



## **Mt. Gretna Campmeeting Association Annual Meeting**

The Annual Meeting of the Mt. Gretna Campmeeting Association members was called to order by President Kevin Burd on Saturday, August 22, 2020, at 10 a.m. via Zoom Webinar.

Kevin Burd used a power point slide presentation for this year's meeting.

Slide 2: Welcome slide and Zoom meeting overview with participation guidelines.

Slide 3: Introduction of the Board of Managers: Kevin Burd – President '20, Barbara Myers – Vice-President '21, Sally Marisic – Treasurer '21, Pat Wilmsen – Secretary '22, Pam Bishop '20, Don Dale '22, Joe Lamont '21, Ted Martin '20, Esther Mefferd – MG Tabernacle Association Board of Trustees Representative, and Tammy Travitz '22. There is currently an open board seat for the term ending 2021.

Slide 4: Staff contact information for the MGCA office and Cheyney Property Maintenance. Sally Marisic gave a special thank you to Doug Cheyney for the wonderful work he and his crew have done on our grounds despite limitations brought about by the Covid pandemic. Sally Marisic's thanks also included Debby's efforts to enable us to conduct interactive Zoom meetings for committees and Board meetings and to be able to include the Members in monthly meetings.

Slide 5: Agenda. Kevin announced that after the Call to order and approval of minutes, that the President would go through committee highlights, an election update, and then open for Member comments.

Slide 6: Approval of minutes. The draft minutes of the July 27, 2019 annual meeting had been posted to the website for the previous year. One correction had been received from Ron Hontz, 309 7<sup>th</sup> Street. A motion was made by Christine Slotznick, 507 3<sup>rd</sup>, to approve the amended July 27 minutes, seconded by Jenn Kantmann, 404 3<sup>rd</sup>, the motion was approved.

Slide 7: Committee structure. Over 32 volunteers serve on multiple committees. The work is done by 13 committees. Members of the board of managers also hold the majority of seats on the Tabernacle Association Board of Trustees.

Slide 8: President's Report. The major infrastructure projects that have been looked at in the previous year are the water tower/water treatment issues, storm water management and culvert replacement, the tree canopy, trash and recycling. Other infrastructure pieces that need to be thought about but are not a top priority this year are: the community garden and public parks, drinking water lines, sewer lines, paving projects for streets and walking paths, the library building, garages and sheds, shuffleboard court, the quoit court, public (Member) parking areas, and staffing levels for the office and grounds crew.

We are continuing to work on a reserve project study and document that will eventually be made available to the public on our website.

Slide 9: Year in review. The MGCA had to completely change the way we did business in response to the Covid-19 global pandemic. Early on we addressed our communication with weekly Covid updates for about 3 months.



The greater Mount Gretna community leaders met together to share their response to Covid. Have continued to work on the most important project, the MGCA water system with its aging water tower. Becker Engineering was hired to look at all the options we have as a community and to give us recommendations on how to move forward. When the recommendations come back, the B&G and Board will meet with Becker to ask questions. After that, we plan to have a Zoom webinar meeting with the MGCA Members and Becker to give everyone an opportunity to ask their questions. Going into this discussion we saw three options: to refurbish the tank in the short term, to replace the tank, or to join with the Mt. Gretna Authority.

Another project that began in July of 2019 was the installation of dumpsters for Member use. The Board voted \$8,800 for this project. After the site preparation, purchase of security cameras and other related expenses, the dumpster project expenditures to date are \$7,151. TNT was not able to supply the size and type of dumpster that were part of the approved July plan, so we moved to Waste Management to supply those dumpsters. Waste Management will be picking up the dumpsters weekly May-October, and bi-weekly the rest of the year. From a different point of view, the ongoing cost of the dumpsters is \$0.33/week per Member property. Curbside pickup is \$3.56/week per Member property.

A summer of unprecedented rains has reminded the Board that the culverts, the pipes going under the streets at Kaufmann and 1<sup>st</sup>, are not channeling rain the way they should. This is causing multiple problems; we hope to have these replaced in the near future.

Real estate sales have stayed strong throughout the pandemic.

Summer programming for the Heritage Festival is being rescheduled for the summer of 2021.

Slide 10: Year in Review – continued: The MGCA is revising its emergency response manual in light of the pandemic.

We've worked to revise the map of the Campmeeting to make driving and walking streets clear, and are working with Google to recognize these changes.

We've started a real property inventory to be part of an asset management program.

The pillar restoration project is complete this year with the receipt of funds from a previously approved grant from the Lebanon County Commissioners.

The library building had more improvements this year with additional windows and the installation of a back door to the patio. This work was paid for with a private donation.

We still look to restore the community gardens; several plans have been submitted for consideration.

The B&G recognizes that a bus shelter would once again be welcome in the Kaufmann parking lot. We are hoping to have this built as an Eagle Scout project.

Slide 11: Financial Report. Every month the finances are reviewed and voted on by the Board; all are posted monthly on the website along with the minutes. The 2020 income is budgeted to be \$511,520, the expenses are budgeted to be \$483,384. We budget a surplus to build up the capital improvement fund. Expenses are currently running below budgeted expectations for the year.

Slide 12: Financial Report – continued: In addition to the general fund used for year-to-year operational expenses, the board has restricted and designated funds.

Restricted Funds:

Marlin & Nancy Seiders Fund – restricted for general improvements and enhancements to the Campmeeting grounds in memory of the Seiders.

Hopkins Memorial Fund – restricted for improvements to Maud's Park

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Byford Memorial Fund – restricted for a memorial to Margaret Byford  
Heritage Park Fund – restricted to support the Heritage Festival, funded solely by donations  
Playground Improvement Fund – restricted for the improvement of Heritage Park and the playground, funded by donations, carnivals, etc.  
DEP Project Grant Award – monies being held until we are sure that the work reimbursed has been done according to the grant requirements. Monies in this fund are potential reimbursement for expenses the MGCA has already paid.

**Designated Funds:**

Capital Project Fund – Monies the Board has designated from annual surpluses to be used for capital projects.  
Library Fund – Donations the library committee has received and proceeds from the book sale - to support library programming.  
Tree Maintenance fund – Funded to date from monies received for easements, designated by the Board to maintain/purchase trees.

Slide 13: Tree Health & Maintenance: Pat Wilmsen started by thanking the volunteers who help with the committee's work.

So far 27 new trees have been planted this year, additional fall plantings will occur. 14 new shrubs were planted.

Slide 14: Tree Health & Maintenance – continued: The tree committee will be working with B&G to revise the language of Rule 16. The committee will also be working to educate the community on how to foster the health of trees through newsletter articles.

The committee is working to help the health of the tree by facing the ivy challenge – ivy will eventually contribute towards the death of a tree causing a great expense in its removal. Lantern flies are going to be an issue for next summer – we will be working to educate the community on effective responses. Another area that requires education relates to walking streets. More and more residents are driving or parking on walking streets causing soil compaction which is bad for the tree roots and contributing to water runoff problems. In addition, some trees have bark damage from cars. Our arborists also tell us that leaving a layer of leaves is good for the trees as they break down and provide nutrients for the trees.

The committee will be looking at the memorial tree program, replacing dead trees and revamping the program to be fund driven rather than individual tree driven. Are looking to develop an online roster to show donors to the fund.

Slide 15: Election Results: In July Jennifer Kantmann was elected to the Board to serve a three-year term finishing in 2023. Ted Martin and Kevin Burd were re-elected for the 2023 term as well.

Slide 16: Open Board Position: Justin Williams' resignation leaves an open board seat. The vacancy was announced August 18, 2020. Anyone interested in serving in this position that serves through 12/31/21 should notify the office with a 100 word bio by September 8, 2020. The Nominating Committee will meet after that date; review the names, and submit a recommendation to the Board at the September 15, 2020 monthly meeting.

Slide 17: Board Service: Thanks were extended to Pam Bishop, whose term expires at the end of this year, for nine years of service. She has chaired the Property Ownership Committee and served on the Communications,



Nominations, Ad Hoc Policy & Procedure, and Ad Hoc Property Rental committees. She has also participated in countless hours of volunteer service.

Slide 18: Community Thank You: So many volunteers help to keep our community looking and functioning well. The Board is so grateful for all their service.

Anyone interested in helping is welcome to approach the Board to express interest in serving on a committee.

Slide 19: Member Comments:

1. Sandy Leyh, 310 6<sup>th</sup> Street. Commented on one-way signs on 6<sup>th</sup> Street.
2. George Leyh, 310 6<sup>th</sup> Street. Would like the Board to get a definitive statement from Lebanon County zoning from their attorney stating what effect, if any, the State Supreme Court 2019 ruling regarding short term rentals in a residential zone has within Lebanon County.
3. Mary Kopala, 609 6<sup>th</sup> Street. Submitted written comments for the record. Thanked the Board for making the live meetings available to the general public as of August. Requests that the B&G committee meetings be made available to a live audience as well. Would like all answers to her questions be made in writing, not in person. Would like to be able to contact all elected board members directly, not through the office. Is concerned about the ability of the Board to see e-mail reports on Member's opening or clicking on e-mail content. Asked where the balance of the DEP grant money is. Acknowledged the work of previous Boards and Margaret Hopkins in particular for their work in the pillar grant, the DEP water grant, and the tree program. Urged the Board to consider a new Board Member with similar skill sets to Pam Bishop. Sally Marisic responded that the DEP grant money is only released as invoices are presented. The remainder of the grant is still waiting to be applied for reimbursement through West Cornwall Township. Dave Lloyd, 403 1<sup>st</sup> Street stated that West Cornwall Township does not have the balance of the DEP grant, it is requested as the MGCA presents invoices for reimbursement.
4. Bob Travitz, 502 2<sup>nd</sup> Street. Thanked the Board for how they handled work during Covid and for all the volunteer efforts of the Board.
5. Jenn Kantmann, 404 3<sup>rd</sup> Street. Thanked Pam Bishop for her service and thanks to all the Board Members who bring unique qualities to the Board. Appreciates the healthy debates amongst the Board Members. Encourages the community to all speak up when there is an opportunity, no matter what your view is (agreement or disagreement) it is important to know where people stand. Appreciates that the Policy & Procedure Committee is working on job descriptions for the committees that will state what authority a committee has to do things without Board approval.
6. Margaret Hopkins, 505 Glossbrenner. Asked how Board answers questions that are submitted to the Board, either in response to a meeting or just in general. Kevin Burd: Questions presented to this meeting either during the Zoom session or in writing afterwards will be answered and included with these meeting minutes.
7. Mary Kopala. What are the plans for the expenditure for the remaining of the DEP grant. Sally Marisic: Waiting for the report from Becker Engineering to find out what remaining expenses may be applicable to the grant.
8. Larry McKenna, 309 Mills Ave. Thanked the Board for their hard work. Finds the dumpsters very convenient.
9. Don Dale. The B&G is changing the date that it is meeting to the 1<sup>st</sup> Tuesday of each month starting in October, 2020.



10. Margaret Hopkins. Are the B&G meetings open to the public?  
Kevin Burd: Currently they are not, the minutes from the B&G meetings are posted with the Board packet. The committee job descriptions that are currently being worked on will address how the committees meetings are conducted. Right now, none of the committee meetings are open; they are currently being operated as work sessions.
11. Mary Kopala. Why are B&G meetings closed? Appears B&G is making decisions without Board input; so they should be viewed by the public.
12. Don Dale. The B&G and all committees are charged to do work and make recommendations to the Board. The Board is the only entity that makes rules, policies, etc. Like any committee, the B&G discusses work that may need to be done and makes recommendations to the Board – there are no secrets, and minutes are detailed and open.
13. George Leyh. Suggests public be allowed to attend all committee meetings. Suggests this would cut down on Board work by allowing the committee to have a broader community input.
14. Jenn Kantmann. Is committee membership open to all?  
Kevin Burd, yes, MGCA Members may serve on committees.
15. Mary Kopala. Disagrees w/ Don Dale. Bridge removal decided by B&G. Waste Management contract decided by B&G.  
Kevin Burd clarified that the Waste Mgt contract was received by B&G, but was reviewed and signed by Kevin in his role as President. Was not brought to the Board because it was a lateral change and in order with the dumpster requirements of the original motion of the Board.  
Don Dale responded, the bridge was removed because it was a danger to the public and a liability. It was ready to collapse.  
Kevin Burd added that there is an opportunity for a pathway on MGCA land to be added in the future, possibly as an Eagle Scout project. This is already being considered for the future.
16. Margaret Hopkins. Asked if B&G minutes could be made available before the board meeting so that the Members know what information will be discussed/recommended at the monthly meeting.  
Don Dale is agreeable to B&G minutes being made available to Members once they are reviewed by B&G.
17. Bob Travitz. Added that the bridge was installed by a Member years ago, it was originally for private use before it developed into a more common pathway.

The meeting was adjourned at 11:40 a.m. on a motion by Christine Slotznick, seconded by Jenn Kantmann.

**Attachments:**

PowerPoint slide presentation