



Mt. Gretna Campmeeting Association

Tuesday, August 16, 2011

At the regular monthly meeting of the Mt. Gretna Campmeeting Association Board of Managers, held on Tuesday evening, August 16, 2011 in the United Methodist Church, Mt. Gretna, Pennsylvania, Mr. Gettle presided and Mrs. Rogers acted as Secretary.

A quorum was present including the following: Bruce Gettle (President), George Resh (Vice-President), Sally Marisic (Treasurer), Nancy Rogers (Secretary), Rick Andrews, Linda Campbell, Mervin Lentz, Ted Mefferd and Ben Wiley. Newly elected members to the Board, Betsy Barnhart and David Lloyd, were also present.

I. Call to Order

The Chair called the meeting to order at 7:00 PM, Nancy Rogers opened with a prayer.

II. Community Comments

- A. Ted Martin addressed the Board regarding Eastern Enterprises' re-zoning proposal. He pointed out that 90-200 properties could be built beyond the Roller Rink thus having a great effect on the number of people, the traffic, the negative impact on our environment, taxes, how we live, and water drainage to the lake; essentially changing Gretna forever. He asked the Board of Managers to publicly go on record as being against the re-zoning, and also to make a financial commitment, in concert with a larger body of concerned organizations, towards an attorney if it becomes necessary. Mr. Martin believed that taking such a stand early on will make a statement to the rest of the community. The Chair asked the Board to consider the request and discuss it at the September meeting. Many Board members did voice their strong opposition to the re-zoning project.
- B. Nancy Rogers reported that quite a few residents did not know how to get Art Show tickets this year. The pick-up information was disseminated differently than past years, a new policy has been put in place to make sure that the information gets out in its more traditional manner in the future.

III. Opening Business

- i. On a motion by Sally Marisic, a resolution was discussed and adopted as follows: **RESOLVED**, That the MGCA Board of Managers immediately seat Betsy Barnhart and David Lloyd with full rights to the Board of Managers.
- ii. On a motion by Wiley, a resolution was discussed, amended, and adopted as follows: **RESOLVED**, That the MGCA Board of Managers adopt the President's Proposed Agenda for the August meeting.
- iii. 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.

IV. Reports of Standing Committees

A. Executive Committee

- i. (Treasurer) Sally Marisic expressed concern about resolution passed at last month's meeting giving Superintendent of Grounds \$1,500 spending privileges beyond budget. First, if the Board wants to have an 'emergency reserve' for Buildings and Grounds, this can simply be built into the budget. Our auditor agrees finding a motion unnecessary and redundant to existing policies. Secondly, the Board is giving an employee the right to make such a decision, rather than a committee chair. If there is a resolution it should be giving the spending authority to the Chair of the Buildings and Grounds Committee. Third, there is no spending cap. The way the resolution is worded, it could be used many times a year. Finally, the Board did not stipulate where the money was to come from. With the upcoming budget, could address this within a budget with an added fund rather than



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- through this resolution. The Board was asked to consider these points for follow-up discussion at September's meeting.
- ii. (Treasurer) Sally Marisic reported on her conference with Tom Harlan regarding long-term delinquent assessments. That report is attached to these minutes. The Board was asked to consider which avenue they want to pursue. A decision needs to be made at the September meeting.
 - iii. (Treasurer) There was an accident at the playground which was referred to the MGCA insurance company.
 - iv. (Secretary) – Read an e-mail from Fred Schaeffer. Fred asked a copy of the MGCA's members' mailing list for the purpose of petitioning for support in the effort to stop the re-zoning across 117, the Chautauqua and Borough have already supplied. On a motion by Nancy Rogers, a resolution was discussed and adopted as follows: RESOLVED, That the MGCA Board of Managers provide mailing labels with the mailing addresses of MGCA members to Fred Schaeffer of Preserve Our Zoning for the exclusive purposes of reaching our homeowners about the proposed Eastern Enterprises re-zoning proposal.
 - v. (Secretary) Read a letter from Susquehanna Wealth Management with regarding the MGCA being named as a beneficiary in the will of Jeanette Barnes.
 - vi. (Secretary) A Tabernacle rental application from Faith Rissler was read. A wedding is to be held on June 2nd 2012 from 9am – 2pm. On a motion by Nancy Rogers, a resolution was discussed, amended and adopted as follows: RESOLVED, That the MGCA Board of managers approves the Tabernacle rental application by Faith Rissler with the understanding that the MGCA cannot guarantee parking for the amount of cars they anticipate, and that the MGCA strongly recommends they make parking arrangements with either the fire police and/or Eastern Enterprises.
 - vii. (Secretary) Read thank-you letter to West Cornwall Twp for playground donation.
- B. Buldings and Grounds Committee - Merv Lentz
- i. B&G Committee will meet 9/13 to discuss budget needs for 2012.
 - ii. Spot paving is being planned for Sep/Oct.
 - iii. The generator will be stored in the pump house over the winter.
 - iv. 6 street lights have been reported to Met-Ed as being out over the past month.
 - v. Mrs. Marisic asked Mr. Lentz to look into a solution for the wet spot on Batdorf where water comes out between concrete and blacktop. Mr. Lentz proposed either to not do anything, or put a ridge of asphalt on either side of the flume to help channel the water. In addition, Mr. Lentz is to forward appropriate verbiage to Mrs. Rogers, who will send a letter from the MGCA to PennDot asking them to rectify their drainage problem. If they ignore us, possibly attorney to try to get their attention.
 - vi. Bob Port requested a stop sign on Markwood, at 3rd & Markwood as well as on Markwood at 1st and Markwood. On a motion by Nancy Rogers, a resolution was discussed and adopted unanimously as follows: RESOLVED that the MGCA Board of Managers have Mr. Lentz call Bob Port to decline his request for the stop signs but apprise that a speed bump will be placed on Markwood at 3rd.
 - vii. The B&G Committee recommends that the Board deny Rae Ann Lynch's building permit request for a fence, on the grounds that it would violate the standing rule for no fences. Mr. Lentz encouraged Ms. Lynch to submit another building permit application if Ms. Lynch comes up with an alternate idea.



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- viii. On a motion by Merv Lentz, a resolution was discussed and adopted unanimously as follows:
RESOLVED that the MGCA Board of Managers allow the Mt. Gretna UM Church to put up their directional sign at 1st and 117.
- C. Communications Committee - Merv Lentz
 - i. Mr. Lentz needs all articles for a late summer/early fall newsletter by September 12.
- D. Community Activities Committee - Ben Wiley
 - i. Pat Allwein sent an e-mail to the Board stating that if she is to continue as coordinator for the Heritage Festival she will need assistance. Bruce asked Board members to consider volunteering and to report back at September's meeting.
 - ii. Ben Wiley reported that it was a successful community picnic, and thanked the Board members for their help.
- E. Finance Committee - Sally Marisic
 - i. The first meeting of the Finance Committee will be held at the end of September or early October. Committee chairs need to have their requests ready by end of September.
- F. Nominations Committee - Ted Mefferd
 - i. Nothing to report
- G. Property Ownership Committee - Merv Lentz
 - i. Robert and Tamra Travitz bought 502 2nd from Renee Mitchell-Treier as an occasional residence
- H. Recreation Committee - George Resh
 - i. Nothing to report
- I. Tabernacle Association - Bruce Gettle
 - i. Put off until next month

V. Unfinished Business

- i. The Rules and Reg's revision discussion was postponed due to more pressing business which had arisen. All Board members were asked to look over the proposed changes. If there were any proposed changes with which members did not agree they were asked to forward these to Nancy Rogers within the next week. Mrs. Rogers will then compile and disseminate these comments before the next meeting. The Board should be able to vote on the final version of the revised Rules and Reg's at the September meeting.
- ii. Due to time constraints the changeable letter sign discussion was put off for September's meeting.
- iii. Due to time constraints the big trash day discussion was put off for September's meeting.
- iv. Mrs. Rogers reported that the Ad Hoc Personnel Committee's work was not finished. The MGCA needs another job description for the assistant to the Superintendent. In addition, the Board voted on salary, pay and benefits, but did not formally adopt job descriptions. The Executive Committee will be discussing this at their September meeting.

VI. New Business

- i. No Board member made a motion to address Dwayne Heckert's request to amend the By-Laws to allow non-homeowners a seat on the MGCA Board.
- ii. Policy and protocol put off until the Exec committee meeting and September Board meeting.
- iii. On a motion by Nancy Rogers, a resolution was discussed and unanimously adopted as follows:
RESOLVED, That the MGCA Board of Managers declares that WE are vehemently opposed to the re-zoning project proposed by Eastern Enterprises for the land Eastern Enterprises owns on the north side of State Route #117.



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- iv. On a motion by Nancy Rogers, a resolution was discussed and adopted as follows: RESOLVED, That the MGCA Board of managers start their monthly meetings at 6:30pm rather than 7:00 pm. This change is to commence with the November 2011 Board meeting.
- v. Linda Campbell stated that she had received many comments at the annual meeting about the preservation of the Campmeeting's historical documents. Linda expressed that she also thinks this is a very important topic of discussion that should be addressed now. Nancy Rogers reminded the Board and its new members that coming up with policies for document retention and preservation was one of the projects she had been asked to take on, but not until the Rules and Regulations' Revisions and Policy Manual compilation projects were completed. Mrs. Rogers expects to start this project with her volunteers at the end of September. The people working with Mrs. Rogers are: Linda Campbell, Debby Erb, Deborah Hurst, Jeff Hurst, Sally Marisic, and Lynn Reisinger.
- vi. Linda Campbell reported that interest has been expressed in making a MGCA flag. Linda was asked to write an article for the newsletter seeking community interest and input.

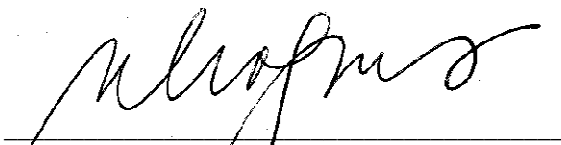
Adjournment

On a motion by Rick Andrews, the meeting was adjourned at 9 pm.

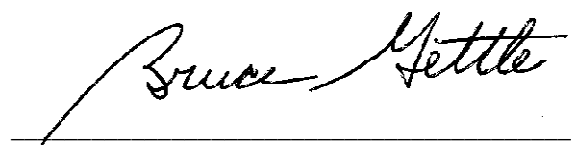
The next regular meeting will be held Tuesday, September 20th at 7:00 pm.

Attachments:

President's Proposed Agenda
Treasurer's Report on ways to pursue long-term delinquent accounts
Fred Schaeffer e-mail
Susquehanna Wealth Mgt letter re Jeanette Barnes Trust
Thank you letter to WCT for playground donation
Pat Allwein e-mail re help for Heritage Festival

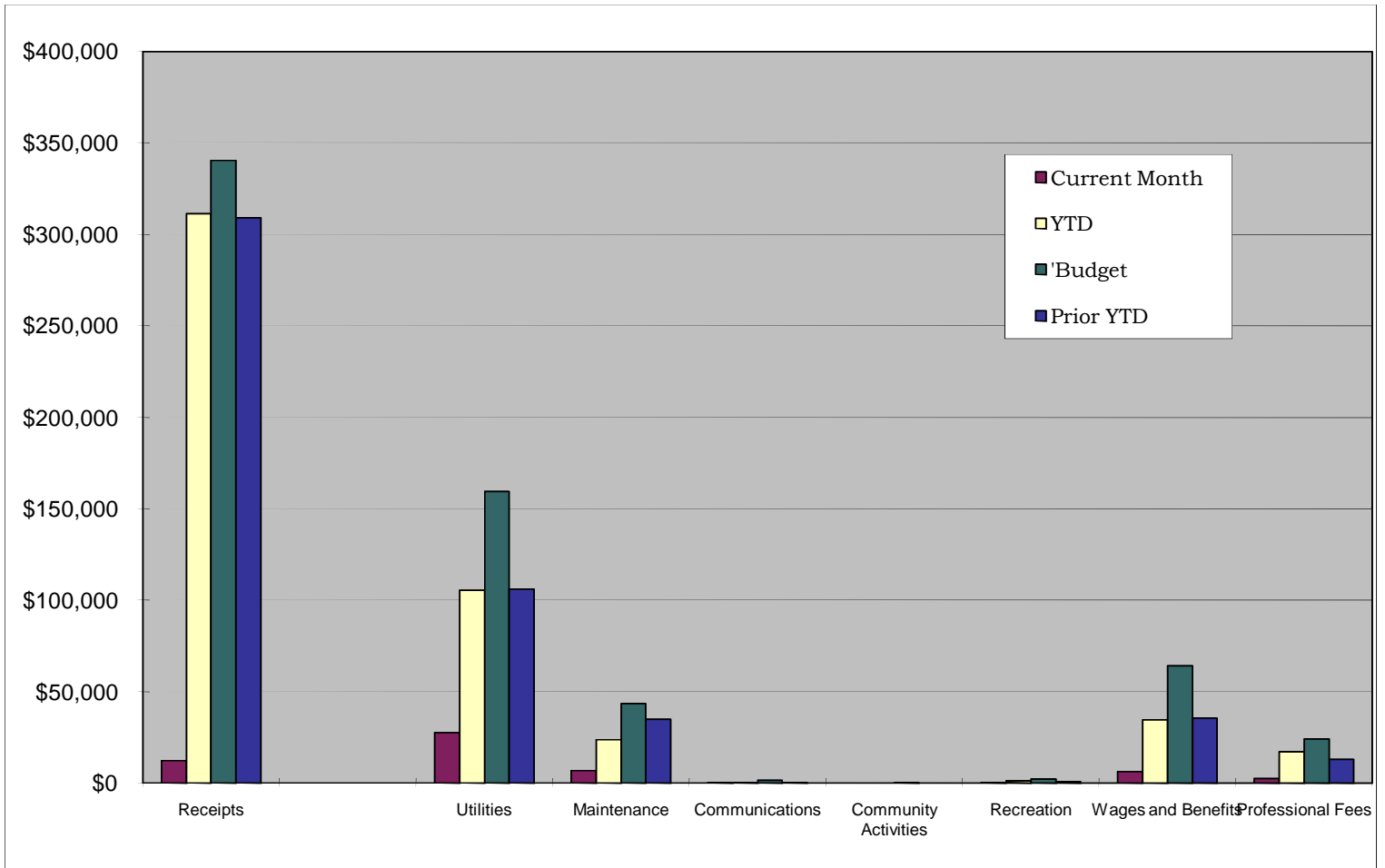


Secretary



Chairman

Mt. Gretna Campmeeting Association, Inc.
2011 General Fund Summary Report



July 2011

	<u>Cur. Mnth</u>		<u>Year to Date</u>		<u>Budget</u>	<u>Previous Year</u>		
	Actual	% of YTD	Actual	% of Bud.	Actual	Actual	\$ Change	%

Income								
Receipts	\$12,533	4%	\$311,402	91%	\$340,431	\$308,940	\$2,462	1%
Disbursements								
Utilities	\$27,737	26%	\$105,523	66%	\$159,487	\$106,109	(\$585)	-1%
Maintenance	\$7,056	30%	\$23,845	55%	\$43,500	\$35,142	(\$11,297)	-32%
Communications	\$18	3%	\$516	28%	\$1,825	\$290	\$226	78%
Community Activities	\$0		\$0	0%	\$300	\$0	\$0	
Recreation	\$18	1%	\$1,520	61%	\$2,500	\$1,234	\$286	23%
Wages and Benefits	\$6,470	19%	\$34,825	54%	\$64,316	\$35,598	(\$774)	-2%
Professional Fees	\$2,642	15%	\$17,383	72%	\$24,200	\$13,148	\$4,235	32%
Capital Expenses/Projects	\$0		\$0	0%	\$26,600	\$0	\$0	
Miscellaneous	\$744	18%	\$4,136	55%	\$7,480	\$7,273	(\$3,138)	-43%
Totals	\$44,686		\$187,748	57%	\$330,208	\$198,794	(\$11,046)	-6%
Loan Repayment	\$0		\$26,527					
Net Margin	(\$32,153)		\$97,127		\$10,223	\$110,146	\$13,509	-12%
								100%

Mt. Gretna Campmeeting Profit & Loss Budget vs. Actual January through July 2011

	TOTAL					Special Vote
	Jul 11	Jan - Jul 11	Budget	\$ Over Budget	% of Budget	
Ordinary Income/Expense						
Income						
Assessments						
Apartment	0.00	675.00	675.00	0.00	100.0%	
Garage						
Garage Assessment Discount	0.00	-77.80	-50.00	-27.80	155.6%	
Garage - Other	182.00	2,548.00	2,548.00	0.00	100.0%	
Total Garage	182.00	2,470.20	2,498.00	-27.80	98.89%	
Home						
Home Assessment Discounts	0.00	-4,131.67	-4,000.00	-131.67	103.29%	
Home - Other	11,600.00	297,202.10	324,000.00	-26,797.90	91.73%	
Total Home	11,600.00	293,070.43	320,000.00	-26,929.57	91.59%	
Penalties	135.00	426.84	500.00	-73.16	85.37%	
Total Assessments	11,917.00	296,642.47	323,673.00	-27,030.53	91.65%	
Rentals						
Pavilion/Kitchen	50.00	100.00				
Garage						
Garage Rental	0.00	8,540.00	8,640.00	-100.00	98.84%	
Deposit	0.00	0.00				
Rental - Garage Discount	0.00	-72.00	-72.00	0.00	100.0%	
Total Garage	0.00	8,468.00	8,568.00	-100.00	98.83%	
Parking	0.00	810.00	810.00	0.00	100.0%	
Penalties	0.00	48.00				
Storage Sheds						
Shed Rental	240.00	2,920.00	2,880.00	40.00	101.39%	
Deposits	0.00	50.00				
Rental - Storage Shed Discount	0.00	-9.60				
Total Storage Sheds	240.00	2,960.40	2,880.00	80.40	102.79%	

Mt. Gretna Campmeeting
Profit & Loss Budget vs. Actual
January through July 2011

	TOTAL					Special Vote
	Jul 11	Jan - Jul 11	Budget	\$ Over Budget	% of Budget	
Tabernacle	0.00	750.00	1,000.00	-250.00	75.0%	
Total Rentals	290.00	13,136.40	13,258.00	-121.60	99.08%	
Interest Income	78.90	442.03	1,000.00	-557.97	44.2%	
Community Activities Income						
Picnic Income	45.00	45.00				
Total Community Activities Income	45.00	45.00				
Miscellaneous Receipts						
Misc. Income Contributions	0.00	100.00				
Reimbursed Expenses						
Mulch, Top Soil, Stone	202.00	1,000.50				
Other Reimbursement	0.00	0.00	1,500.00	-1,500.00	0.0%	
Snow Removal Reimbursement	0.00	36.00				
Tabernacle Expense Reimbursemen	0.00	0.00	1,000.00	-1,000.00	0.0%	
Total Reimbursed Expenses	202.00	1,036.50	2,500.00	-1,463.50	41.46%	
Total Miscellaneous Receipts	202.00	1,136.50	2,500.00	-1,363.50	45.46%	
Total Income	12,532.90	311,402.40	340,431.00	-29,028.60	91.47%	

Mt. Gretna Campmeeting Profit & Loss Budget vs. Actual January through July 2011

Rec.

Executive Committee

	TOTAL				
	Jul 11	Jan - Jul 11	Budget	\$ Over Budget	% of Budget
Recreation					
Recreational Facilities	18.05	1,520.19	2,500.00	-979.81	60.81%
Total Recreation	18.05	1,520.19	2,500.00	-979.81	60.81%
Wages and Benefits					
Gross Payroll	5,497.69	27,643.14	51,450.00	-23,806.86	53.73%
Employee Health Insurance	469.00	3,946.61	7,628.00	-3,681.39	51.74%
Employee Payroll Taxes	500.00	2,889.26	4,888.00	-1,998.74	59.11%
Payroll Expenses	3.74	345.67	350.00	-4.33	98.76%
Total Wages and Benefits	6,470.43	34,824.68	64,316.00	-29,491.32	54.15%
Professional Fees					
Insurance					
Auto	0.00	783.00	800.00	-17.00	97.88%
Bus Catastrophe	0.00	2,266.00	2,100.00	166.00	107.91%
Commercial	0.00	7,219.00	7,100.00	119.00	101.68%
Workers Comp	142.00	3,725.00	3,500.00	225.00	106.43%
Total Insurance	142.00	13,993.00	13,500.00	493.00	103.65%
Accounting	2,500.00	2,500.00	2,700.00	-200.00	92.59%
Legal Fees	0.00	290.00	8,000.00	-7,710.00	3.63%
Survey	0.00	600.00			
Total Professional Fees	2,642.00	17,383.00	24,200.00	-6,817.00	71.83%
Capital Expenses/Projects					
Loan Repayment	0.00	0.00	26,600.00	-26,600.00	0.0%
Total Capital Expenses/Projects	0.00	0.00	26,600.00	-26,600.00	0.0%

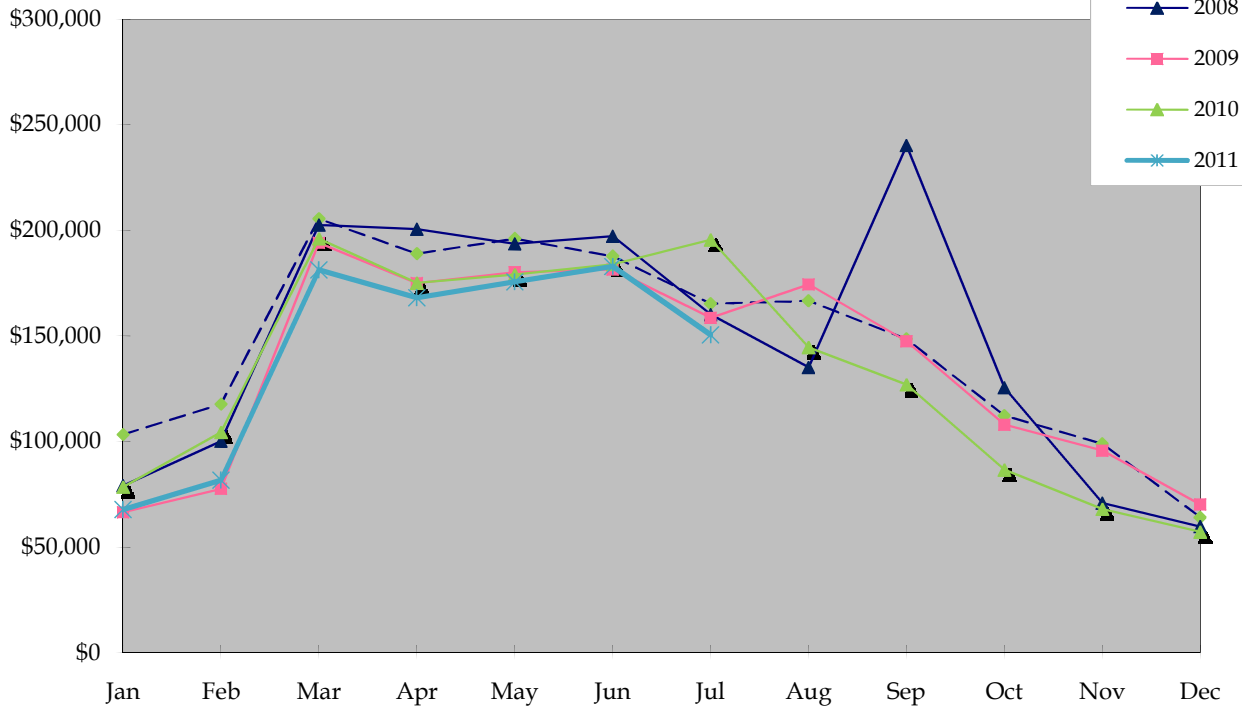
Special
Vote

Mt. Gretna Campmeeting Profit & Loss Budget vs. Actual January through July 2011

	TOTAL					Special Vote
	Jul 11	Jan - Jul 11	Budget	\$ Over Budget	% of Budget	
Miscellaneous						
Administrative costs						
Banking Costs	0.00	40.00	100.00	-60.00	40.0%	
Computer	403.00	880.68	750.00	130.68	117.42%	
Office Equipment	0.00	0.00	500.00	-500.00	0.0%	
Office Furnishings	0.00	0.00	300.00	-300.00	0.0%	
Office Supplies	88.80	375.68	400.00	-24.32	93.92%	
Postage and Delivery	0.00	570.12	1,000.00	-429.88	57.01%	
Printing and Reproduction	84.78	1,112.57	1,080.00	32.57	103.02%	
Returned Check Charges	0.00	0.00				
Telephone	67.85	450.89	500.00	-49.11	90.18%	
Total Administrative costs	644.43	3,429.94	4,630.00	-1,200.06	74.08%	
Contributions	100.00	200.00	2,200.00	-2,000.00	9.09%	
Loan Interest Expense	0.00	395.04				
Property Taxes	0.00	110.54	650.00	-539.46	17.01%	
Total Miscellaneous	744.43	4,135.52	7,480.00	-3,344.48	55.29%	
Total Expense	44,686.02	187,747.90	330,208.00	-142,460.10	56.86%	
Net Ordinary Income	-32,153.12	123,654.50	10,223.00	113,431.50	1,209.57%	
Other Income/Expense						
Other Income						
Restricted Funds						
Heritage Festival	-923.32	-954.90				
Marlin & Nancy Seiders Memorial	12.83	122.82				
Playground Restricted Fund						
Memorial Park @ Playground	0.00	-169.74				
Playground Restricted Fund - Other	684.62	747.27				
Total Playground Restricted Fund	684.62	577.53				2,600.00
Total Restricted Funds	-225.87	-254.55				
Total Other Income	-225.87	-254.55				
Net Other Income	-225.87	-254.55	0.00	-254.55	100.0%	
Net Income	-32,378.99	123,399.95	10,223.00	113,176.95	1,207.08%	

Executive Committee

General Fund Balances



Restricted Fund Balances

Heritage Festival Fund	\$8,323	
Marlin & Nancy Seiders Fund	\$40,233	
Playground Improvement Fund	\$14,471	\$170 of this amount is reserved for plantings

Late Accounts

As of 31-Jul-11

		2010	2011	Total
Property Assessments	(1)	\$1,716.00	\$13,612.40	\$15,328.40
Rentals		\$0.00	\$0.00	\$0.00
Misc.		\$0.00	\$0.00	\$0.00
				\$15,328.40