



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, July 31, 2021, at 2 p.m. via Zoom Webinar.

Kevin Burd used a power point slide presentation for this year's meeting. 28 Members were on the Webinar along with 10 board members and staff, bringing the total Member presence to 38, enough to fulfill the quorum requirements of the By-Laws.

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

Slide 3: Introduction of the Board of Managers: Kevin Burd – President '23, Barbara Myers – Vice-President '21, Sally Marisic – Treasurer '21, Pat Wilmsen – Secretary '22, Pam Bishop '20, Don Dale '22, Joe Lamont '21, Ted Martin '23, Esther Mefferd – MG Tabernacle Association Board of Trustees Representative, and Tammy Travitz '22. There is currently an open board seat for the term ending 2024.

Slide 4: Staff contact information for the MGCA office and Cheyney Property Maintenance.

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 August 22, 2020 annual meeting had been posted to the website for the previous year. No additions or corrections have been received. A motion was made by Barb Myers, seconded by Pat Wilmsen, the motion was approved by the Members attending the meeting.

Slide 7: Committee structure. Over 36 volunteers serve on multiple committees. The work is done by 14 committees. Members of the board of managers also hold the majority of seats on the Tabernacle Association Board of Trustees. Committee memberships are worked on during the 4th quarter of the year; Members with a specific talent who would like to offer the gift of time to the community are welcome to contact the office to volunteer for committee service.

Slide 8: President's Report. Kevin's report focused on ongoing projects. He reviewed the major projects currently being undertaken by various board committees including the water tower replacement, stormwater management, culvert replacements, tree canopy management, Tabernacle improvements, etc. For a detailed list, see the attached presentation.

Slide 9: Year in review. Community partnerships have been developed with the Mt. Gretna Arts Safety Plan (GASP) and with various groups in the Gretna area that get together to discuss arts and activities as partners to coordinate various events and support the MtGretna.com calendar.

The Board has continued to focus on communications with the quarterly newsletters, email messaging with SendinBlue, and enhancing our website.

The water system has been thoroughly analyzed in the past year and the Board decided to replace the water tank. Joe Lamont has taken on the roll as project manager and is working closely with HRG, the firm hired to design the



new system. The fall of 2022 is our target date for the beginning of construction. We are still investigating the best way to fund this project.

We continue to monitor our trash and recycling programs and are seeking ways to make the system more efficient. The 1st Street and Kaufmann Ave. culverts are scheduled to be replaced this fall. This culminates years of work to have the culverts evaluated and then replaced.

The Property Ownership Committee has evolved the new member orientation and have introduced 20 new members into the community. They are also developing a landlord orientation program as part of the newly revised Rule 20.

Summer programming, the Heritage Festival in particular, have been doing fabulously well this summer with strong attendance and generous donations. Larry McKenna has reported the same for his summer concert series.

Slide 10: Year in Review – continued: The MGCA has stayed with the law firm we have been with for many years but have changed the attorney we work with within the firm.

We continue to assess our insurance risks within the community.

The Policy & Procedure Committee has worked long hours to develop committee descriptions which can be used by committees to focus and guide their work.

We continue to work on producing accurate maps of the Campmeeting grounds for use by various committees.

The Archive Committee has continued to review every document in the archives and have developed a system to catalog all the documents and gradually scan these so they can be electronically accessed for committee work.

The Community Library continues to be a popular spot with over 460 visits to date.

The Community Garden has long-range plans to be turned into a woodland garden with native plants and species.

Member information continues to be updated for use with SendinBlue emailing and text services.

We have investigated options for receiving American Rescue Plan funds.

Buildings & Grounds has not only been undertaking huge tasks, but has also been working to monitor the day-to-day and month-to-month activities required to keep the grounds and infrastructure maintained.

The board has expanded their use of technology to try to facilitate their work and increase community access to information.

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 annual review by our accountant is complete and will be posted to the website shortly. The 2021 income is budgeted to be \$544,400, the expenses are budgeted to be \$517,020. We budget a surplus to build up the capital improvement fund.

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

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: During 2020 over 50 native trees were planted and seeds were spread for 20 more.

Leaf mulching equipment is being purchased so that it can be utilized as fertilizer and mulch around the trees. Some of this mulch will be stored behind the sheds so that Members can also use this mulch as fertilizer around trees on their property.

We became a partner of the 10 Million Tree Project, an organization whose goal it is to plant trees in the Chesapeake Bay area. We are also partnering with the Penn Sate Water Shed Project who will be providing 40 free trees and shrubs to plant in the fall of 2021. Some larger trees may also be purchased for planting this fall. Some fungus on hollies and rhododendrons has been identified and the appropriate treatment applied. This will be an ongoing project.

Community garden soil samples have been done in preparation for the woodland garden.

A thanks was given to the committee members, Ann Bering, Chet & Emily Johns, Kathy McKenna, and Katcha Neale.

Slide 14: Election Results: Carmen Bianco, Hal Myers, and Katcha Neale were elected to serve a three-year term finishing in 2024. Of the 241 home properties, there were 231 eligible voters. With a 100% mail in ballot, 171 ballots were received by the deadline and 168 of these were eligible ballots that were counted. 73% of the Membership voted. Thanks to Pat Wilmsen who served as judge of the election, and to Ron Hontz and Christine Slotznick who served as inspectors. Pat Wilmsen also thanked Deb Friggith who was the alternate inspector.

Slide 15: Board Service: Thanks were extended to Sally Marisic, whose term expires at the end of this year, for twelve years of service. She has served as Treasurer her entire time on the Board as well as serving on the Executive, Policy & Procedure, Communications, and Community Activities Committees. She has chaired the Finance Committee, and has also served as a Trustee of the Tabernacle Association. She has also participated in countless hours of volunteer service.

Barb Myers' term also expires at the end of this year; Barb has served three years on the Board. She has been Vice-President, has served on the Executive, Archives, Finance, and Nominations Committees. She has also chaired the Property Ownership Committee and has served as a Trustee for the Tabernacle Association. Barb also has given untold hours of volunteer service.

Slide 16: Community Thank You: So many volunteers help to keep our community looking and functioning well. The Board is so grateful for all their service.

How can Members help? Attend monthly board of managers meetings, attend public education sessions, volunteer



to serve on a committee, adopt a common area/planting bed to care for, water a newly planted tree, and listen to one another and be good neighbors.

Slide 17: Member Comments:

1. Doug Lorenzen, 503 1st Street. Doug asked for more detail on the water tower project with regard to the role of HRG and any updates on the testing of Well #2. Joe Lamont responded that HRG was hired to design the new system, apply for the DEP permits, selecting contractors for consideration by the Board of Managers, and then will oversee the construction project. They are on time with the project and have just submitted a permit to the DEP for the tank replacement. A geotechnical test has been completed and will be part of the bid request that goes out to contractors. Bids will not go out until we get DEP approval for the application. We expect that the bid process will be in the spring, selection over the summer, and then construction in the fall of 2022.

Well #2 located has been tested; the well has not been used since the early 1990s. Are looking to determine if the well is viable as an additional source of drinking water. The well was flushed and then tested. The water flows cleanly and we expect that it can be used, but there is still a vigorous testing procedure for the DEP that must be undertaken.

2. Sandy Leyh, 310 6th Street. Expressed a concern that the MGCA seems to be getting farther away from previous traditions, specifically that there was no invocation to open this year's annual meeting. Additionally, she wondered if the board considered it a success that 28 people signed on to the meeting. Kevin said that we hoped to be able to come together in the future in an in-person meeting. He acknowledged that in the past attendance at the meeting appears to fluctuate with Member vacation schedule, whether or not Members were picking up Art Show tickets, etc. Members also know they can watch the Annual Meeting at their convenience at a later time from the website. Finally, over the past year we have seen regular attendance at the monthly board meetings increase as they are available over Zoom; it is possible that Members have a sense that their information requirements are being met and that attendance at an annual meeting is not as informative to them as it once was.

The meeting was adjourned at 2:59 p.m. on a motion by Pat Wilmsen, seconded by Esther Mefferd.

Attachments:

PowerPoint slide presentation