee – Ted Martin



- i. The committee met September 12th with a large agenda. One of the main items was a presentation from Steve Gergely of Harbor Engineering whose firm reviewed some problem areas of the MGCA and prioritized them with regard to work schedule.
- ii. The committee discussed trash collection, and is making a recommendation to the Board to get a contract from TNT for 2019 and 2020 that would include dumpsters and curbside service. They are also recommending security for the dumpsters.
- iii. The committee is suggesting that work to the water system be prioritized over any other capital project. The water grant through West Cornwall Township is still in process. Once the grant funds have been released, the MGCA will get reimbursed for invoices related to the pump house improvement work done this past year.
- iv. The Rockledge cottage owners had a zoning hearing in August; many community members spoke. The zoning board asked for a continuance until Oct 1st at 7pm at which point they will hear from the code inspector. Representatives from the zoning board will do an onsite visit September 30th at the request of the Campmeeting.
- v. Margaret Hopkins reported on the water tank. Two companies have been contacted to review and assess our water tank. The Executive Committee went with Utility Service Company, the firm with the lower bid. They will drain the tank, pressure wash the inside, remove sediment, and then assess the paint on the interior. The tank will then be disinfected before being refilled with water. The report with recommendations for any work to the tank should be received within 2-3 weeks of that work. The estimate given approximately three years ago from a different company was around \$70,000 for the tank work.
- vi. The drainage of the storage tank is more complicated than three years ago; now the water has to be dechlorinated before draining. While the water in the tank is lowered there may be lower water pressure.
- vii. We would be switching to the Mt. Gretna Borough water supply for about 2-3 three days during the project.
- viii. The inspection will cost \$3,250 and should be completed by the end of October.

L. Executive Committee – Ted Martin

- i. Nothing to report.

VI. New Business

- i. Justin Williams gave a report on the Rental Permit Committee's work. There were 70 applications submitted for 2019 rental permits. Of those 70, three were later withdrawn. The committee is recommending permits be issued to all remaining 67 permit applicants. Of those 67, 60 are considered grandfathered; 7 did not fall into that category. (See attached committee report.) The 60 grandfathered applicants are guaranteed a renewal permit if they submit an application for subsequent years and fulfill all application requirements which include proof of rental. The 7 non-grandfathered applicants may also apply for renewal permits, but



these will not be automatic and will be subject to the rental cap.

The window has opened for 2020 rental permit application; the window closes on November 1st. The committee is recommending that the 2020 rental permit fee be waived for any Member who paid for a 2019 rental permit. The committee felt that paying the fee twice in one year was too much considering that the 2020 application period opened before the 2019 permits were even issued.

During the process of 2019 permit evaluations, questions were received from MGCA Members, realtors, and those considering a home purchase in the Campmeeting. All questions have been responded to. The committee has also been gathering suggestions for possible adjustments to the rule.

- ii. On a motion by Justin Williams, seconded by Sally Marisic, a motion was introduced and unanimously approved as follows: **RESOLVED**, That the MGCA Board of Managers approves the 67 2019 rental permit applications, 60 grandfather and seven not grandfathered, and agrees to waive the 2020 rental permit application fee to any Member who paid for a 2019 permit.
- iii. Steve Gergely of Harbor Engineering presented his company's findings and responded to questions from the Board and the community.

Harbor Engineering was asked to study 4 pieces of infrastructure: 1. The culvert at Kaufmann Ave., 2. The culvert at 1st St and the Carter parking lot, 3. Markwood Ave. asphalt, and 4. The culvert in the Carter parking lot. Harbor submitted a report with recommendations for each area along with guidelines for what the work would look like for permitting and construction costs.

They found that $\frac{3}{4}$ of the bottom of the Kaufmann culvert had eroded away. At some point the pipe will fail, the street will lose structural integrity, and the whole will need to be replaced. They recommend the pipe be replaced with a shorter pipe and that the upstream channel be opened more. The design process should cost around \$8,000 and a rough estimate for the project is \$45,000-\$65,000 to replace the culvert and section of roadway.

The 1st Street culvert is also in poor condition – the bottom is completely eroded. Similar to the culvert under Kaufmann, it is at risk of collapse. The engineering design should cost around \$7,000 with a rough estimate for the permit/construction at \$25,000-\$40,000 to replace the culvert and the section of roadway.

The culvert in the Carter Ave parking lot is in good to decent shape. They did not observe any sign of pipe decay. They suggest that concrete be poured to repair some sections, but this process would not need permits.

They reported that Markwood Ave. is 500' long with varying widths and is in very poor condition. It is likely that it has been repaired many times. Harbor has concerns about drainage issues. There are a number of possible causes to Markwood's condition including impervious surfaces uphill from Markwood which are causing a tremendous volume of water to hit the road. However, it is also possible that there is groundwater under Markwood which is compromising the current



structure of the street. To simply mill and overlay Markwood could cost \$50,000 - \$70,000. However, Harbor recommends that a geotechnical firm be brought in to do borings at various intervals to determine what the water conditions are under the roadway. Once the underground area is investigated, a complete redesign and construction of the roadway could be undertaken which could cost between \$200,000 and \$250,000.

When the projects are ranked in terms of severity and recommended order to address, the culverts at 1st and Kaufmann are first, followed by Markwood, and the culvert at Carter Ave. last.

The design to completion time is around 4-6 months for design and permitting for the culverts. Depending on contractor availability, it could be 6-8 months to complete the entire project.

Q – They were asked if their firm provides project management. Steve replied that while they could, they typically do not.

Q – Did Harbor examine water flow through the Campmeeting. Steve responded that they were asked to report on safety, not to perform a water analysis of flow through the MGCA which would be a project with a greatly different scope necessitating a much more comprehensive examination.

- iv. On a motion from Margaret Hopkins, seconded by Tammy Travitz, a resolution was discussed and passed with one no vote from Mary Kopala: **RESOLVED**, That the MGCA Board of Managers seek a contract with TNT for curbside pickup and 2 dumpsters through 12/31/2020. During the discussion, an amendment was presented by Esther Mefferd seconded by Sally Marisic that the dumpster service be from May through the summer months only. There were only three yes votes to the amendment, it did not pass.
- v. On a motion from Margaret Hopkins, seconded by Barb Myers, a resolution was discussed and adopted with one abstention from Mary Kopala as follows: **RESOLVED**, That the MGCA Board of Managers task the B&G Committee to develop a plan with costs to relocate the dumpsters to a different area that would allow for more security and lighting and reduce use of dumpsters by non-residents.
- vi. On a motion from Pam Bishop, seconded by Margaret Hopkins, a resolution was passed unanimously as follows: **RESOLVED**, That the MGCA Board of Managers will prioritize system improvements to the drinking water system over other capital projects with the understanding that the Board will be moving forward with several capital projects at the same time.
- vii. On a motion from Larry Bowman, seconded by Esther Mefferd, a resolution was passed unanimously as follows: **RESOLVED**, That the MGCA Board of Managers confirms the appointment of Don Dale, Pat Wilmsen and Kevin Burd to serve on the Tabernacle Association Board of Trustees for the

VII. Old Business

- i. None.



VIII. MGCA Community Member Comments

- i. Don Dale, 505 Mills Ave. Commented that the 2019 Finance Committee (Exec Committee plus one more Board member) will be preparing the budget for the 2020 fiscal year. However, two of the Finance Committee members will not be Board members in 2020. Don suggested that two more people be added to the Finance Committee meetings to ask questions and observe, to gain experience through the process. Written comments were submitted.
- ii. Christine Slotznick, 507 3rd Street. Thanked the Board for working on the rental and trash issues, she recognized it has been a difficult process. Asked when the 2019 permits will be issued; she was told that now that the permits have been approved by the Board, the process would move forward quickly. She also asked that B&G consider foregoing one week of leaf collection in November so that a week could be added in December. No written comments submitted.
- iii. Dean Kantmann, 404 3rd & 212 Boehm. Dean stated all his questions had been answered. No written comments submitted.
- iv. Trish Lamont, 11 Batdorf. Trish thanked those who worked on a resolution to trash collection. She believes Board members are trying to be cost effective while still effectively disposing of trash. She thought the compromise was a good solution. No written comments submitted.
- v. Stephanie Bost, 9 Batdorf. Appreciates the continuation of curbside service. Stephanie submitted signatures from 63 properties who signed a petition to continue curbside pickup. She would be happy to share additional information with the B&G that was collected during the petition process. No written comments submitted.
- vi. Merritt Neale, 502 6th St. Merritt stated that in the August board meeting he suggested that the July vote for the Board of Managers candidates was a referendum about Rule 20. He hoped that the community would work together to suspend Rule. Then the PennLive article came out; this was not good for healing in the community. He appreciates that an apology was given. Would suggest the Board consider if the appropriate leadership is in place as we move forward. No written comments submitted.
- vii. Katcha Neale, 502 6th St. Katcha wrote a letter to the editor in response to the PennLive article, a copy was submitted to the Board for the minutes. She appreciates that the rental committee is tying up loose ends and coming up with good solutions to get us through the next year. Q – How will the Board handle upcoming vacancies? A – There is no current vacancy; if one occurs, the nominating committee will be asked to make a recommendation to the Board for their vote. Katcha expressed that she would like to be considered for a position, should it open, and submitted her bio to the nominating committee and to the Board for the minutes.
- viii. Jane Mourer, 207 Markwood. Had a few questions about the culverts at 1st and Markwood, points made earlier in the meeting were reiterated. Jane also asked if larger/commercial users should pay more for their trash removal. No written comments submitted.



- ix. Hal Myers, 701 2nd. Hal gave some observations that, he would not like to pay a higher assessment. However, he conceded that large scale infrastructure projects clearly have to be done. He also opined that it will be difficult to pay for those without some sort of special assessment. He stated that it would not be effective or fair for current members to bear the entirety of the cost. As the budget develops for 2020, he urged the board to take the long view, determine what we need and what will the costs be, and spread out and amortize over a long period of time. No written comments submitted.
- x. Cheryl Kreider, 205 4th St. Urged the board to fix the roots of our problems and to address them “right.” No written comments submitted.

Adjournment

On a motion by Pam Bishop, seconded by Esther Mefferd, the meeting was adjourned at 7:37 pm.

The next regular meeting will be held Tuesday, October 15th at 6:30 pm.

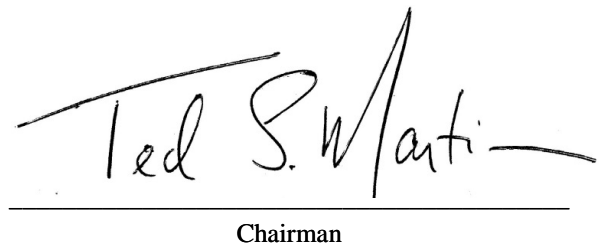
Attachments:

August P&L
B&G Report

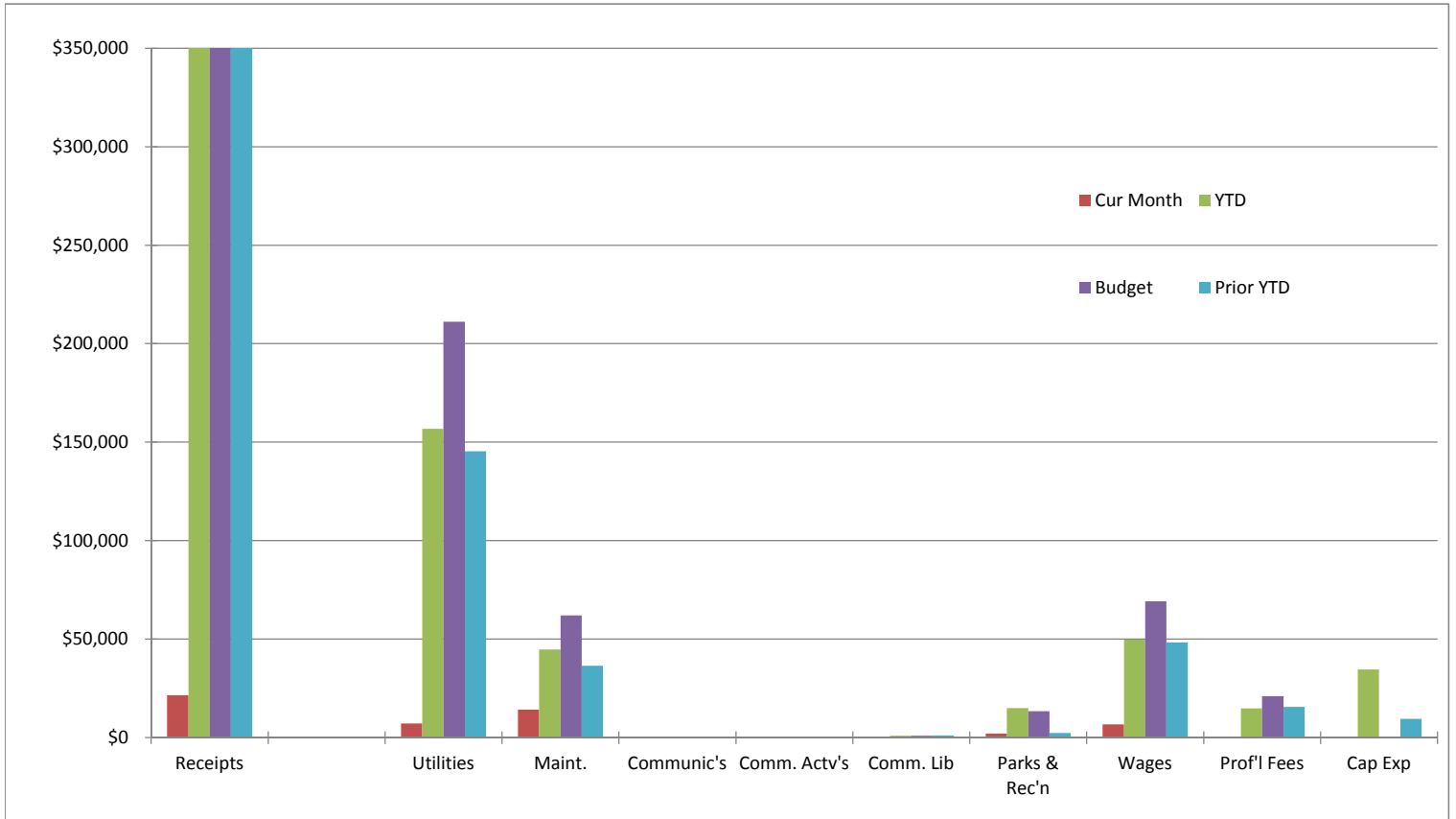
Community Comments presented at meeting:

Don Dale, 505 Mills - comments
Katcha Neale, 502 6th Street – bio, info request and PennLive article response


Secretary


Chairman

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



August 2019

	<u>Cur. Mnth</u>		<u>Year to Date</u>		<u>Budget</u>	<u>Previous Year</u>		
	Actual	% of YTD	Actual	% of Bud.	Actual	Actual	\$ Change	%
Income								
Receipts	\$21,497	5%	\$433,927	98%	\$441,405	\$405,705	\$28,222	7%
Disbursements								
Utilities	\$7,168	5%	\$156,741	74%	\$211,165	\$145,326	\$11,415	8%
Maintenance	\$14,224	32%	\$44,732	72%	\$62,000	\$36,477	\$8,255	23%
Communications	\$28	40%	\$70	31%	\$225	\$117	(\$47)	-40%
Community Activities	\$0	0%	\$36	8%	\$450	\$373	(\$337)	-90%
Community Library	\$0	0%	\$1,000	100%	\$1,000	\$1,070	(\$70)	-7%
Parks & Recreation	\$2,035	14%	\$15,059	112%	\$13,400	\$2,410	\$12,649	525%
Personnel	\$6,723	14%	\$49,718	72%	\$69,156	\$48,353	\$1,366	3%
Professional Fees	\$0	0%	\$14,769	70%	\$21,100	\$15,669	(\$900)	-6%
Capital Expenses/Projects	\$0	0%	\$34,604		\$0	\$9,504	\$25,100	264%
Miscellaneous	\$1,266	11%	\$11,187	81%	\$13,765	\$10,003	\$1,184	12%
Totals	\$31,444		\$327,915	84%	\$392,261	\$269,299	\$58,616	22%
Net Margin	(\$9,947)		\$106,013		\$49,144	\$136,406	(\$30,394)	-22%
								100%

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

After Special Vote
\$ Over % of
Budget Budget
Special
Vote

	<u>Aug 19</u>	<u>Jan - Aug 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense					
Income					
Returned Check Charges	0.00	20.00			
Assessments					
Apartment	0.00	875.00	875.00	0.00	100.0%
Garage	230.00	3,220.00	3,220.00	0.00	100.0%
Home					
Home Assessment Discounts	0.00	-5,950.00	-5,800.00	-150.00	102.59%
Home - Other	20,423.00	413,386.00			
Total Home	<u>20,423.00</u>	<u>407,436.00</u>	<u>-5,800.00</u>	<u>413,236.00</u>	<u>-7,024.76%</u>
Penalties	512.50	1,167.94	500.00	667.94	233.59%
Assessments - Other	0.00	0.00	420,000.00	-420,000.00	0.0%
Total Assessments	<u>21,165.50</u>	<u>412,698.94</u>	<u>418,795.00</u>	<u>-6,096.06</u>	<u>98.54%</u>
Rentals					
Garage					
Deposit	0.00	10.00			
Garage Rental	0.00	12,720.00			
Garage - Other	0.00	0.00	12,720.00	-12,720.00	0.0%
Total Garage	<u>0.00</u>	<u>12,730.00</u>	<u>12,720.00</u>	<u>10.00</u>	<u>100.08%</u>
Parking	0.00	1,920.00	2,112.00	-192.00	90.91%
Pavilion/Kitchen	50.00	150.00			
Raised Bed Gardens					
Deposit	0.00	-90.00			
Garden Rental	0.00	160.00			
Total Raised Bed Gardens	<u>0.00</u>	<u>70.00</u>			
Storage Sheds					
Deposits	0.00	0.00			
Shed Rental	0.00	4,070.66			
Storage Sheds - Other	0.00	0.00	4,128.00	-4,128.00	0.0%
Total Storage Sheds	<u>0.00</u>	<u>4,070.66</u>	<u>4,128.00</u>	<u>-57.34</u>	<u>98.61%</u>
Tabernacle	0.00	1,000.00	1,000.00	0.00	100.0%
Total Rentals	<u>50.00</u>	<u>19,940.66</u>	<u>19,960.00</u>	<u>-19.34</u>	<u>99.9%</u>
Interest Income	156.59	975.57	150.00	825.57	650.38%
Community Activities Income					

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

	Aug 19	Jan - Aug 19	Budget	\$ Over Budget	% of Budget	After Special Vote		
						Budget	\$ Over Budget	% of Budget
Picnic Income	0.00	16.00						
Total Community Activities Income	0.00	16.00						
Miscellaneous Receipts								
Hist Picture Book & Posters								
"Listed"	0.00	-31.58						
Total Hist Picture Book & Posters	0.00	-31.58						
Historical Plaques	0.00	36.00						
Memorial Tree Program Income	125.00	125.00						
Reimbursed Expenses								
Mulch, Top Soil, Stone	0.00	510.00						
Tabernacle Expense Reimbursemen	0.00	-463.30	1,000.00	-1,463.30	-46.33%			
Reimbursed Expenses - Other	0.00	0.00	1,500.00	-1,500.00	0.0%			
Total Reimbursed Expenses	0.00	46.70	2,500.00	-2,453.30	1.87%			
Total Miscellaneous Receipts	125.00	176.12	2,500.00	-2,323.88	7.05%			
R&R Fines	0.00	100.00						
Total Income	21,497.09	433,927.29	441,405.00	-7,477.71	98.31%			
Gross Profit	21,497.09	433,927.29	441,405.00	-7,477.71	98.31%			
Expense								
Utilities								
Electric (Street Lights)	1,685.69	13,794.51	22,660.00	-8,865.49	60.88%			
Garbage	4,222.60	32,684.50	39,000.00	-6,315.50	83.81%			
Sewer	202.01	101,653.47	137,505.00	-35,851.53	73.93%			
Water	1,058.00	8,608.45	12,000.00	-3,391.55	71.74%			
Total Utilities	7,168.30	156,740.93	211,165.00	-54,424.07	74.23%			
Maintenance								
General Maintenance								
Plantings	0.00	668.08						
General Maintenance - Other	4,939.26	7,196.91	8,000.00	-803.09	89.96%			
Total General Maintenance	4,939.26	7,864.99	8,000.00	-135.01	98.31%			
Garage Maintenance & Util's	39.23	383.63	2,000.00	-1,616.37	19.18%			
Library Building Maint. & Util's	64.45	827.70	1,000.00	-172.30	82.77%			
Paving	204.75	327.07	10,000.00	-9,672.93	3.27%			
Recreational Facilities Maint.	1,909.16	2,337.76	1,300.00	1,037.76	179.83%			
Sewer/Water Line Maintenance	0.00	7,435.53	7,500.00	-64.47	99.14%			

Special
Vote

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

	Aug 19	Jan - Aug 19	Budget	\$ Over Budget	% of Budget	After Special Vote		
						Budget	\$ Over Budget	% of Budget
Snow Removal	0.00	6,218.44	3,200.00	3,018.44	194.33%			
Tabernacle Bldng Maint & Util's	596.47	2,425.06	3,000.00	-574.94	80.84%			
Tree Removal & Trimming	6,267.50	14,372.50	20,000.00	-5,627.50	71.86%			
Truck and Tractor Costs	203.10	2,203.06	6,000.00	-3,796.94	36.72%			
Water Line Maintenance	0.00	336.00						
Total Maintenance	14,223.92	44,731.74	62,000.00	-17,268.26	72.15%			
Communications								
Newsletter	28.00	70.00	125.00	-55.00	56.0%			
Web-Site	0.00	0.00	100.00	-100.00	0.0%			
Total Communications	28.00	70.00	225.00	-155.00	31.11%			
Community Activities								
Picnic	0.00	0.00	400.00	-400.00	0.0%			
Community Activities - Other	0.00	36.02	50.00	-13.98	72.04%			
Total Community Activities	0.00	36.02	450.00	-413.98	8.0%			
Community Library	0.00	1,000.00	1,000.00	0.00	100.0%			
Parks & Recreation								
Recreational Activities & Equip	0.00	0.00	100.00	-100.00	0.0%			
Tree Health/Maintenance	2,035.20	15,058.78	13,300.00	1,758.78	113.22%			
Total Parks & Recreation	2,035.20	15,058.78	13,400.00	1,658.78	112.38%			
Personnel								
Labor, sub-contracted	4,742.50	34,597.50	47,040.00	-12,442.50	73.55%			
Employee Medical Exp Reimb	313.68	1,573.36	2,000.00	-426.64	78.67%			
Employee Payroll Taxes	118.43	1,223.76	1,700.00	-476.24	71.99%			
Gross Payroll	1,548.04	12,323.39	17,854.00	-5,530.61	69.02%			
Payroll Expenses	0.00	0.00	562.00	-562.00	0.0%			
Total Personnel	6,722.65	49,718.01	69,156.00	-19,437.99	71.89%			
Professional Fees								
Accounting	0.00	0.00	2,900.00	-2,900.00	0.0%			
Insurance								
Auto	0.00	1,010.00						
Bus. Catastrophe	0.00	2,288.00						
Commercial	0.00	9,071.00						
Workers Comp	0.00	1,860.00						
Insurance - Other	0.00	0.00	14,200.00	-14,200.00	0.0%			

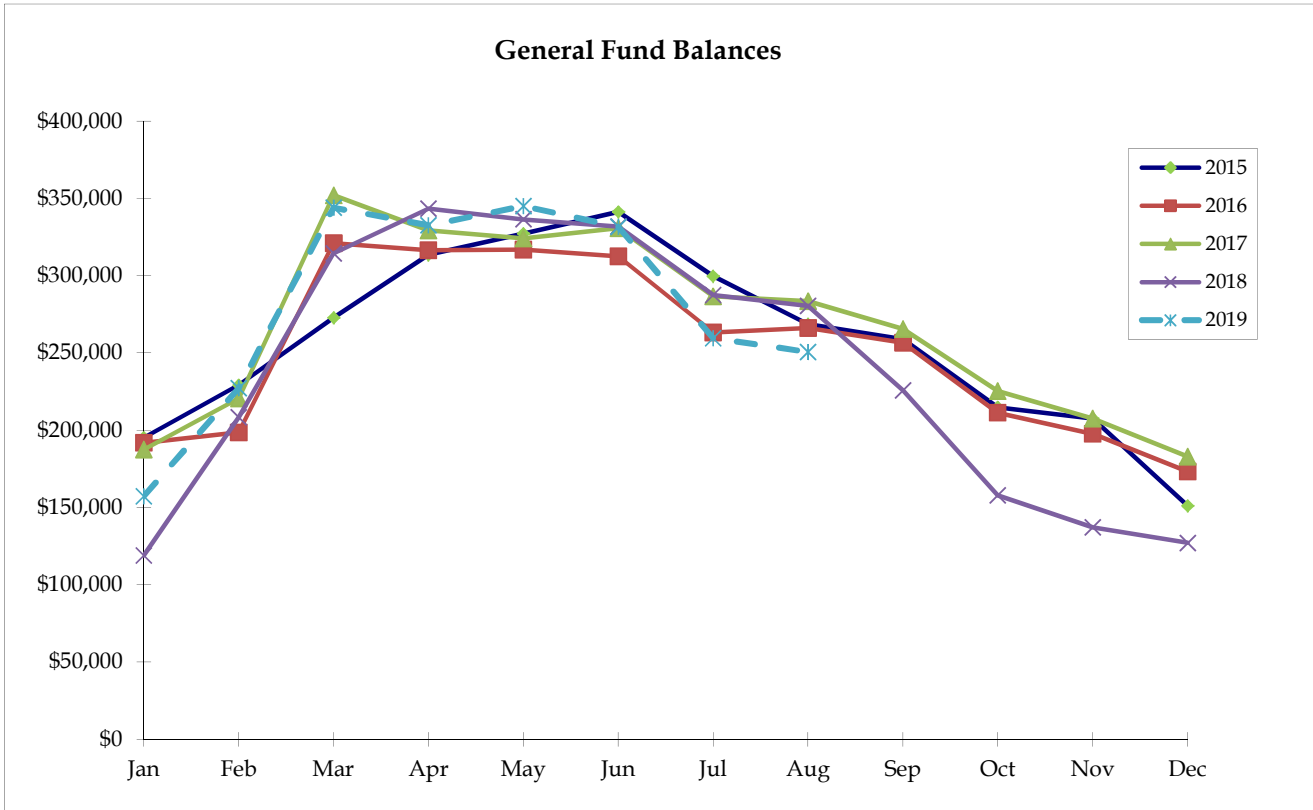
Special
Vote

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

	Aug 19	Jan - Aug 19	Budget	\$ Over Budget	% of Budget	After Special Vote			Special Vote
						Budget	\$ Over Budget	% of Budget	
Total Insurance	0.00	14,229.00	14,200.00	29.00	100.2%				
Legal Fees	0.00	540.00	4,000.00	-3,460.00	13.5%				
Total Professional Fees	0.00	14,769.00	21,100.00	-6,331.00	70.0%				
Capital Expenses/Projects									
Capital Improvements	0.00	34,603.76				\$38,500.00	-\$3,896.24	90%	\$38,500.00
Total Capital Expenses/Projects	0.00	34,603.76							
Miscellaneous									
Administrative costs									
Banking Costs	0.00	105.50	100.00	5.50	105.5%				
Computer	31.77	31.77	325.00	-293.23	9.78%				
Office Equipment/Furnishings	0.00	53.70	500.00	-446.30	10.74%				
Office Supplies	0.00	344.67	380.00	-35.33	90.7%				
Postage and Delivery	99.70	672.05	900.00	-227.95	74.67%				
Printing and Reproduction	1,026.22	2,155.69	1,500.00	655.69	143.71%				
Telephone	108.32	1,293.26	2,160.00	-866.74	59.87%				
Total Administrative costs	1,266.01	4,656.64	5,865.00	-1,208.36	79.4%				
Contributions - Note 2 Fin Comm	0.00	1,100.00	2,400.00	-1,300.00	45.83%				
Property Taxes	0.00	5,429.91	5,500.00	-70.09	98.73%				
Total Miscellaneous	1,266.01	11,186.55	13,765.00	-2,578.45	81.27%				
Total Expense	31,444.08	327,914.79	392,261.00	-64,346.21	83.6%				
Net Ordinary Income	-9,946.99	106,012.50	49,144.00	56,868.50	215.72%				
Other Income/Expense									
Other Income									
Designated Funds									
Capital Project Fund	62.61	453.40							
Library Fund	-939.52	750.44							
Tree Maintenance Fund	-201.71	-1,492.33				\$2,500.00	-\$1,007.67	60%	\$2,500.00
Total Designated Funds	-1,078.62	-288.49							
Restricted Funds									
Heritage Fest'l (Comm Act Comm)									
Her Fest Donations	597.00	3,520.55							
Heritage Fest'l Expense	-1,625.00	-4,263.69							
Heritage Fest'l (Comm Act Comm) - Other	1.55	9.55							
Total Heritage Fest'l (Comm Act Comm)	-1,026.45	-733.59				\$2,700.00	-\$1,966.41	27%	\$2,700.00

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

	<u>Aug 19</u>	<u>Jan - Aug 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	Budget	After Special Vote \$ Over Budget	% of Budget	Special Vote
Marlin & Nancy Seiders Memorial	3.21	-1,977.55				\$2,000.00	-\$22.45	99%	\$2,000.00
Playground Fund (Recreatn Comm)	0.92	6.43							
Total Restricted Funds	<u>-1,022.32</u>	<u>-2,704.71</u>							
Total Other Income	<u>-2,100.94</u>	<u>-2,993.20</u>							
Net Other Income	<u>-2,100.94</u>	<u>-2,993.20</u>	0.00	-2,993.20	100.0%				
Net Income	<u>-12,047.93</u>	<u>103,019.30</u>	<u>49,144.00</u>	<u>53,875.30</u>	<u>209.63%</u>				



Restricted Fund Balances

Heritage Festival Fund	\$10,765
Marlin & Nancy Seiders Fund	\$21,904
Playground Improvement Fund	\$7,986

Designated Fund Balances

Capital Project Fund	\$108,854
Library Fund	\$7,567
Tree Maintenance Fund	\$9,646

Late & Delinquent Accounts

As of 31-Aug-19

	Prior Years	2019	Total
Property Assessments	\$2,541 (2)	\$5,134	\$7,675
Rentals	\$0	\$0	\$0
Misc.	\$0	\$0	\$0
			\$7,675

MGCA Building & Grounds
Sept. 12, 2019

Present: Ted Martin, Larry Bowman, Joe Lamont, Doug Lorenzen, Don Dale, Margaret Hopkins
Guest: Steve Gergely, Harbor Engineering.

Also attending: Barb Myers, Hal Myers

1. Steve Gergely, Harbor Engineering presented his report on four areas of Campmeeting infrastructure: Kauffmann Ave and 1st Street culverts; Carter Ave parking lot; Markwood Avenue.

His recommendations:

- Kauffmann and 1st Street culverts need to be replaced;
 - Permits will be required from DEP
 - Replacement of culverts; some tree removal
 - Design time: 4-6 months; construction 6 months
 - Cost estimated at \$100K
 - Geotechnical borings on Markwood Ave needed to identify any groundwater issues; this would enable determination if the road needs to be reconstructed rather than just paved
 - Carter Avenue culvert only needs cosmetic repairs
 - B&G recommends that the Board of Managers consider 1st street and Kauffmann proposals from Harbor in budget deliberations and development for 2020 budget
 - Doug Lorenzen wants any project to include roadway upstream from Kauffmann Avenue culvert
2. Trash
 - B&G recommends the BOM seek a contract with current hauler TNT for the remainder of 2019 and all of 2020 that would include curbside pick up and dumpsters
 - Community should be surveyed about preferences
 - B&G recommends that the BOM approve a plan to manage the dumpsters by moving them and constructing a security system to discourage dumping by non-MGCA residents
 3. Superintendent report – Doug Cheyney
 4. Water tank
 - B&G recommended the BOM prioritize the water system over other projects.
 5. Water grant DEP
 - At the request of the grant holder, West Cornwall Township, the Campmeeting Association completed a landowner agreement. This agreement is required and supplied by DEP and states that the Association is responsible for maintenance of the pump station. The grant is currently in process and the Township has copies of the invoices from our outstanding work from the project. Once the grant funds are released

to the Township, the invoices will be paid by the Campmeeting and then in turn reimbursed by the Township using grant funding.

6. Kantmanns' easement

- The Kantmanns' (404 3rd St) have requested a formal Board vote on their request for an easement. Their request was not recommended by the Committee in April with the given reason that it was against the Campmeeting easement policy.

7 Rockledge Cottage

- The Zoning Hearing Board of West Cornwall Township will do a site visit of Rockledge Cottage on September 30. The second half of the hearing on the raising of the property will be on October 1 at 7pm at the West Cornwall Township Building (73 S. Zinn's Mill Road). Campmeeting residents are encouraged to attend.

Setting the Record Straight in Mt. Gretna

The editorial dated August 30, 2019 [Airbnb threatens Mt. Gretna's historic peace...](#) paints a picture of a Mt. Gretna that is in upheaval and nothing could be further from the truth. The results of the July 2019 annual elections show a community that has come together, exercised their right to vote and, in no uncertain terms, sent the Mt. Gretna Campmeeting Board of Managers a strong message that their methods of rental regulation are not acceptable.

This is the "real" news story - the "Anti-Rental" board members were voted out. They were voted out by what was reportedly the most highly attended annual owner member meeting in recent memory. Those who could not attend in person participated in a mail-in vote in significant numbers. Effectively, the entire community spoke.

Not only were the "Anti-Rental" board members voted out, they were replaced by people who support transparency in the governing process, respect the needs of their neighbors, and respect the history of inviting strangers into the community (including artists, writers, musicians, LGBTQ, veterans, immigrants, children, all colors, religions and anyone else) and all of the vibrancy that comes with it.

Once again, the real story is about a small group of cottage owners who charged forward with regulation counter to Mt. Gretna Campmeeting's history and clearly not in the interest of all members, passed this regulation then were voted out.

One thing that confuses many of us - why are some board members continuing to press this unpopular position? With comments such as "Even worse, many of these Airbnb renters aren't exactly family-oriented" or "children can be raucous and not all of them pick up their candy wrappers", one might conclude that Campmeeting is unwelcoming. Nothing could be further from the truth for the overwhelming majority of cottage owners. We welcome you all!

Merritt & Katcha Neale

(Submitted to Board of Managers Meeting minutes Sept. 17, 2019)

Bio for Katcha Neale for Board Position Vacancy
September 17, 2019

My name is Katcha Neale. My husband and I own a cottage at 502 6th Street in Campmeeting. We have enjoyed visiting Mt. Gretna over the years and we were very happy to be able to buy a cottage of our own. Mt. Gretna is close to our main residence in Elizabethtown which makes it possible to leave our farm for short getaways at our cottage.

I have spent the past 20+ years homeschooling our sons which was my great joy. Most of that time was spent living on our farm in Elizabethtown, PA. I manage our small farm on a day to day basis and raise sheep, goats, alpacas, and chickens in addition to running our agri-tourism business. For the past 11 years, we have hosted an annual Earth Day Celebration on our farm that is free and open to the public. We also preserve a historic mill, curate a small museum in the mill, give tours of the property, and host farm vacations.

I care for a cat colony numbering about 20 spayed or neutered cats. Our farmhouse is turning 250 years old in 2020. I live with the pros and cons of historic home ownership everyday and understand the tensions between modern convenience and historic preservation.

My family and I also steward 39 acres of woods and pastures, of which 12 acres are vital wetlands and half a mile of riparian buffers along the Conewago Creek. Trees are a very important part of our land management plan on the farm, much like the tree canopy in Mt. Gretna is important to the quality of life here. My family and I actively preserve our wooded acres to help mitigate flooding and filter pollutants as part of the Chesapeake Bay clean up efforts.

We have planted thousands of trees and shrubs on our historic property in partnership with various organizations such as Penn State University, Conewago Initiative, Penn State Extension and Tri-County Conewago Creek Association.

I believe, given this lived experience, I will be a valuable addition to the Board of Managers. I look forward to serving our community.

Sincerely,
Katcha Neale
502 6th Street
Mt. Gretna

(Submitted to the Board of Managers and Nominating Committee at the September 2019 meeting)