



Tuesday, August 17, 2021

At the regular monthly meeting of the Mt. Gretna Campmeeting Association Board of Managers, held on Tuesday evening, 08/17/2021 via Zoom Webinar, Mt. Gretna, Pennsylvania, Kevin Burd presided.

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

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 July Minutes were approved on a motion by Joe Lamont, seconded by Esther Mefferd, and approved unanimously.

III. President's Report

- i. No new items to report.

IV. Treasurer's Report

- i. The July P&L was distributed to the Board prior to the meeting. Additional Notes:
 - We are 58% through the fiscal year. Are on target for expectations. No unusual items that require board discussion.
- ii. On a motion from Sally Marisic, seconded by Ted Martin, the July P&L was unanimously approved.

V. Committee Reports

A. Buildings & Grounds –Chair, Don Dale

- i. The minutes of the B&G meeting from August 03, 2021 are attached to these minutes. Highlights of that report follow.
- ii. Several members in the community have requested additional speed bumps on 3rd Street. Don enquired whether speed bump placement needs board approval or whether it is simply managed by B&G.
- iii. Two entrance pillars have been damaged in separate instances. A pillar at Pinch and Bell was pushed over by a truck. A pillar at Pinch and Mills was pushed into and broken by a truck. In both cases the MGCA is following up with the responsible insurance companies for complete repairs. The first pillar should be able to be put back in place with repairs; an estimate has already been received. Repair for the Bell Ave. pillar may be delayed until after the water tower project. The second pillar received much more damage; as much as possible from the original pillar will be asked to be used by the mason to re-build it. Sally and Barb reported that they both have photographs of the pillars if that would help for the reconstruction.
- iv. The hydrant on Markwood Ave. needs to be repaired, it is a possible 3-phase process as reported in the attached estimate from B.R. Kreider. Members affected by repair will be notified.



- v. The structural engineer review for the Tabernacle is under way. The first part of the inspection is finished, the portion of the inspection to be done by drone will be done this week. The inspection is being done by drone because otherwise pews would have had to be removed to facilitate a lift. The drone is also a superior and less expensive method of inspection. The inspection estimate is attached.
- vi. Asphalt patching will be done in coordination with storm water repairs on Mills.
- vii. A leak to the Tabernacle roof has been repaired. Another possible leak on the south side is being investigated.
- viii. A building permit was submitted for temporary storage units at 401 Bell Ave. Because it is a temporary structure and clearly on their property, no building permit permission by the Board of Managers is necessary, it is for information only.
- ix. Don Dale reported that on occasion, when it is known that building permit permission is not required by the Board of Managers, he will request Members to fill out a building permit application simply so that there is a record of the project on file in case questions are asked about the project in the future. These building permits are filed as “For Information Only” in B&G records.
- x. Permission was given for a one-day emergency repair during quiet season to a mini split unit for 200 Otterbein.
- xi. We signed an agreement with Kreider Construction for the culvert repair project. The project should begin mid-September. The tree and shrub removal will begin early September. Affected Members will be notified ahead of time. The signed agreement is attached to these minutes.
- xii. Barb Myers, Joe Lamont, and Don Dale met with two DEP employees to explore the possibility of the DEP supplying a free service to assist us in creating a detailed map of our water and sewer infrastructure system. We currently have a general map. Barb added that there is only one company that assists the DEP for this type of project, so it may be a lengthy undertaking.
- xiii.
- xiv. **Snow Removal.**
 - Ad-Hoc Tree Health & Maintenance Committee – Pat Wilmsen
 - a. Are still expecting trees for planting this fall.
 - b. Found a farm in Manheim that grows Chestnut trees; have ordered 10 trees for planting next fall.
 - c. The yellow flags have started to be placed around the community indicating the planting locations for trees and shrubs this fall.
 - Ad-Hoc Zoning Committee
 - a. Still waiting for Jeff Steckbeck to set up initial meeting.
 - Ad-Hoc Tabernacle Renovation – Emily Johns



- a. Don reported that Emily continues to pull together estimates for the renovation of the Violet Cassel room at the Tabernacle. Ted Martin has been working with a donor who is interested in funding the project, and the first donation check towards the project has been received by the Tabernacle Association.
- Ad-Hoc Storm Water Management – Kevin Skovira
 - a. Kevin Skovira, Pat Wilmsen, Jay Noble, and Don Dale met to discuss the possible work on Matthews Ave. to help with water retention.
 - b. Don reported that he had received an email earlier in the day about the asphalt work which will be required on Mills Ave. to correct stormwater flow. He will report on this at the September B&G meeting.
- B. Communications Committee – Kevin Burd
 - i. No report.
- C. Community Activities Committee – Tammy Travitz
 - i. August 14 was the last Heritage Festival show for the season. Tammy was very pleased with the attendance and reception for all the summer’s concerts, and she has started to plan next year’s festival.
 - Ad-Hoc Library Committee –Sally Marisic
 - a. Margaret Hopkins led two book discussions; this was an addition to the original summer plans.
 - b. Attendance to the library is growing as the summer progresses.
- D. Executive Committee – Kevin Burd
 - i. The committee continues to meet almost weekly to work through a long list of projects.
 - Ad-Hoc Archives Committee – Don Miller
 - a. Don has been pulling together the evolution of the rules and regulations over the past many decades.
 - Ad-Hoc Policy & Procedures Committee – Hal Myers
 - a. The committee is still working on committee descriptions. Hal plans to have those presented to the Board before next month’s meeting.
 - b. The committee is also working on its assigned task to develop a form for street closure request.
 - c. Finally, the committee has been asked to revisit key definitions (rule, policy, etc.) to make sure that we’re all using the terms the same way. A final draft of these definitions along with questions is being forwarded to our attorney for review and comment. Hal expects a final draft of the definitions to be submitted to the board at the next meeting.
- E. Finance Committee - Sally Marisic
 - i. No meeting, nothing to report.
- F. Nominations Committee – Esther Mefferd
 - i. No meeting, nothing to report.



G. Property Ownership Committee – Barb Myers

- i. Miranda Kress purchased 401 Bell Ave.
- ii. Sylvia Hitz purchased 505 6th Street.
- iii. The revised rule 20 became effective August 15th. Approximately 25% of current rental permit holders have registered for the required landlord orientation. The MGCA website has also been updated to include a new page for home rentals which includes the rule, policy, permit application form, materials for landlords to hand out to their tenants, and a list of current short-term and long-term permit holders.

H. Recreation Committee – Tammy Travitz

- i. No report.

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

- i. Ted reported that back in June the Board of Managers met with the Tabernacle Association Board of Trustees and members of the Bible Festival Committee to facilitate an understanding of how the groups are connected. Ted has continued his conversations with Bob Kettering, chair of the Bible Festival committee and fellow Trustee.

VI. Unfinished/Open Business

- i. None.

VII. New Business

- i. Don stated that for over a year, B&G members and some board members have informally been discussing the possibility of hiring a Superintendent. The By-Laws Article VII, Section 6 states the B&G has the authority to investigate and recommend the employment of a Superintendent of Grounds. He turned the presentation over to Jenn Kantmann who used a powerpoint slide presentation to go over the major topics. The powerpoint is attached to these minutes, will be made available on the MGCA website for comment, and its major points will be sent to the membership via SendinBlue. Some of the major topics include:
 - Background discussion – the rationale for why the B&G is revisiting the possibility of hiring a Superintendent,
 - The issues the B&G is trying to address,
 - The sample duties a Superintendent may have,
 - What the next steps will be.
- ii. If the B&G finds a candidate they think would be good for a position, they will bring their recommendation(s) to the Board for discussion and approval.
- iii. Joe reviewed the proposal from Kohl Brothers to continue the assessment of the viability of Well #2 as a water source for our community. The initial test was successful; the next phase of testing is to do the level of testing required by the DEP in order to provide water to the community. The cost of testing is approximately \$11,225. Testing will be done at the well site rather than the pump house. The test will also determine the volume of water that can be expected from the well. The 3rd



test that may or may not have to be done determines whether or not surface water is contaminating the well water. Joe Lamont made a motion that the Board accept the proposal from Kohl Brothers for the 2nd phase of testing for Well #2 and allocate \$12,500 from the General Fund to pay for the project. Don Dale seconded the motion.

Sally asked how this would help us in the long run. Joe responded that it gives us an additional water supply source if Well #3 is temporarily unavailable. It is also less expensive to incorporate it into our system now while HRG is designing our new system rather than retrofit it later. It also provides additional water supply for other Gretna communities who might be interested in connecting to our supply in case of emergencies.

Sally asked if there was a possibility to make it a money-making venture by having a self-serve spring water supply such as the one in Colebrook.

Kevin pointed out that our only other option is to abandon the well which no one wants to do.

Barb asked if these costs could be rolled into the PennVest possible loan. Joe Lamont responded that they could or possibly from fund allocations that we hope to receive from the ARPA program. The Board voted to unanimously support the motion.

VIII. Open Forum

- i. No additional items presented.

IX. MGCA Community Member Comments

- i. Christine Slotznick, 507 3rd. Stated that she has not seen speeding cars coming down 3rd, but has seen speeding bicycles. She suggested members be asked about possible solutions, perhaps rumble strips, because speed bumps may be an enticement for cyclists rather than a deterrent.
- ii. Gary Collins, 601 Mills Ave. Reported that the sandstone blocks on the drainage area were also damaged, and requested that the mason's estimate include repairing that damage.
- iii. Bob Travitz, 502 2nd. Suggested that Mills may need a speed bump as well. He also reported that the blocks from the pillar that was toppled at Mills and Pinch may be able to be reused.
- iv. Esther reported that she would like to be part of the speed bump discussion due to her interest in handicapped vehicle ease of driving.



Adjournment

On a motion by Esther Mefferd and seconded by Barb Myers, the meeting was adjourned at 7:57 p.m.

The next regular meeting will be held Tuesday, September 21st at 6:30 pm.

Attachments:

July P&L

August B&G Report

BR Kreider Hydrant Repair Estimate

Light-Heigel Tabernacle Structural Engineering Review Contract

BR Kreider Signed Culvert Contract

Superintendent Powerpoint Presentation

Kohl Brothers Well #2 Testing Proposal

A handwritten signature in cursive script, reading "Patricia Milmsen".

Secretary

A handwritten signature in cursive script, appearing to be "Barb Myers".

Chairman