



Tuesday, June 15, 2021

At the regular monthly meeting of the Mt. Gretna Campmeeting Association Board of Managers, held on Tuesday evening, 06/15/2021 via Zoom Webinar, Mt. Gretna, Pennsylvania, Kevin Burd presided.

A quorum was present including the following: Kevin Burd, Don Dale, Joe Lamont, Sally Marisic, Ted Martin, Esther Mefferd, Tammy Travitz, and Pat Wilmsen. Barb Myers and Jenn Kantmann were excused.

I. Call to Order, Kevin Burd

The President called the meeting to order at 6:30 PM, Kevin Burd opened the meeting.

II. Approval of Minutes

- i. Since the Minutes were distributed to Board members prior to the time of this regular monthly meeting, the reading of the Minutes was dispensed with and the revised May Minutes were approved on a motion by Ted Martin, seconded by Esther Mefferd, and approved unanimously.

III. President's Report

- i. One communication came in to the Board, it is attached to the Minutes as information only.

IV. Treasurer's Report

- i. The May P&L was distributed to the Board prior to the meeting. Additional Notes:
 - We are 42% through the year, and income and expenses are as expected.
 - There has been some mid-year turnover of shed and garage rentals, both sheds and garages have Members on their respective waitlists.
 - Reminder statements were mailed to Members who have assessment and rental payments due by the end of June.
 - There were no questions.
- ii. The Treasurer's report was unanimously accepted on a motion made by Sally Marisic and seconded by Pat Wilmsen.

V. Committee Reports

A. Buildings & Grounds –Chair, Don Dale

- i. The minutes of the B&G meeting from June 1, 2021 are attached to these minutes. Highlights of that report follow.
- ii. The B&G voted for June 16, 2021 to be the last date for leaf pickup this spring; pickup of green waste (sticks, etc.) will continue through the summer. A reminder was sent to the community via SendinBlue.
- iii. For information only, an emergency building permit was approved by the Executive Committee for the owners of 206 and 208 6th street to replace a sewer lateral and a remove a tree; the tree had to be removed as part of the lateral replacement.
- iv. 505 3rd Street submitted a building permit to remove dead tree from their property. Pat Wilmsen recommended approval for the dead tree bordering 3rd Street.



- v. 212 Boehm Ave submitted a building permit to do some minor landscaping on MGCA property at the bottom of their porch steps. The B&G committee recommends approval of this building permit.
- vi. 401 Bell Ave buyer submitted a building permit to remove an underground oil tank and install an above ground tank. The B&G committee voted to recommend this building permit, conditional on sale of property.
- vii. Light-Heigel has requested that the MGCA rent a lift for them to use to inspect the trusses in the Tabernacle. Don Dale will check the cost of a one-day rental for a lift.
- viii. Culverts at Kaufmann and 1st. Harbor Engineering sent out 9 invitations for bids, 4 responded and 3 will be bidding on the project. We expect to have the bids back by the end of the month for B&G to review at their July meeting to present to the Board at their July meeting.
- ix. Pest control contracts have been received by Doug Lorenzen, these will be reviewed and decided on at the next B&G meeting in July.
 - Ad-Hoc Tabernacle improvement – Emily Johns
 - a. Don Dale reported that Emily Johns has received some responses for bid requests, will review at the next B&G meeting.
 - Ad-Hoc Stormwater – Kevin Skovira
 - a. Don Dale reported that he and Kevin will be meeting with paving contractor to discuss work that is being considered on Mills Ave.
 - b. Jay Noble has students that are volunteering to plant trees and groundcover in the Matthews Avenue area to help with water flow and retention. The Art School students are required to provide community service; we don't know how many hours they will be donating.
 - Ad-Hoc Zoning – Don Dale
 - a. Jeff Steckbeck, Zoning Officer for West Cornwall Township, indicated that WCT has not yet started revising the zoning ordinances. WCT expect to start the revisions this summer and will contact us as soon as the process begins.
 - Ad-Hoc Tree Health & Maintenance Committee – Pat Wilmsen
 - a. Almost all rhododendron on MGCA grounds have a fungus; a spray has been recommended to treat them. The MGCA will spray all those on MGCA properties. If you see rhododendron on your property that may have this fungus, please contact the office and Pat Wilmsen will share the name of the treatment spray you can buy to treat your plants.
 - b. A holly tree on 3rd Street was covered with honeydew from lantern fly droppings that grew a fungus which was damaging the tree. The holly has been sprayed, and the new growth appears to be healthy.
 - c. A list of the species of free trees that are available from the Penn State program will be available shortly. When known, flags and stakes with the species of trees and shrubs written on them will be placed around the community, please do not remove these stakes.



- d. The trees planted last fall are being left intentionally; some of these trees are showing growth around their roots. Trees that have not survived will be removed in the fall, returned to the company under which they are warranted, and replaced.
 - e. Some Members have contacted us about the hemlocks and wooly adelgid – the MGCA continues to treat the trees for these pests; the MGCA trees are protected. If you have a hemlock on your property that you are concerned about, please contact the office for suggested treatment protocols.
 - f. A diseased maple tree on Glossbrenner will be coming down in the near future.
 - g. The memorial tree project may be eligible for a \$10,000 grant that can be applied for in the fall.
 - h. The chestnut tree reported on in the B&G meeting has been relocated where it will be able to grow freely and be well cared for.
 - i. The community garden is filled with poison ivy; we are working to get it under control. Please be very careful in this area.
 - j. Pat Wilmsen reported that the committee is receiving many requests to look at “dead trees” on MGCA property. The committee will look at these trees, but must also be mindful to stay within the limits of the tree trimming and removal budget. Please be patient as tree removal is prioritized by their potential threats to a structure. In addition, the committee must conserve money for late summer storms that may bring down trees. Hence, trees that are prioritized to be taken down will likely be taken down in the fall.
 - k. Reminder – branches over Member property may be removed by Members - even if the tree is on MGCA property. Member property lines go to the sky and the branches over the Member property are Member responsibility; branches may be removed without a building permit as long as the tree will not be harmed by their removal.
- B. Communications Committee – Kevin Burd
- i. Any information for the summer newsletter must be submitted by June 21st.
- C. Community Activities Committee – Tammy Travitz
- i. The first Heritage Festival concert is coming this weekend, June 19th; Nicole Roberts performing the music of Judy Garland.
 - Ad-Hoc Library Committee –Sally Marisic
 - a. The library opened on Memorial Day weekend; volunteers are looking forward to the rest of the season.
- D. Executive Committee – Kevin Burd
- i. Met on June 3, 2021. The committee approved 5th Street closure for block party from Otterbein to Glossbrenner on June 19th from noon to 6pm.



- ii. The Executive committee will be working on a form that Members can use to request temporary street closures for house repairs, deliveries, moving, block parties, etc. This form will facilitate notification to surrounding Members, emergency services, etc.
 - iii. The committee voted to amend the March 16, 2021 minutes to reflect that when the board voted to approve the HRG approval to do the engineering work for the water tower replacement project, that this approval should have stipulated that \$44,400 was being released from the capital project fund to pay for this project.
 - Ad-Hoc Archives Committee – Don Miller
 - a. Meeting on a weekly basis for some time, committee is taking a summer break.
 - Ad-Hoc Policy & Procedures Committee – Hal Myers
 - a. Kevin Burd reported that the committee continues to work on Rule 20. Since the last board meeting, the rule has gone to our attorney for review. The feedback from the attorney was incorporated into the draft. Once all P&P members have commented on the changes, the draft rule change will come back to the Board in a brief working session. Once the board is in agreement over the changes, the draft rule changes will go to the community for comment. It is possible the rule revisions will be ready for action by the July meeting.
- E. Finance Committee - Sally Marisic
- i. No meeting, nothing to report.
- F. Nominations Committee – Esther Mefferd
- i. Sally Marisic and Barb Myers’ terms expire at the end of 2021 and they will not be running again. Five Members have indicated their interest in running for the four slots, Joe Lamont (current board member), Carmen Bianco, George Leyh, Hal Myers, and Katcha Neale.
 - ii. The election this year will be done entirely by absentee ballot; ballots will be mailed out starting June 29th.
 - iii. Kevin Burd asked for a board member to volunteer to be judge of the election. In addition, we will need two volunteers plus an alternate to be inspectors of the election; this will require approximately a three-hour time commitment to count the ballots on the morning of July 31st.
- G. Property Ownership Committee – Barb Myers
- i. In Barb Myers’ absence, Kevin Burd reported that there were three property transfers since the last board meeting.
 - 609 6th Street was sold to Kevin & Jacqueline Long.
 - Jaeme Bogrette-Stankiewicz purchased 411 2nd Street, and
 - Tim and Lisa MacLean purchased 105 5th Street.
 - ii. Kevin reiterated that Rule 20 is still under consideration and should be out to Members for their review as stated in the P&P report.



H. Recreation Committee – Tammy Travitz

- i. Nothing to report.

I. Mt. Gretna Tabernacle Board of Trustees – Esther Mefferd

- i. Ted Martin reported that for quite some time there has been confusion about the relationship between the Campmeeting, the Tabernacle Association, and the Bible Festival committee. This past Saturday, June 12th, a meeting was held with representatives from all 3 organizations to review history, how the organizations are defined, and how they can work together better in the future.

J. Ted Martin made a motion seconded by Tammy Travitz to approve all the committee reports, the motion passed unanimously.

VI. Unfinished/Open Business

- i. None.

VII. New Business

- i. Don Dale made a motion to approve the 505 3rd Street building permit application to remove a dead tree located at the front of the property along 3rd Street and marked with a green tag. The motion was seconded by Pat Wilmsen and passed unanimously.
- ii. Don Dale made a motion to approve the 212 Boehm Avenue building permit application to landscape on MGCA property per the details on their application. The motion was seconded by Pat Wilmsen and passed unanimously.
- iii. Don Dale made a motion to approve the 401 Bell Avenue building permit application to remove an underground oil tank, approval conditional on successful transfer of property scheduled for June 18th. The motion was seconded by Joe Lamont and passed unanimously.

VIII. Open Forum

- i. None.

IX. MGCA Community Member Comments

- i. None.

Adjournment

On a motion by Tammy Travitz and seconded by Ted Martin, the meeting was adjourned at 7:26 p.m.

The next regular meeting will be held Tuesday, July 20, 2021 at 6:30 pm.



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

Attachments:

2021.05.27 Leyh email to Board of Managers re street signs

May 2021 P&L

June 01, 2021 B&G Report

Building permit application, 206 and 208 6th Streets – emergency approval prior to meeting

Building permit application, 505 3rd Street – dead tree removal

Building permit application, 212 Boehm Ave – landscaping on MGCA property

Building permit application, 401 Bell Ave – underground oil tank removal

Secretary

Chairman