



**Mt. Gretna Campmeeting**  
LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES

**Mt. Gretna Campmeeting Association  
Annual Meeting**

Saturday, July 27, 2019 at Noon

The Annual Meeting of the Mt. Gretna Campmeeting Association members was called to order by President Ted Martin on Saturday, July 27, 2019, at noon in the Mount Gretna Fire Hall.

After an invocation by Pastor Mike Remel, President Martin introduced the Board of Managers: Pam Bishop, Larry Bowman, Kevin Burd, Mary Kopala, Sally Marisic, Esther Mefferd, Barb Myers, Tammy Travitz, Margaret Hopkins. Justin Williams was not present.

The minutes of the 2018 Annual Meeting were brought to the floor for approval. Ron Hontz (309 7<sup>th</sup> Street) noted that at the 2018 Annual Meeting, he asked for a budget report listing all restricted and designated funds and didn't receive that report.

The minutes were approved on a motion by Rick Andrews (401 Bell Avenue), seconded by Doug Lorenzen (503 1<sup>st</sup> Street).

#### Committee Reports

Finance Committee: Treasurer Sally Marisic presented the financial report.

- The 2018 financial report is currently under review by our CPA firm Garcia Garman & Shea, PC. The review will be posted to the website.
- Copies of all monthly states are on the Mt. Gretna Campmeeting website. Budget comparisons are possible by comparing reports.
- Receipts are slightly up; utility costs are down slightly.
- Professional fees are down. 75% of that line item, budgeted at \$20,000, goes to insurance (employee and payroll insurance). The remaining 25% is divided between accounting and legal fees.
- General Fund Balance is comparable to 2017 and 2018
  - Budget disbursements are over budget because of several capital improvements expenses

Marisic shared an informational item from the Office: Historical plaques are available from the office at \$125 each. Contact the office by phone or email for details or to purchase.

The 2018 financial report was approved on a motion by Pam Bishop (503 1<sup>st</sup> Street), second by Esther Mefferd (202 Otterbein).

#### Superintendent's Report – Doug Cheyney

- Report was distributed on tables (see attached)
- Cheyney noted that he is tracking hours on all tasks in order to help with creating the 2020 budget

#### Questions for Doug Cheyney:

- Jane Mourer (207 Markwood) asked about maintenance of the community garden at 3<sup>rd</sup> and 4<sup>th</sup> streets
- Kelsey Lytle (309 8<sup>th</sup> Street) noted the stairs at the Community Garden are frequently covered with leaves, resulting in a slip hazard



#### Tree Report – Margaret Hopkins

- New plantings this past spring: 2 pin oaks, 2 honey locust, 1 plane, 1 bald cypress
- Two hybrid chestnuts planted last fall
- Six additional chestnuts ordered for fall planting; available for memorial trees
- From Bob Houser, certified arborist with whom we contract to ensure tree health:
  - Hemlocks being treated for the wooly adelgid are showing new growth
  - Ash and chestnut oak trees that are being treated are doing well
  - Some of the black oaks are showing thinning. Houser is monitoring this
- MetEd has been contacted about several trees touching wires.

#### President's Report – Ted Martin (see attached)

- Board of Managers engaged Harbor Engineering (Manheim) to assess several potential infrastructure projects including culverts at Kauffman Avenue and 1<sup>st</sup> Street/Carter Avenue.
- Update on pump replacement after failure of temporary pump. A Grant from the state Department of Environmental Protection will pay for installation of new pump and upgrading of piping/pipes.
- Investigation continues of options for trash collection

#### Community comments:

Dave Adams (Mills and 6<sup>th</sup>) thanked the board for hard work.

Jane Mourer (207 Markwood) thanked the Art School students for their contributions

Esther Mefferd (202 Otterbein) thanked President Martin for his work as Board President

#### Candidate statements –

President Martin asked the 7 candidates running to serve on the Board of Managers to speak briefly. Candidates Don Dale, Karrie Hontz, Margaret Hopkins, Mary Kopala, Val Swarr, Tammy Travitz, and Pat Wilsen spoke.

Nominations – there were no nominations from the floor.

#### Election process –

Pam Bishop outlined the election process including eligibility rules and voting procedures/

#### Adjournment

The meeting was adjourned at 12:57 pm

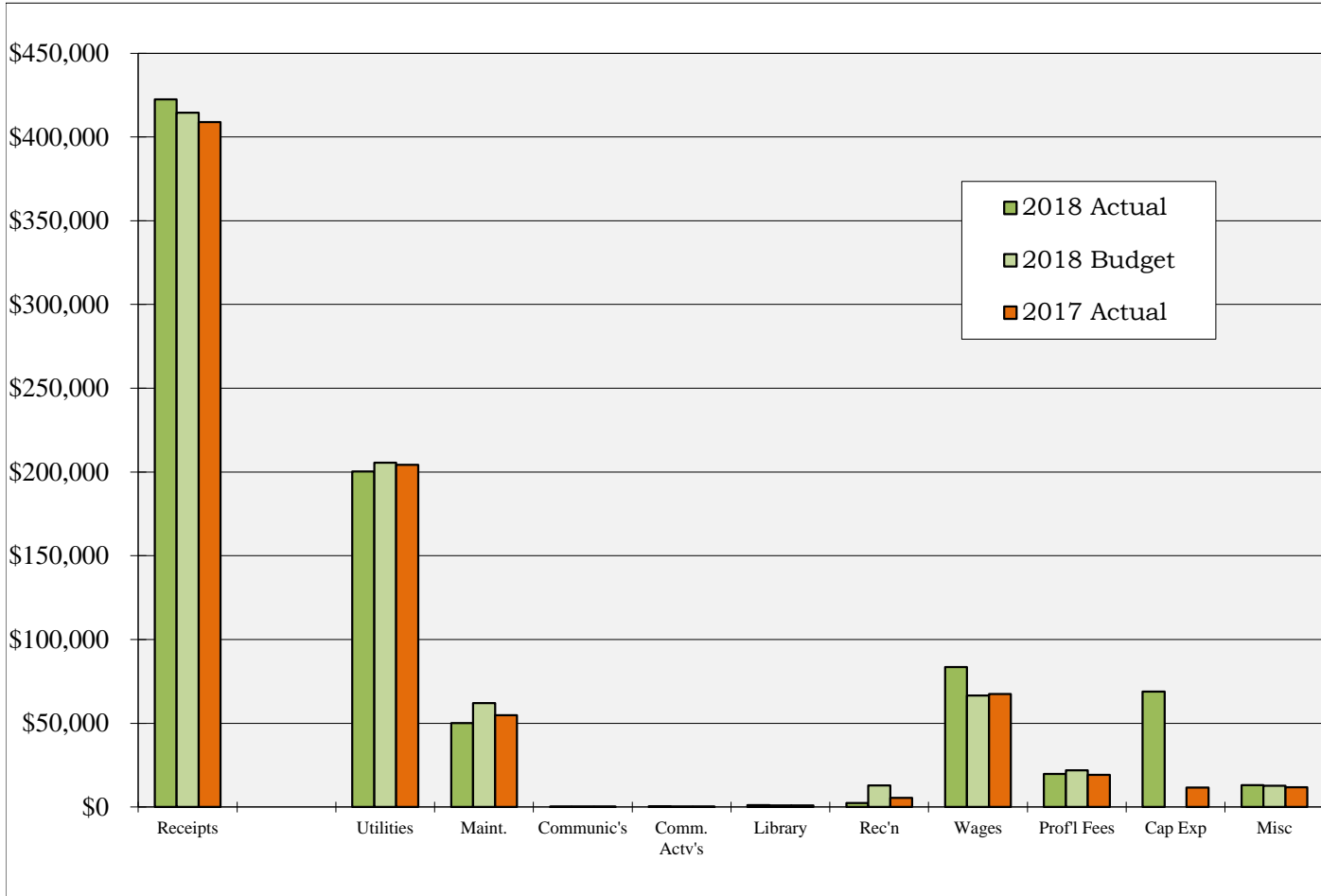
#### **Attachments:**

Treasurer's Report

Superintendent's Report

President's Report

**Mt. Gretna Campmeeting Association, Inc.**  
**2019 Annual Meeting Report**  
**2018 General Fund**



	2018 Year			2017 Year	Change from '17 to '18	
	Actual	% of Bud	Budget	Actual	\$ Change	% Change
<b>Income</b>						
Receipts	\$422,514	102%	\$414,418	\$408,828	\$13,686	3%
<b>Disbursements</b>						
Utilities	\$200,267	97%	\$205,500	\$204,226	(\$3,959)	-2%
Maintenance	\$50,178	81%	\$62,000	\$54,851	(\$4,673)	-9%
Communications	\$197	99%	\$200	\$258	(\$61)	-24%
Community Activities	\$373	124%	\$300	\$73	\$300	413%
Community Library	\$1,070	107%	\$1,000	\$939	\$131	14%
Parks & Recreation	\$2,410	19%	\$12,940	\$5,531	(\$3,121)	-56%
Wages and Benefits	\$83,504	125%	\$66,543	\$67,420	\$16,084	24%
Professional Fees	\$19,819	91%	\$21,847	\$19,165	\$655	3%
Capital Expenses/Projects	\$68,937		\$0	\$11,568	\$57,369	496%
Miscellaneous	\$13,026	102%	\$12,750	\$11,886	\$1,140	10%
<b>Totals</b>	<b>\$439,781</b>	<b>115%</b>	<b>\$383,080</b>	<b>\$375,917</b>	<b>\$63,864</b>	<b>17%</b>
<b>Net Margin</b>	<b>(\$17,267)</b>		<b>\$31,338</b>	<b>\$32,911</b>		

## Campmeeting Project/Task Completion List

- ✓ Re- organized Pump House- Prepped for DEP Inspection (Passed DEP Inspection with only 1-month Prep time)
- ✓ Re-surfaced pump house roof to stop leaks
- ✓ Help facilitate new water monitoring and quality control measures
- ✓ Help facilitate and fix water pump and distribution
- ✓ Help implement new clean-up procedures to allow our team to accomplish other tasks.
- ✓ Repaired Pavillion and Pavillion Fan
- ✓ Mulched playground
- ✓ Cleaned all debris, weed control and trimming of over grown foliage, weeds and bushes at playground.
- ✓ Implemented a weed control program to help keep weeds under control and provide a well-maintained appearance.
- ✓ Asphalt repairs
- ✓ Cleaned Tabernacle
- ✓ Improved landscaped areas at Tabernacle
- ✓ Repaired Toilets, Bathroom doors and lights at Tabernacle
- ✓ Mulched common bed areas
- ✓ Cleaned and organized horseshoe area
- ✓ Installed Tabernacle signage
- ✓ Painting of Parking areas and speed bumps
- ✓ Fixing of pot holes-----still in process pending budget
- ✓ Continuing of cleaning of streets
- ✓ Grinding of tree stumps throughout Campmeeting
- ✓ Trimming of over growth throughout Campmeeting
- ✓ Cleaning of Drainage areas as needed to include Pinch Rd.
- ✓ DEP water testing mandates- Quality control measures weekly and Lead & Copper testing
- ✓ Re- set Garden boxes
- ✓ Cleaned all park and picnic areas
- ✓ Organized and facilitated cleaning and painting of shuffleboard area
- ✓ Fixed and repaired Carter Parking lot
- ✓ Cut and removed downed trees from storms
- ✓ Organized and Facilitated "Earth Day / Community Clean-up
- ✓ Repairing of storage buildings
- ✓ Repairing of tabernacle Roof / cleaning as needed
- ✓ Repaired picnic tables
- ✓ Fixed drains from Pumphouse
- ✓ Repaired Pedestrian only signs
- ✓ Implemented new snow removal task list to have all streets/ walks and parking areas completed in a 5 hr. completion time frame.
- ✓ Fixed sink holes/ low areas
- ✓ Fire extinguishers recertification
- ✓ Sewer lines cleaned/ scoped
- ✓ Cleaned debris out of creeks to allow proper flow and prevent blockage
- ✓ Implemented new labor/task sheet (tracking and transparency)
- ✓ Christmas decorations install

## **Weekly/ Monthly Task List**

- Mowing of Grounds, weed whacking and trimming
- Daily water testing and weekly DEP testing
- Trash collection throughout Campmeeting
- Stick and Debris Cleaning/Removal
- Weed Control
- Tabernacle Cleaning/ Prep for events
- Maintenance on equipment
- Trimming of plants, shrubs, hedge lines
- Control of over growth
- Roadside and Campmeeting trash and debris cleaning
- Leaf cleaning as needed
- Weekly & Monthly reporting to B&G Board members of tasks/budget issues

## **Tasks to Be Completed 2019**

- Removal of dead tree in Playground area
- Re- landscape and repair eroded area at bottom of playground
- Re- organize debris dump site area
- Re- organize and inventory control of shop
- Re- paint pump house
- Repair door at pump house.
- Power wash, clean all picnic tables and benches in Campmeeting
- Additional pot hole and asphalt repairs
- Exercise all water mains throughout Campmeeting
- Exercise all fire hydrants
- Install drainage system or excavate common area by Carter parking lot to allow water to drain

## Comments to Campmeeting residents

1. Since our company has taken over since last November, we were able to talk to the past Superintendent and Building and Grounds members to get a feel for the needs and direction of the Campmeeting. We have been able to implement a plan to help complete some of the tasks that have not been able to be attended to in the past and devised a system to help accomplish some of your current projects in a more efficient and faster time. (for example: snow)
2. We have also implemented our own spot in the Newsletter to help be more communicative and provide information to the residents on our progression and important information that happens in the Community.
3. With the help of Sally Marisic and Debby Erb, we were able to devise a new way of submitting our work orders and billing system that helps keep track on what tasks we completed and how long it takes us to complete those tasks so we can improve, track and stream line our operations from year to year.

In general, the one major task that was given to me by the President and Board members of this community was to find ways to accomplish tasks at hand better and more efficiently and find ways to save money.

I think we have done that! My main focus revolved around transparency and accountability in our operations and to develop methods to save money and provide our services in a responsible way. Lastly, my other task was to be as communicative as possible and I know we have met that goal.

We will constantly strive to improve the way we accomplish our tasks at hand and have the best interests of the residents.

Good afternoon and thank you for attending. At the Annual Meeting of 2018, we wanted to provide you with a clear idea of what we as a Board would be wrestling with in the months ahead. At that time we made brief presentations on the tree canopy, water, and the rental environment. Each were issues of importance to the community and in the ensuing months, each were addressed.

All of us here know that the rental debate was robust and often contentious. Throughout the process we as a Board did not always agree as a body. It is fair to say that sometimes we did not see eye-to-eye on approach and outcome. However through it all, I believe every Board member did their best to keep the good of the community foremost and I believe none of us actively worked to hurt each other or ignore different points of view. Hours of effort and conversation and debate and discussion went into creating the rental rule. All views were listened to and I believe engaged both respectfully and thoroughly. Many residents spoke multiple times on the issue and no-one was denied the floor. And let's not forget, the effort began with a special community committee unanimously selected by the Board to look at the rental landscape. There's also really no way to calculate the time all of us took discussing this issue unofficially or over the porch rail as I like to say.

The compromise that was reached was not perfect. Compromises by their very nature are not perfect but I believe it addresses major issues and concerns from both sides of the debate in a balanced way. The application process is now underway, and a committee to review permits has been established and is being chaired by member, Justin Williams. This process will move forward and decisions will be relayed to applicants after the review closes on August 19. We aim to be fair and follow our rule and we also remain mindful of recent decisions by the PA Supreme Court on rentals that are currently being interpreted by municipalities across Pennsylvania.

I have owned a cottage here for over 15 years. I can honestly say that I learned a lot throughout this debate, but above all I came away feeling deeply honored and humbled that we live in a community so passionately loved by all.

While moving through the rental debate, we were gathering information and working to understand our challenges in their entirety. That process has brought us to a point where it is time for us to make some decisions on the next infrastructure project, potentially our water and pumping system, and trash collection. The issues we are facing are hard and complicated without easy solutions or simple implementation. However, they must be addressed sensibly and thoughtfully since each of them potentially involves changing our habits and living in the place differently.



We've had many discussions about infrastructure and storm water management. Two superintendents have weighed-in on the most concerning spots for them and now it is our responsibility to make a plan to address these areas of potential problems. In order to do that, we have engaged Harbor Engineering of Manheim to weigh the severity of the need, to outline costs and timing and materials in a necessary feasibility plan that will help us to prioritize, build budgets that support each project, and go out for bid for each. Hopefully by this process we'll be able to determine the health of the culverts at the Kauffman entrance and on First Street near the garages, of the roadbeds of Markwood Avenue, and the Carter Lot. All have been identified as potential areas of concern and our goal is to first create a sensible plan that will address them in priority fashion without breaking the budget.

This spring we addressed issues involving our water pump house quickly when our temporary pump gave way. We responded very fast and luckily this work is covered by a grant from the PA Department of Environmental Protection (DEP). We were able to thoroughly meet the challenge of replacing the pump and old and inefficient piping and repair some long-damaged pipes in the process. We cooperated closely with the Mt. Gretna Water Authority throughout the work, buying water from their reserve, and using expertise from the staff of the Mt. Gretna Borough to make repairs and direct work that will improve water pressure and hopefully bring us some savings gained through efficiency. There is still more work to be done on this project and joining the Mt. Gretna Water Authority is another matter for decision. The Campmeeting is a small water system and DEP is making it clear statewide that they favor consolidation of small water systems. They're also promulgating stricter rules to protect our drinking water statewide as well. Just two more challenges.

Finally, the issue of trash. A simple decision you would think, and we've done a pretty good job of narrowing down the options. We could choose not to change anything, we could try a hybrid plan of trash collection on drivable street and dumpsters, or a plan that calls for one location with just dumpsters. All of these options come with numerous moving parts: the location of dumpsters, the costs of building a secure enclosure around dumpsters, how to make dumpsters accessible for all and not easy targets for dumping, identifying drivable streets, what to do with recycling now that costs around its collection and disposal have skyrocketed since China stopped buying America's recycling, and how to save money, to name only a few.

As I have said already, none of these issues come with simple, turnkey solutions and we've worked hard to understand them as fully as possible. But they all must be addressed and that will be our goal. I remain committed to seeing them through as best I can, and I ask all of you to work with us on the board --- volunteers and neighbors all --- as we **wrestle** with pressing challenges that literally make-up the very foundation of our special community. Let me close by thanking the members of the Board of Managers. They have clocked many, many hours in hard work to address and understand our challenges. For all the care and thought and sweat and frustration and time they have put into numerous meetings and hours of volunteer service we should all be incredibly thankful and grateful.

In closing, I personally, I also want to express my gratitude for the many friendships that I hold from a place I still consider to be my favorite in the world. Once again, thank you for being here this afternoon.