

## **February 2022 Board of Managers Meeting Attachments**

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## Water tank expenditures

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Karrie Hontz <>

Fri, Jan 28, 2022 at 10:24 AM

To: Mt Gretna Campmeeting <office@mtgretnacampmeeting.org>

This communication should be directed to the Board of Managers and shared with the entire community in Meeting Minutes. We expect a full accountability of this situation publicly to the community.

We were just reviewing documents attached to the January BOM meeting, and noticed a HUGE increase (more than 100%) to the estimated cost for the water tank replacement.

This cost was apparently communicated to the Board on Jan 12, yet this fact was never mentioned during the Jan 18 BOM meeting. The B&G report did not mention it. The topic of the water project and the loan was actively discussed and a resolution passed that did not include any dollar amounts. No mention of cost over run or expense adjustments was brought up at all!

The last cost that was provided to the community was \$680k. How could this Board have information in their hands that the current estimate is \$1.4M and not mention to the community during the meeting, nor with any direct communication to all homeowners since the new cost estimate was received?  
We deserve complete accountability as to what changed in scope to result in such a huge increase, or what was not accurate in the original estimates and why?

We DO NOT believe the board has the authority to more than double this spend without a new approval vote from homeowners. We also believe this may change the entire cost/benefit analysis as compared to linking up with the borough water authority.

Why did the BOM choose to hide this important information from the community and attempt to sneak it in via attaching a document with no reference to it during the Jan meeting? Was this intended to be used later as evidence that the information was "shared"? We don't agree that it was adequately communicated especially given the magnitude of the spend.

This Board has consistently said they value "transparency". How does this demonstrate that?  
This lack of clear communication is completely unacceptable, and it's a violation of the trust that this community deserves from their Board.

Ron and Karrie Hontz  
309 7th St.



thank  
you

I want to thank you for your generous donation to First Aid and Safety Patrol!

Your generous donation helps us pay the expensive medical equipment necessary for providing exceptional patient care.

set is our honor and please to some the camp meetings.

God Bless You

James  
Executive Director



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## Re: MGCA Water Tank Project Update

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Michael Allwein <>

Sat, Jan 29, 2022 at 6:25 PM

To: office@mtgretnacampmeeting.org

Cc: Michael Allwein <>

Hi Hal,

Thank you for the work you are doing, just being on the board is a thankless job that goes beyond volunteering, and sitting in the president chair...what were you thinking.

It looked like the loan proposal of 680,000 to 1.4 million, is a case of "better to beg forgiveness than ask permission".

It would seem the board is not transparent in not presenting the facts to the members and making and passing the motion is unscrupulous. Now the coverup is to hold a meeting after the fact. I am sure you will present a strong case to proceed on what was already decided. Too bad the board is losing credibility.

Please include this email in material for the next BOM meeting.

Michael J Allwein

311 2nd street

January 29, 2022

Dear Board Members,

I am requesting you reconsider the community question and answer format during our monthly board meetings.

As it stands now, the majority of residents will never hear the answers to resident's questions. If I am interested in an answer to a question that the board deems not of general interest to the community, I have to track down the person who asked the question and listen to their interpretation of the board's answer. I would much rather hear it directly from the board. As we all know, words can easily be manipulated which leads to questionable outcomes. There is less chance of this happening in a public forum where many ears are listening. Another successful approach is for the board to answer in writing, although more time consuming.

It is important to keep ALL residents equally informed of community issues and events. Please let the residents decide if it is of general interest to them. If they choose to be uninformed, at least it is not because the board withheld information.

I thought this board was supposed to believe in open, transparent communication. This is why I was SHOCKED to learn of the cost of our water tank project doubling from an outside source and not directly from our board. Clearly, this information should be deemed of general interest to the ENTIRE community. Why was this information not shared with the community prior to having it leaked at a township meeting? The ENTIRE community deserves to know how and why the price increased. There needs to be accountability. As I already mentioned, not only is the increase shocking, the source of delivery is equally SHOCKING!

The board spent an enormous amount of time on the water project which was greatly appreciated. Time is of essence. Is another cost/benefit analysis necessary? Our choice may no longer be the right one. All of us, both board members and residents should be extremely concerned. We need to take immediate action. Let's not wait until the February board meeting. Let's set up an emergency meeting and hash this out. We need a legitimate, reasonable plan. Let's salvage what we can and move forward.

Paula Deppen



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## Neighbor's fence on my property

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**Miranda Kress**

Fri, Feb 11, 2022 at 10:48 AM

To: Deborah Erb <>

I am requesting a few minutes at the next board meeting, in order to make a presentation (for the record). I ask the board to take this matter into consideration, (that they understand my position). I understand that they will not intervene on my behalf.

My neighbor Stephanie has her back fence on my property.

She has a trampoline without any netting, almost touching that fence.

My concern is that multiple children repeatedly are on the trampoline at the Same time, with no adult supervision.

There are over 100,000 injuries per year connected to trampolines, and the Risk of injury increases 75% when more than one child is on it at the same time.

I sent Stephanie a PDF of the survey Matthew and Hockley did, (state embossed).

I believe that Debbie also sent the Campmeeting a copy.

If a child, (Stephanie '{or her children's friends}'), get injured on the fence, potentially I would be held accountable. . . .

What makes sense is for Stephanie to move the fence off of my property.

I want the Campmeeting to be aware of this, for the record.

**LEGEND**

IPF IRON PIN FOUND

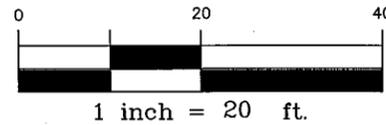
IPS IRON PIN TO BE SET  
(5/8"Ø x 30" reinforcing rod)

CMF CONCRETE MONUMENT FOUND

● UTILITY POLE

— UE — UE — EXISTING UNDERGROUND ELECTRIC

— x — x — x — FENCE LINE



MIRANDA SILIC KRESS  
DEED #2298-4142  
UPI #34-2326535-335241  
CONTAINING: 9,624;  
0.2209 ACRES

BELL TELEPHONE COMPANY OF PA  
C/O VERIZON  
DEED #16-273  
UPI #34-2326453-335199

MARK S. & MELISSA M.  
CAMPBELL  
DEED #2263-7276  
UPI #34-2326456-335089

STEPHANIE ANN BOST  
DEED #2251-5978  
UPI #34-2326561-335154

JUDY WEIMER  
DEED #2006-7428  
UPI #34-2326645-335231

KENNETH A. STORCK  
DEED #2277-7904  
UPI #34-2326616-335366

**BELL AVENUE**

EXISTING HOUSE  
#401 BELL AVENUE

EXISTING DECK

EXISTING PURGOLA

EXISTING SHED

EXISTING DECK

EXISTING BUILDING

N80°11'00"E 114.00'

N9°49'00"W 90.00'

S9°58'00"E 78.67'

S74°31'00"W 114.77'

PLAN OF SURVEY  
FOR  
MIRANDA SILIC KRESS

SITUATED IN  
WEST CORNWALL TOWNSHIP, LEBANON COUNTY, PA

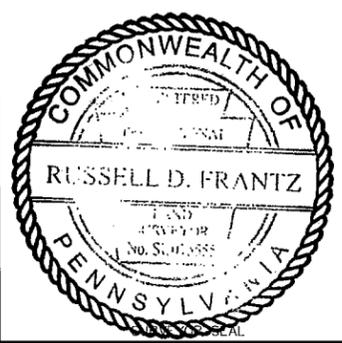
*Matthew & Hockley Associates, Ltd.*

340 SOUTH EIGHTH STREET  
LEBANON, PENNSYLVANIA 17042  
PHONE: (717) 272-3028  
FAX: (717) 274-3362  
www.m-hsurveyors.com

DATE: NOVEMBER 5, 2021 REVISED:  
SOURCE OF TITLE  
GIS# 34-2326535-335241 DEED BK. 2298 PAGE 4142  
DRAWN BY: A. NEY SCALE: 1" = 20'  
DRAWING: MKWCO1 SHEET 1 OF 1

I HEREBY CERTIFY THE ABOVE  
PLAN TO BE CORRECT AND  
ACCURATE TO THE BEST OF  
MY KNOWLEDGE.

*Russell D. Frantz*  
12/13/21  
DATE



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**FW: Assistant Secretary Appointment**

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hmmyers@verizon.net <hmmyers@verizon.net>  
To: Debby Erb <Office@mtgretnacampmeeting.org>

Fri, Jan 21, 2022 at 4:00 PM

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**From:** hmmyers@verizon.net <hmmyers@verizon.net>  
**Sent:** Wednesday, January 19, 2022 6:39 PM  
**To:** Carmen Bianco <carmen@mybianco.com>; Hal Myers <hmmyers@verizon.net>; Pat Wilmsen <pwilmsen@quicksystems.net>; Tammy Travitz <ttravitz@me.com>  
**Subject:** Assistant Secretary Appointment

TO: MGCA EXECUTIVE COMMITTEE  
FROM: HAL MYERS, MGCA PRESIDENT  
RE: APPOINTMENT OF PAT WILMSEN AS MGCA ASSISTANT SECRETARY  
DATE: 19 JANUARY 2022

Hello 2022 Execs-

Time to go to work already! Today, we found that in addition to the signature of the MGCA President, the PENNVEST "Letter of Responsibility," requires the signature of the Secretary as a witness to the Pres signature.

Tammy, our Secretary, is unavailable to witness and sign.

- HRG, the firm assisting with our PENNVEST application, said that witness by the VP or Treasurer may not be acceptable.
- I explained that our By-Laws allow us to appoint an Assistant Secretary. She said witness by an Assistant Secretary would be acceptable.
- By-Laws Article VI, Section 27.c. (copied below) allow the Board to appoint an Assistant Secretary.
- The Executive Committee may act with full authority of the Board of Managers and facilitate decision making between Board meetings. This is a time-critical issue.
- Given these facts, I am asking the Executing Committee to vote below to appoint Pat Wilmsen as MGCA Assistant Secretary. If desired or necessary, this appointment can be rescinded or changed at any time by another vote of the Board or Executive Committee.

*Article VI, Section 27.c.*

*An Assistant Secretary may be appointed by the Board to serve in the absence or incapacity of the Secretary who shall have and exercise all power and authority of the Secretary and shall perform all duties of the Secretary.*

I thought I would do this via email to disrupt your lives as little as possible. If you would prefer to meet via Zoom to discuss and vote, I'll be happy to set that up. Otherwise, please type your name next to the appropriate line below to indicate your vote:

**I am IN FAVOR of appointing Pat Wilmsen to serve as MGCA Assistant Secretary. Hal Myers**

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**From:** Patricia Wilmsen <[pwilmsen@quicksystems.net](mailto:pwilmsen@quicksystems.net)>  
**Sent:** Wednesday, January 19, 2022 6:48 PM  
**To:** [hmmyers@verizon.net](mailto:hmmyers@verizon.net); Carmen Bianco <[carmen@mybianco.com](mailto:carmen@mybianco.com)>; Tammy Travitz <[ttravitz@r](mailto:ttravitz@r)>  
**Subject:** RE: Assistant Secretary Appointment

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**From:** Carmen Bianco <[carmen@mybianco.com](mailto:carmen@mybianco.com)>  
**Sent:** Friday, January 21, 2022 9:25 AM  
**To:** [hmmyers@verizon.net](mailto:hmmyers@verizon.net)  
**Subject:** Re: Assistant Secretary Appointment

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**From:** Hal Myers <[hmmyers@verizon.net](mailto:hmmyers@verizon.net)>  
**Date:** Wednesday, January 19, 2022 at 6:38 PM  
**To:** Carmen <[carmen@mybianco.com](mailto:carmen@mybianco.com)>, Hal Myers <[hmmyers@verizon.net](mailto:hmmyers@verizon.net)>, Pat Wilmser  
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**I am IN FAVOR of appointing Pat Wilmsen to serve as MGCA Assistant Secretary. Carmen Bianco**

**I am OPPOSED to appointing Pat Wilmsen to serve as MGCA Assistant Secretary.**

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**From:** Tamra Travitz <[ttravitz@me.com](mailto:ttravitz@me.com)>  
**Sent:** Wednesday, January 19, 2022 8:42 PM  
**To:** [hmmyers@verizon.net](mailto:hmmyers@verizon.net)  
**Cc:** Carmen Bianco <[Carmen@mybianco.com](mailto:Carmen@mybianco.com)>; Pat Wilmsen <[pwilmsen@quicksystems.net](mailto:pwilmsen@quicksystems.net)>  
**Subject:** Re: Assistant Secretary Appointment

Sent from my iPad

On Jan 19, 2022, at 7:38 PM, [hmmyers@verizon.net](mailto:hmmyers@verizon.net) wrote:

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vote:

**I am IN FAVOR of appointing Pat Wilmsen to serve as MGCA Assistant Secretary. Tammy**

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## Mount Gretna Campmeeting Income & Expense Budget vs. Actual

Cash Basis

January 2022

	Total Community Maintenance			Overhead			TOTAL		
	Jan 22	Budget	% of Budget	Jan 22	Budget	% of Budget	Jan 22	Budget	% of Budget
<b>Ordinary Income/Expense</b>									
<b>Income</b>									
<b>Assessments</b>	118,664.00	570,600.00	20.8%	0.00			118,664.00	570,600.00	20.8%
<b>Interest Income</b>	0.00			42.07	1,000.00	4.2%	42.07	1,000.00	4.2%
<b>Miscellaneous Receipts</b>	0.00	1,000.00	0.0%	0.00			0.00	1,000.00	0.0%
<b>Rental Permit Fee</b>	225.00	4,500.00	5.0%	0.00			225.00	4,500.00	5.0%
<b>Rentals</b>	8,335.00	26,100.00	31.9%	0.00			8,335.00	26,100.00	31.9%
<b>Total Income</b>	<u>127,224.00</u>	<u>602,200.00</u>	<u>21.1%</u>	<u>42.07</u>	<u>1,000.00</u>	<u>4.2%</u>	<u>127,266.07</u>	<u>603,200.00</u>	<u>21.1%</u>
<b>Gross Profit</b>	127,224.00	602,200.00	21.1%	42.07	1,000.00	4.2%	127,266.07	603,200.00	21.1%
<b>Expense</b>									
<b>Administrative costs</b>	0.00			3,530.15	14,762.00	23.9%	3,530.15	14,762.00	23.9%
<b>Buildings &amp; Grounds</b>									
<b>Maintenance Expense</b>	1,612.08	24,950.00	6.5%	0.00			1,612.08	24,950.00	6.5%
<b>Operating Expense</b>	873.89	62,360.00	1.4%	0.00			873.89	62,360.00	1.4%
<b>Utilities</b>									
<b>Garbage</b>	4,472.95	55,612.00	8.0%	0.00			4,472.95	55,612.00	8.0%
<b>Sewer</b>	35,642.52	150,433.00	23.7%	0.00			35,642.52	150,433.00	23.7%
<b>Street Lights</b>	1,787.79	21,512.00	8.3%	0.00			1,787.79	21,512.00	8.3%
<b>Water Production</b>	611.69	11,730.00	5.2%	0.00			611.69	11,730.00	5.2%
<b>Total Utilities</b>	<u>42,514.95</u>	<u>239,287.00</u>	<u>17.8%</u>	<u>0.00</u>			<u>42,514.95</u>	<u>239,287.00</u>	<u>17.8%</u>
<b>Total Buildings &amp; Grounds</b>	<u>45,000.92</u>	<u>326,597.00</u>	<u>13.8%</u>	<u>0.00</u>			<u>45,000.92</u>	<u>326,597.00</u>	<u>13.8%</u>
<b>Community Activities</b>	0.00	300.00	0.0%	0.00			0.00	300.00	0.0%
<b>Community Library</b>	0.00	600.00	0.0%	0.00			0.00	600.00	0.0%
<b>Contributions - Note 2 Fin Comm</b>	0.00			0.00	2,400.00	0.0%	0.00	2,400.00	0.0%
<b>Desig/Restr Fund Transfer Out</b>	73,500.00	73,500.00	100.0%	0.00			73,500.00	73,500.00	100.0%
<b>Personnel</b>	0.00	85,000.00	0.0%	3,630.63	59,598.00	6.1%	3,630.63	144,598.00	2.5%
<b>Professional Fees</b>	0.00			867.25	33,800.00	2.6%	867.25	33,800.00	2.6%
<b>Property Taxes</b>	0.00			0.00	5,725.00	0.0%	0.00	5,725.00	0.0%
<b>Total Expense</b>	<u>118,500.92</u>	<u>485,997.00</u>	<u>24.4%</u>	<u>8,028.03</u>	<u>116,285.00</u>	<u>6.9%</u>	<u>126,528.95</u>	<u>602,282.00</u>	<u>21.0%</u>
<b>Net Ordinary Income</b>	<u>8,723.08</u>	<u>116,203.00</u>	<u>7.5%</u>	<u>-7,985.96</u>	<u>-115,285.00</u>	<u>6.9%</u>	<u>737.12</u>	<u>918.00</u>	<u>80.3%</u>
<b>Net Income</b>	<u><b>8,723.08</b></u>	<u><b>116,203.00</b></u>	<u><b>7.5%</b></u>	<u><b>-7,985.96</b></u>	<u><b>-115,285.00</b></u>	<u><b>6.9%</b></u>	<u><b>737.12</b></u>	<u><b>918.00</b></u>	<u><b>80.3%</b></u>

# Mount Gretna Campmeeting Balance Sheet

As of January 31, 2022

Cash Basis

	Jan 31, 22
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Checking Account - Jonestown	14,671.21
MM 143834 Her Fest	11,638.17
MM 143842 Seiders	20,836.36
MM 143859 Her Park (Playground)	7,394.27
MM 171058 Capital Projects	118,078.49
MM 882662 Tree Fund	40,907.50
Money Mrkt 891267(6 Trf, 250K)	
Operating Reserve	135,000.00
Structures (Restr)	29,396.80
Byford Memorial (Restr)	300.00
Library Fund (Desig)	7,430.86
Lois Hopkins Memorial (Restr)	950.00
Money Mrkt 891267(6 Trf, 250K) - Other	69,444.93
<b>Total Money Mrkt 891267(6 Trf, 250K)</b>	<b>242,522.59</b>
Petty Cash (Fuel Cards)	969.55
<b>Total Checking/Savings</b>	<b>457,018.14</b>
<b>Accounts Receivable</b>	
Accounts Receivable	-1,310.00
<b>Total Accounts Receivable</b>	<b>-1,310.00</b>
<b>Other Current Assets</b>	
Inventory Asset	
MGCA Historical Plaque	1,600.71
<b>Total Inventory Asset</b>	<b>1,600.71</b>
<b>Total Other Current Assets</b>	<b>1,600.71</b>
<b>Total Current Assets</b>	<b>457,308.85</b>
<b>TOTAL ASSETS</b>	<b>457,308.85</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
Accounts Payable	-489.50
<b>Total Accounts Payable</b>	<b>-489.50</b>
<b>Credit Cards</b>	
DJE Visa	6,158.72
Lowe's Credit Card	66.42
<b>Total Credit Cards</b>	<b>6,225.14</b>
<b>Other Current Liabilities</b>	
Payroll Liabilities	1,030.35
<b>Total Other Current Liabilities</b>	<b>1,030.35</b>
<b>Total Current Liabilities</b>	<b>6,765.99</b>
<b>Total Liabilities</b>	<b>6,765.99</b>
<b>Equity</b>	
Net Assets- Temp. Restricted	
Net Assets- Temp Rest Playgroun	16,884.00
Net Assets- Temp. Restricted - Other	6,377.00
<b>Total Net Assets- Temp. Restricted</b>	<b>23,261.00</b>

**Mount Gretna Campmeeting  
Balance Sheet**

**As of January 31, 2022**

Cash Basis

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	<u>Jan 31, 22</u>
Net Assets-Designated	130,915.00
Net Assets-Undesignated	146,880.81
Retained Earnings	154,118.94
Net Income	-4,632.89
Total Equity	<u>450,542.86</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u><u>457,308.85</u></u></b>

February 01, 2022

Meeting of the B&G Committee using Zoom teleconference

Members of the B&G Committee present: Don Dale, Joe Lamont, George Leyh, Doug Lorenzen, Barb Myers, Katcha Neale, Chip O'Neal, Kevin Skovira, Bob Travitz, Pat Wilmsen, and Deborah Erb.

Tim MacLean and Ted Wuori were not present.

Resident Ben **Slotznick** was a guest to present the Zoning Working Group update.

Barb Myers opened the meeting at 6:32 pm.

### **Building Permit Application Review**

1. 400 Glossbrenner:

The owner submitted a building permit application with explanations and photographs of work to be done. The committee agreed that a building permit was not necessary for the work planned. Don Dale made a motion to approve the building permit recognizing it is for information only, Pat Wilmsen seconded the motion, and the committee agreed unanimously.

### **Reports**

1. Superintendent Report:

Barb Myers presented for Chip O'Neal.

- a. Waste Management did not pick up Jan 20<sup>th</sup> because when they arrived at our site the driver deemed the ice made it unsafe to do so. Chip bagged overflow and it was picked up by TNT.
  - b. There are no dumpster violations to report.
  - c. Possible water leak detected after a day of excessive water use. The leak was found at a Member's property; the Member was notified, and a contractor came immediately to repair leak. The leak had been undetected by the owner because the leak was in the basement and being immediately discharged by a sump pump. Roughly 30,000 gallons was lost from this leak.
  - d. Several days later, the pump house meter readings showed more instances of excessive water use, the source of that use or leak has not yet been detected. The excessive use may be caused by Members running water in an attempt to keep pipes from freezing. Will be issuing an email message to Membership to communicate that this is not an effective way to prevent pipes from freezing in addition to it being an expensive method to the community. Don asked that in the future the B&G consider requiring Members to use a certified plumber to winterize their pipes.
  - e. There has been a challenging combination of blowing snow, freezing rain, and sub-freezing temperatures since the beginning of the year. The budget for snow removal supplies is depleted, but Chip was able to get a really good price on salt from Nolt's Garden supply.
  - f. Christmas tree pickup is complete.
  - g. 6<sup>th</sup> & Glossbrenner, wires downed, Chip handled.
  - h. A road blockage was caused on Bell Avenue by Musser's Tree Service who came to remove trees from a Member property. The MGCA was not informed ahead of time about the road blockage or the amount of equipment that would be brought in.
  - i. Chip has reviewed the equipment inventory with Barb Myers; a report will be given later in the meeting.
  - j. Finally, Chip was called by a Member and asked how they should dispose of a headless turkey buzzard that was on their property.
2. Tree Committee
- a. Musser's will be providing an estimate to trim dead branches from an MGCA oak tree located near the tree that will be removed from the Slotznick property. The work will be done at the same time to lower the cost to the MGCA.

- b. Musser's will be coming in February to take down the tree at 2<sup>nd</sup> Street & Otterbein Ave. that is leaning on the wires. Pat has been trying to get that tree down as soon as possible. Met Ed won't take it down.
  - c. Pat ordered 30 native larger shrubs from the 10 Million Trees for the Bay program. The trees are provided at no cost and will need to be planted in the spring. The spring planting will require more work to keep them watered (as opposed to planting in the fall); volunteers are welcome to assist with the planting and subsequent watering. Expect the shrubs to be delivered in March.
3. Policy & Procedures – B&G Policy Updates (Katcha Neale)
- a. The B&G looked at the list of policies and procedures that have been waiting to be developed for quite some time. Now that Katcha is chairing P&P in addition to serving on the B&G, she will be able to help with this process. Katcha will be reviewing this list with Barb Myers, Don Dale, and Hal Myers in order to prioritize it. A prioritized list will be presented to the B&G at the March meeting. The P&P committee will then start working on the top three.
4. Zoning Working Group (Ben Slotznick)
- a. West Cornwall Township has requested no further information from the Zoning Working Group or Campmeeting - and we have provided no additional information to them. At the most recent Township meeting, information was presented by the Township, but there was nothing final for them to hand out. The next Township meeting is listed as a "working group" which means that they are still working on the changes and the proposed revised zoning ordinance is not yet final. February 23<sup>rd</sup> is the next working group meeting, followed by a presentation of the zoning ordinance for adoption possibly on March 14<sup>th</sup> and April 11<sup>th</sup>. It is unclear at this time whether or not those latter meetings will be public and at which meeting a vote might take place.

### **MGCA Project List**

- 1. Review New Project Listing
  - a. Barb presented a project list that is a compilation of all projects, whether they are active projects, projects on hold, or planned projects for the future. Each B&G meeting, we will review the "Active" projects that require follow up or have an action item. This list includes:
    - i. The year the project was started,
    - ii. The building/area of the project,
    - iii. The project description,
    - iv. The project manager who will be a member of the B&G,
    - v. The project status (proposed/active/completed)
    - vi. The project funding and whether it will be paid from the budget or a capital project fund,
    - vii. Project notes, and finally
    - viii. Date for next scheduled work or required action date.
  - b. This project list will be used during B&G meetings for project status updates, updates will be typed in the list rather than in the minutes, and a copy of the project list will be attached to the minutes and available to the B&G committee in the shared Google drive folder.
- 2. Project manager Progress Reports
  - a. Project updates were presented and are attached to these minutes.
  - b. Late last year we started using aspects of our financial software, Quickbooks, that we previously had not used. This has enabled us to see complete financial project status that includes all monies voted to a project, all invoices paid, and therefore how much money is remaining to complete the project. A sample report was shown to the committee. Project managers will use these reports to make sure that a project stays within budget.

### **Ongoing B&G Tasks**

1. Water Shut-off Valves. An ongoing project that Bob Travitz expects to start working on with Chip O'Neal in the spring. The end goal is to have every building's water shut off valve clearly identified.
2. DEP has a program to provide free engineering services for certain water systems. The MGCA submitted paperwork to apply for some of these services. Barb Myers asked for a committee volunteer to follow up on the application.

### **New Business**

1. MGCA Equipment/Vehicle Review. Barb reviewed the equipment the MGCA currently owns to complete the major jobs of leaf pickup and snow removal. She showed a comparison of the equipment that we own for those tasks along side of the proposed list of equipment to complete those same jobs. It is possible that by selling some of the equipment we currently have, we might be able to purchase equipment that would serve the MGCA better.  
The B&G then discussed the various needs, the possible available funds, and what equipment would be necessary in order to satisfy all the requirements of the road width, the equipment that might need to be hauled, etc. An extensive discussion followed covering the communities needs, possible pieces of equipment, etc.  
Barb asked for a volunteer from the B&G to work on this project. It would entail working to refine the ideal equipment list, determine costs, and discover possible sale value for current equipment which would not be used.
2. Margaret Hopkins submitted a request to the B&G to build more raised garden beds. She noted that there are Members on a waitlist and proposed more be built in the community garden off of 8<sup>th</sup> Street. The committee had a lengthy discussion covering topics such as:
  - a. Existing garden beds off Bell will need to be removed before the water tower installation in the fall,
  - b. The community garden area is to be turned into a woodland garden, over 20 trees have already been planted in the community garden,
  - c. There is MGCA land below Carter Ave. and 4<sup>th</sup> Street that might be suitable for additional garden,
  - d. There is no money in the budget to cover the costs of building additional gardens,
  - e. Once the water tank is finished, more raised garden could be added to that area

Pat Wilmsen will meet with Margaret Hopkins to review some of the options and ask her to provide feedback and/or further suggestions based on those ideas and limitations.
3. Action item – Chip will determine when the current raised garden beds will need to be taken down. That end date will be communicated to the current raised garden renters and offer a refund if they will decide not to use the garden for the summer of 2022.

Adjourn 8:56 pm

Attachment:

B&G Project List with February meeting updates.

Tabernacle Association  
Board of Trustees - 2022

2022:

- Esther Mefferd\*
- Pat Wilmsen
- Don Dale
- Kevin Burd

2023:

- Ted Martin
- Carmen Bianco \*1

2024:

- Lynne Kline \*2
- Ross Ellison \*3
- Bob Kettering

\* Will need to be re-appointed by the Board of Trustees

\*1 Complete term of Barb Myers

\*2 Complete term of Tom Heberling

\*3 Complete term of Sally Marisic