



Tuesday, June 21, 2022

At the regular monthly meeting of the Mt. Gretna Campmeeting Association Board of Managers, held on Tuesday evening, June 21, 2022, in person at the Mt. Gretna United Methodist Church and via Zoom Webinar, Hal Myers presided.

A quorum was present including the following: (in person) Esther Mefferd, Hal Myers, Ted Martin, (via Zoom) Carmen Bianco, Kevin Burd, Don Dale, Joe Lamont, Katcha Neale, Tammy Travitz, and Pat Wilmsen.

**1) Call to Order, Hal Myers**

The President called the meeting to order at 6:38 p.m.

**2) Approval of Minutes**

- a) 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 Kevin Burd, seconded by Esther Mefferd, and approved unanimously.

**3) President's Report**

- a) Correspondence was in the meeting packet and is attached to these minutes. Of note is a thank you note from First Aid & Safety for the Campmeeting's donation towards their ambulance service to the community.

**4) Treasurer's Report**

- a) The Jan-May expenses compared to budget report and the May balance sheet were shared with the Board prior to the meeting and are attached to these minutes.
- b) Pat Wilmsen reported that income is as expected other than parking rental income which was overestimated. A further \$50,355.50 income is expected by the end of June. Expenses are within budget. No questions were asked.
- c) Ted Martin made a motion to accept the Treasurer's April report. Don Dale seconded the motion and it passed unanimously.

**5) Committee Reports**

**a) Buildings & Grounds – Interim Chair, Hal Myers**

- (a) The B&G June meeting report was made available to the Board and to the Membership via the MGCA website prior to the evening's meeting. Highlights of that report are presented below:
  - (1) Hal reported that Barb Myers stepped down June 7<sup>th</sup> as Chair of the B&G and that he will be acting as interim chair until a new chair can be found. So far, no member of the B&G has stepped forward to state they could chair. The Board needs to find a volunteer, and there is no By-Laws requirement that the chair would be a member of the Board of Managers. It is also possible that two people could co-chair; there is a natural division of responsibilities between overseeing projects and overseeing the grounds work of the Superintendent. Anyone interested should contact Hal Myers.
  - (2) Three building permits were submitted to the B&G.
    - (a) 309 Mills Avenue: Application to enclose small portion of porch to expand bathroom. Encloses 8% of wrap-around side-porch. The B&G Committee unanimously recommends approval of the permit.
  - (3) DEP Capability Enhancement Program: Program the DEP has available to use contractors to help

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small drinking water systems. DEP came up with an action item list that would include:

- (a) Create an asset management plan,
- (b) Create system map,
- (c) Achieve substantial implementation of well head protection plan, and
- (d) Complete a water audit (leak detection related).

The Board received a summary from Doug Lorenzen and the Capability Enhancement Program form (attached to these minutes). Doug is recommending the Board sign this document which would simply state the MGCA is interested in moving forward and using the DEP contractor; signing does not commit the MGCA to any financial expenditures. The main thing the MGCA would provide is data.

Don Dale pointed out that there was some urgency to signing this document so that we could move forward before another system could take our place 'in line'. Pat Wilmsen pointed out that this program would be extremely helpful to the water tower project should the Board decide to go that direction.

At this point in the hybrid meeting, there were numerous technical difficulties such that the in-person board members could not hear or be heard clearly by attendees on Zoom. Pat made a motion that Hal, Esther, and Ted join the meeting via Zoom instead of continuing the hybrid meeting. The motion was seconded by Kevin Burd, and passed unanimously. After roughly 30 minutes they were able to work out the technical difficulties and the hybrid meeting recommenced.

- (4) The B&G project list is attached to the B&G minutes. Don Dale noted:
  - (a) The Batdorf Avenue sewage pump station's repair has been completed.
  - (b) The Mills Avenue project and the patching through the community is now completed with the sealing of the asphalt.
  - (c) The Tabernacle's emergency lighting has been inspected and is ready for the season.
  - (d) Light-Heigel is going to be presenting a proposal for the rest of the work that was recommended to be done to the Tabernacle: tension ring, including the maintenance and cleaning of the ring, bracing of chestnut posts, etc. We hope to receive that proposal before the July meeting of the B&G. Don Dale expects to put out to bid to get prices before September, and then agreements to get the work done.
  - (e) Some projects were closed with funding remaining. The B&G submitted a request to the Finance Committee that these remaining funds be transferred to the B&G Emergency Reserve Fund.
- (b) Ad-Hoc Tree Health & Maintenance Committee – Pat Wilmsen
  - (1) **Community Garden.** Thanked everyone who helped in the cleanup work at the garden. Also thanked the Kuligowskis for their generous donation which allowed the planting of larger trees and shrubs in the area. A pollinator garden has been started. It will take quite a few years for the woodland garden to reach its potential, but in the meantime the walkways are getting cleared so Members can enjoy the area.
  - (2) **Mulch.** Had our leaves and sticks chopped to create mulch that can be used in the community garden as well as by Members around the community. If Members would like some, it is available behind the garages.
  - (3) **Arborist/Forrester:** The committee is having difficulty locating an arborist or forester who would



- examine our trees for us. They would appreciate anyone submitting potential names to the office.
- (c) Zoning Working Group, Ben Slotznick, George Leyh, Don Dale, and John Brosious
- (1) Ben Slotznick reported that on June 7, the West Cornwall Township (WCT) Planning Commission approved the Township's proposed zoning ordinance and map. The ordinance and map were then made available to the MGCA zoning working group. The group took a preliminary look. The zoning ordinance proposes a new zoning district named R-4, intended to cover 'old Campmeeting' and intended to be specifically tailored to Campmeeting land use. The rest of Campmeeting, which is part of the Batdorf subdivision, is zoned R-1, a low-density residential area. It looked to the committee like the dividing line on the zoning map between the two zones was not quite accurate, that has been corrected thanks to Dave Lloyd and Jeff Steckbeck, the WCT zoning official and engineer. On June 13<sup>th</sup>, the WCT supervisors voted to advertise the proposed zoning ordinance and zoning map for public hearing. The public hearing is scheduled for August 8. The proposed ordinance and zoning map can be found on the WCT website, a link is at the bottom of their home page. The committee has begun reading the proposed zoning ordinance in earnest, it's rather lengthy, and they will report on it in the future.
- (d) Tabernacle Renovation Working Group, Ted Martin
- (1) Three projects have been finished:
- (a) The Cassel room, renovations funded by Susie Engle,
- (b) The Tabernacle stage foundation, and
- (c) The under-stage storage area. The latter two projects were funded by the Mt. Gretna Tabernacle Association's Tabernacle Building Fund.
- (2) Ted thanked the B&G for getting these projects moving and finalized.
- (3) Continue to work on bids for certain projects in the Tabernacle, for example the bell tower.
- (4) Are also working with the advancement committee on how to raise more money for the Tabernacle Building Fund.
- (5) Have metal chairs that are available for 'adoption' on the Tabernacle stage behind the choir panel. A small donation to the Tabernacle Association's building fund would be appreciated.
- (e) Water Tank Replacement Project, Joe Lamont
- (1) HRG, the engineering firm leading the water tank project, finalized documents for bid, were reviewed by our attorney, and HRG will issue the project for quotes on June 30<sup>th</sup>. A non-mandatory on-site meeting is scheduled for July 20, and expect to open bids on July 28. This is on-schedule and will put us in position to go forward with bids and commence construction to meet planned time frames.
- b) Communications Committee – Hal Myers**
- (a) The summer newsletter is expected to be out by the end of the month. Kevin Burd and Kevin Wells will be putting it together, Sally Marisic is stepping in to proofread.
- c) Community Activities & Recreation Committees – Tammy Travitz**
- (a) The porch sale was a success, Tammy thanked Paula Deppen, who did a lot of the work.
- (b) The first two concerts of the Heritage Festival were very well received. Paula introduced the acts and more volunteers helped with the 'bucket brigade'.
- (c) Kevin Wells has also stepped forward to help with the Heritage Festival.
- (d) Will discuss the annual meeting and picnic later in the meeting.



- (e) A new member asked about activities at our quoit pit. Tammy is investigating, but interest appears to have waned. If there is interest, we can organize again but need a quoit set.
- (f) Ad-Hoc Library Committee –Sally Marisic
  - (1) No report.
- d) Executive Committee**
  - (a) Last month it was reported that the Executive Committee agreed to the hiring of Caleb Arnold as the new Superintendent, there was no time opportunity for the whole Board to meet. The email chain showing their approval was in the Board’s meeting packet and is attached to these minutes.
  - (b) Ad-Hoc Advancement Committee – Pat Brosious
    - (1) Not present, no report.
  - (c) Ad-Hoc Archives Committee – Don Miller
    - (1) Moved fireproof file into the Supervisor’s office so that all filing cabinets and flat files are in the same location.
    - (2) Have started to organize all records in the same location.
  - (d) Ad-Hoc Policy & Procedures Committee – Katcha Neale
    - (1) No report.
- e) Finance Committee – Pat Wilmsen**
  - (a) The Finance committee met last week. We started working on the 2023 budget. We are hoping that we can complete the process much earlier so that Members will know about any changes to their assessment as early as possible. Next month we will be working on the buildings and grounds portion of the budget.
  - (b) Pat thanked Hal for all the work he is doing in both roles.
  - (c) Will also be discussing some recommendations to change the general assessment policy under new business.
- f) Nominations Committee – Esther Mefferd**
  - (a) Esther thanked all those who put their names forward to run for the Board of Managers. Don Dale, Tammy Travitz, and Pat Wilmsen are all serving terms that expire at the end of 2022. The candidates for those 3 slots are: Miles Bojanic, Don Dale, George Leyh, Cory Wanamaker, Kevin Wells, and Pat Wilmsen. Esther is recommending that we do a mail-in only ballot as we have done the previous 2 years. Esther stressed how important it is to follow the date requirements in the instructions.
  - (b) The board then discussed how to conduct the vote, what format the meeting should take, and where and whether to hold the annual picnic.
- g) Property Ownership Committee – Kevin Burd**
  - (a) Kevin reported that 1 cottage has transferred ownership. Andrew & Ellen Berfond purchased 204 Edwards Avenue.
  - (b) There are currently 52 short-term rental permits issued, 72% of allowable permits.
- h) Mt. Gretna Tabernacle Board of Trustees (MGTA) – Esther Mefferd**
  - (a) Ted Martin reported that the MGTA would be meeting on June 23<sup>rd</sup>.
  - (b) Esther Mefferd reported that the Bible Festival activities are off to a good start.
- i) Kevin Burd made a motion to approve the committee reports. Seconded by Ted Martin, the motion passed unanimously.



## 6) Old Business

### a) Noise Rule

Hal reviewed that a Member had submitted a request at last month's meeting to change the starting hour of quiet hours from 10 pm to 11pm. The board decided to put the issue out to member comment. Those comments are attached to these minutes along with Katcha Neale's summary of those comments. Hal reviewed the summary of comments. Katcha counted one vote from each property if multiple responses were sent in. Pat Wilmsen made a motion to change the rule to start quiet hours at 11pm since the majority of the comments supported that. Katcha Neale seconded the motion. Pat amended her motion to include that power tools needed to stop being used at 10 pm, again in response to some of the concerns expressed in community comments.

During discussion, Kevin Burd stated that he thought to keep it less confusing, it would be best to have the same start time to quiet hours Monday through Saturday.

Ted Martin expressed that he thought a reasonable compromise was to move the start of quiet hours on Friday and Saturday to 11 pm, but to leave it at 10 pm Monday through Thursday.

Don Dale made a comment that power tools being used until 10 pm was too late. He requested that construction equipment and power tools end earlier at either 6 pm or 7 pm.

Joe Lamont would prefer to keep quiet hours as they are. He would prefer to preserve the ambiance of the Campmeeting.

Esther prefers to keep quiet hours as they are.

Tammy Travitz said there is a big difference between power tools and talking on a porch.

Carmen Bianco agreed that power tools should be limited to end earlier barring an emergency. As community is split, would like to go to 11 pm at least on Friday and Saturday.

Kevin Burd added that the only complaints were 'voice noise' violations, not power tool violation. He does not see the necessity to add a power tool restriction.

Pat amended her motion to add that high-decibel power tools be stopped at 6 pm, seconded by Don Dale.

At this point, Hal opened to community comment only on the high-decibel power tool limitation since that was not originally part of the proposal sent to the community.

Jon Green, 710 5<sup>th</sup> Street. Permanent resident. Pointed out that to limit a power tool time in the evening would restrict hobbyists who might work in their basement until later after work. Also, because of work and school, would appreciate a quiet hour start of 10 pm Monday through Thursday.

Tom Heberling, 210 3<sup>rd</sup> Street. MGCA has multiple lot sizes. Noise levels impact different properties differently. Thinks decision needs to take all those areas into account. With a 10 pm stop, most noise stops at 10:30. With an 11 pm stop, may go much later with no mechanism in place for ensuring members follow the rule.

Christine Slotznick, 507 3<sup>rd</sup> Street. With regard to ending time of power tools and contractor limitations, contractors may have to work beyond 5 pm in order to get work done. Should make allowances so work can be finished.

Kendra Davis, 15 1<sup>st</sup> Street. Those who live here with full-time with day jobs may find the cessation of power tools to restrictive. In many cases it would restrict their use to Saturday only. They are one of the few homes with a yard to maintain.

Pat amended her motion to change the high-decibel power tool cessation to 8 pm. At Don Dale's request, Pat changed her amendment to the motion to 7pm. Don Dale seconded the motion



Hal called the vote, the motion passed with 6 yes votes, and 3 no votes from Joe Lamont, Ted Martin and Esther Mefferd.

b) **Water Supply**

Hal reminded the membership that the water tower tank replacement project is proceeding as planned. The current project timeline targets 5/1/2023 completion.

Costs have increased substantially from pre-Covid project estimates, prompting the Board to revisit the option to connect to the Mt. Gretna Authority (MGA) at the same time as they move ahead with the water tank replacement project. Several discussions have been held with the MGA. Their current proposal (attached to these minutes) essentially matches their proposal of February 2021 with the addition that they will no longer consider taking over our distribution system.

Moving forward, if the Board continues to explore both tracks at the same time (tank replacement & MGA) it could result in project schedule delays and loss of “sunk costs”.

The board needs to decide if they want to pursue further negotiations with the MGA which would necessitate a rate study (an analysis of their costs and revenues resulting in a reasonable charge to customers) which they would share the cost of. The MGA has never done a rate study. There is a possibility of funding from West Cornwall Township to assist in part or entirety of the rate study.

Moving forward on both paths will result in further costs; expenses related to the path the board decides *not* to take will not be lost funds – not reimbursable from a project loan.

Hal asked the Board how they thought we should proceed.

Carmen Bianco - he struggles with the MGA not recognizing the value to our well and water. He also does not like that we will have to maintain the MGCA water distribution system. From a timing perspective, he also is concerned that pursuing the MGA may mean that we would lose access to our low interest loan with PennVest.

Don Dale – originally wished to go with MGA and get out of the water business, but we can’t do so if the MGA will not take over distribution. He is concerned that the MGA is not bound to go with the rate study.

Ted Martin – does not think we understand the full impact of what it may mean to join the MGA. Thinks we need to conduct the rate study so we can make a better decision with full knowledge of related costs.

Kevin Burd – water has been discussed for years and we need to make a decision and move forward. The value of our well should not be overlooked. While we see communities merging their water systems together for more efficient operations, we haven’t seen the MGA reaching out to us, it has always been the MGCA pursuing them. The MGA has not given us any indication that they really want us to be a part of them. While Kevin would rather be out of the water business, at least our new system could last forever and be one that future boards could easily maintain.

Pat Wilmsen –To make her comments, Pat asked for the letter from the Authority to be put onscreen.

(Note: Authority letter is attached to these minutes.) Even though Pat has wanted to join the water authority for some time, she doesn’t think that doing a rate study is a good use of funds for the following reasons. 1. The MGA has changed their position regarding our distribution system. While a year ago they were willing to consider this, now “after careful reflection and consideration, MGA is not in a position to take over your distribution system.” Pat believes this is part of delivering water, and the MGCA remains in the water business if they won’t take over that piece. 2. “MGCA would not be credited for any value of the well.”. Our attorney has advised us that we should not go for any deal that does not give us credit for the value of the water in our well. Water is a very valuable resource; other communities are paying millions of



dollars to access water. The in-kind contributions for the pipes is helpful, but not enough to offset the rising cost of the rest of the project. 3. According to point 3 of their letter, the Authority will take over maintenance and ownership of the well, without giving us any credit, but the MGCA would still be responsible for other costs. In summary, after reading their letter, Pat cannot be in support of the MGA's proposal.

Ted Martin – let the rate study be definitive. Our attorney should be the one to negotiate on our behalf with the Authority.

Katcha Neale – even if we do a rate study, the Authority may not abide by it.

Hal pointed out that the MGA has stated they would charge the same rate for water to all their customers, but not whether or not they would abide by the rate study.

Carmen Bianco – should we go down the path of running our own water system, we would need to execute the loan by very early next year. A rate study would involve further discussion and then negotiation, and does not see how all that could be finished before we need to execute the PennVest loan.

Joe Lamont – from a practical view, would also like to raise the concern that should we go with the MGA there are costs we would be responsible for such as taking down existing tank and tower, upsize the pump, and upgrade electrical feed to support pump as well as the pipe connection under Pinch Road and a generator to support the pump. All those costs together are several hundred thousand. That in combination with not taking the distribution system causes Joe to wonder at how serious they are at wanting our business.

Kevin Burd – wants our Membership to understand that the MGCA would still have financial responsibility for quite a bit of our water system while still paying more for our water than we do today.

Tammy Travitz made a motion to move forward with the water tank replacement project and not pursue the possibility of joining the Mt. Gretna Water Authority. Don Dale seconded the motion. Kevin Burd added that two community-wide membership votes has supported moving forward with the water tower. The motion passed with 7 yes votes, 1 “reluctant no” vote from Ted Martin, and 1 abstention from Esther Mefferd.

## 7) New Business

- a) Don Dale made a motion that the board of managers accept the unanimous recommendation of the Buildings & Grounds committee to approve the building permit application submitted by 309 Mills Avenue for partial enclosure of a porch to expand a bathroom. Katcha Neale seconded the motion which passed unanimously.
- b) Pat Wilmsen made a motion that the surplus of funds, \$14,055.64, from the culvert, hydrant, and Well #2 viability study projects be transferred to the Building & Grounds Emergency fund. Don Dale seconded the motion which passed unanimously.
- c) Don Dale made a motion that the board sign the letter for the DEP Capability Enhancement Program indicating that the MGCA would like to move forward. Pat Wilmsen seconded the motion. Joe stipulated that in early conversations he wants to make sure that we are not committing to do any of the work if they don't provide the financial support to have it done. Don reiterated that the documents from the DEP show that we are not committing to any work or taking on any financial obligation by entering into the initial meeting which would happen after the letter of interest is signed. The motion passed unanimously.
- d) Annual Meeting & related events.
  - a. Vote: Pat Wilmsen made a motion that the board conduct a completely mail in ballot as proposed by



- Esther Mefferd. Seconded by Esther Mefferd, the motion passed unanimously.
- b. Meeting: Katcha Neale made a motion that we hold the annual meeting purely on Zoom. The motion was seconded by Tammy Travitz.  
Esther Mefferd – the meeting should be in person.  
There is no internet in the Tabernacle, and internet from a nearby cottage is not strong enough to host a zoom meeting.  
Kevin Burd supported a zoom meeting with a live picnic as a possibility.  
Joe Lamont also supported a zoom meeting and a live picnic.  
Hal was told there is a physical internet line in the Tabernacle and it may be possible to activate it and turn it on for one month; a one-month activation may be around \$89. Offers were made to contribute the necessary funds to make that happen.  
Kevin mentioned that there were 22 Members online and 22 Members at the live meeting.  
The vote was called, the motion passed with 7 affirmative votes, 1 negative vote from Esther Mefferd and an abstention from Ted Martin.
- c. Picnic: Tammy Travitz thinks the picnic is possible to be held in and around the Tabernacle. She would like some sort of RSVP to have an idea for how many may attend. Tammy is willing to investigate use of the Fire Hall with open bays. The board consensus is that the annual community picnic will be held in one of the two locations.
- e) Katcha Neale made a motion to amend the By-Laws to reduce the number of board members from 11 to 10. Kevin Burd seconded the motion in order to open discussion.  
Carmen Bianco asked Katcha what the benefit would be. Katcha responded that from her reading, the ideal number of board members is 7. Larger boards make it more difficult to move decisions forward. The challenge with smaller boards is filling committees – but our community appears to be filling the committees well without being board members.  
Kevin Burd added that *Race for Relevance* indicates that the ideal number of board members is 7. In the time that Kevin has been on the board, the committee volunteers have grown substantially, and it is within committees that most of the work is done. It is much easier for some Members to serve on a committee rather than make the commitment to serve for a 3-year term as long as we have active community members who are willing to actively serve on committees.  
Ted Martin – likes the idea, however, he thinks that at the late hour of the meeting and no advance notice, that it would be worthwhile to think about this for a month before moving any further.  
Hal reminded the board that to change the by-laws, two readings are required at public meetings and a 2/3 vote of the board is required to pass it. The board reviewed the actual by-laws language regarding the number of board members and the requirements for amending them.  
Katcha amended her motion to state that the Board of Managers would begin the process to take the necessary measures to reduce the Board of Managers number from 11 to 10. Kevin Burd seconded the amendment and the motion passed unanimously.
- f) The original water tower design did not include an emergency standby generator, and because we were awarded a PennVest loan, bid documents had to be modified to fit the loan requirements. Both these elements require further work from HRG. The supplemental electrical design will cost \$9,500 and the revision to bidding documents to meet PennVest requirements will cost \$1,200, for a total additional cost of \$10,700.



Joe Lamont added that while the MGCA has known for several years that we need an emergency backup generator, the MGCA did not specify that request when seeking estimates for the water tower replacement. The MGCA was focusing on the actual tank itself, not the supporting systems. When HRG did an on-site visit to review generator placement and saw the electrical system, they saw the need to upgrade our antiquated system in order to support the new tank. The design work for the electric system to support the generator is what makes up the \$9,500. While some general PennVest requirements were known before our award, the specifics were not and HRG has had to adjust the bidding documents accordingly. Carmen Bianco – Why didn't HRG pick up on the electrical needs quite some time ago. It seems that they would have reviewed the electrical requirements some time ago and is concerned about what other elements may have been missed.

Joe added that HRG will be our project manager.

Pat asked when the contract supplement would need to be paid – Hal answered that it would be in the next few months if approved. Pat pointed out that we have to do this supplement in order to move forward with the water tower project and that this expense will be reimbursed from the PennVest loan. Pat suggested that we pay for this work from the B&G Emergency Reserve fund until we get reimbursed from PennVest. Ted Martin requested that whoever liaises with HRG ask them to consider carefully everything that will be required for this project so that we do not get any more surprises, since this is not the first time this has happened. Pat Wilmsen expressed her agreement.

Pat made a motion that we accept Supplement #2 from HRG, that we pay for the supplement from the B&G Emergency Reserve, until such a time that the B&G Emerg. Fund can be reimbursed from the PennVest loan. Kevin Burd seconded the motion. The motion passed unanimously.

- g) Pat Wilmsen reminded the board that last year our attorney suggested that we revise our general assessment policy to move the payment plan forward. Last year the board decided to do this in two parts; the first part (which passed) was to make the delinquent period start July 01 of the current assessment year rather than January 01 of the following year, to restructure how penalties are assessed, and to make the three-part payment plan due by the end of June rather than August 15. The second part, which Pat is recommending be put in place now, would move the discount end date from March 31 to February 28, would change the due date of the general assessment from June 30 to April 30 which would therefore change the delinquency date to May 01. Carmen Bianco seconded the motion to move to discussion. Carmen Bianco – due to the length of the meeting, Carmen requested that this motion be tabled for a month so that the board and membership have more time to think about this topic.

Tammy Travitz – is glad it was brought up so that the board can consider it and so that the community knows it's a possibility. Is thinking a month delay would be helpful.

Pat Wilmsen withdrew her motion, but is thankful the community knows this is a possibility so they have plenty of time to plan accordingly.

## 8) Open Forum

- a) Ted Martin thanked Hal for running a very difficult meeting, and Pastor Remel for rescuing our hybrid meeting with his technical help. Ted also thanked the large number of people who attended on line and in the church.

Hal added that we haven't had to spend money on the hybrid meeting. If hybrid meetings can be improved with specific equipment, we will look into doing so.

- b) Dave Lloyd, 403 1<sup>st</sup> Street. Expressed his profound disappointment in how the board has handled the water



- tower project. There was a proposal from the MGA 16 months ago that the Board walked away from without negotiating any of its points. He thinks there is a misunderstanding of what the rate study would do. He also stated that the letter from the MGA was a starting point for negotiation, not an end point. The distribution would be a cost to the MGCA regardless of who manages it. What will happen to the MGCA if the price escalates even more beyond what will be covered by the PennVest loan? Also concerned about changes being made on what appears to be little thought and little involvement from the membership.
- c) Tom Heberling, 210 3<sup>rd</sup> Street. Why wasn't the May 02 letter from the MGA or the HRG recommendation mailed to all membership to receive comment from all residents. The possible change to the general assessment, the changes to quiet hours, and many other issues were discussed and voted on without the chance of input from the community. Thinks work is being done too quietly.
  - d) Marcie Lloyd, 403 1<sup>st</sup> Street. Concerned about quiet hours and how we're going to manage. How are rule breakers going to be dealt with? Also asked for confirmation that dogs are to be leashed; Hal stated they are.
  - e) Jeff Lentz, 211 2<sup>nd</sup> Street. Agreed with Tom Heberling, an agenda should have been available ahead of time. Also concerned with how cavalierly decisions were made that have a huge impact on the community, specifically with reference to the change in the quiet hours rule.
  - f) Deb Griffith, 209 5<sup>th</sup> Street. Thanked for the hybrid meeting and the ability to attend in person.
  - g) Greg Warhola, 208 6<sup>th</sup> Street. Disappointed with the quiet hours discussion. The first motion is the one that tends to get passed – and a strong majority was in favor of keeping the quiet hours at 10 pm Monday through Thursday. Greg asked that in the future a proper analysis of collected data be conducted and shared with the community before being voted upon.
  - h) Don Miller, 610 4<sup>th</sup> Street. Thanked for the review and change of quiet hours, this time with requested input from the community.
  - i) Larry McKenna, 309 Mills Avenue. Thanked the board for their work and their efforts in managing an impossible workload.
  - j) Gary Collins, 601 Mills Avenue. Mentioned a pile of leaves and yard waste that needs to be picked up and was there before the cutoff date.
  - k) Christine Slotznick, 507 3<sup>rd</sup> Street. Thanked the board for continuing all their work on behalf of the community.
  - l) Bob Travitz, 502 2<sup>nd</sup> Street. Thanked the board for their work. Expressed his disagreement with Dave Lloyd regarding the water issue. Have known for a long time that the water tower was an issue, but only recent boards have been willing to tackle the issue. And while the authority has known of our circumstances, over the past few years they have not reached out with serious proposals to join them. We were negotiating against ourselves and not getting real answers to our questions; it was a waste of time. Getting our own water system will be the cheapest and best long-term solution for the MGCA given the stance of the MGA.
  - m) Kevin Burd thanked Hal for handling the meeting with grace. The previous presidents present, himself, Ted Martin, and Dave Lloyd, all understand what it is like to be in that seat.
- Received after the close of meeting:
- n) Email, Connie Pierce, 505 Glossbrenner: Concern about the changing of Quiet hours. Attached.
  - o) Email, Mike Allwein, 311 2<sup>nd</sup> Street: Belief that motion to pass quiet hours was not in accordance with



Robert's Rules.

## 9) Adjournment

The meeting was adjourned at 11:01 p.m. on a motion by Esther Mefferd, seconded by Pat Wilmsen, and unanimously approved.

The next regular meeting will be held Tuesday, July 19, 2022, at 6:30 p.m.



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

Attachments:

May Treasurer's Report

June B&G Committee Meeting Minutes

Correspondence :

Christine Slotznick, 507 3rd re Quiet Hours

First Aid & Safety, Thank you for donation

George Leyh, 310 6<sup>th</sup> re Hybrid meetings

309 Mills Avenue building permit application – porch enclosure to expand bathroom

DEP Capability Enhancement Program documents

Executive Committee Superintendent hire resolution

Quiet hours – community feedback summary and responses

5/23/2022 Letter from MGA to MGCA

Community Comment email: 2022.06.22 Connie Pierce, 505 Glossbrenner

Community Comment email : 2022.06.22 Mike Allwein, 311 2<sup>nd</sup> Street

Secretary

Chairman