



Mt. Gretna Campmeeting Association Annual Meeting

The Annual Meeting of the Mt. Gretna Campmeeting Association members was called to order by President Hal Myers on Saturday, July 30, 2022, at 12 p.m. via Zoom Webinar and with a viewing area in the Ebenezer Room of the Mt. Gretna United Methodist Church.

Hal Myers used a PowerPoint slide presentation for this year's meeting. 50 Members were on the Webinar, 18 Members were in the live viewing room, along with 10 board members and staff, bringing the total Member presence to 78, enough to fulfill the quorum requirements of the By-Laws.

Slide 2. Board of Managers: Hal Myers – President '24, Carmen Bianco – Vice-President '24, Pat Wilmsen – Treasurer '22, Tammy Travitz – Secretary '22, Kevin Burd '23, Don Dale '22, Joe Lamont '24, Ted Martin '23, and Esther Mefferd – MG Tabernacle Association Board of Trustees Representative. There are currently two open board seats for terms ending in 2023 and 2024.

Slide 3. Agenda

Pat Wilmsen made a motion to approve the 2021 Annual Meeting minutes. Joe Lamont seconded the motion; there was no discussion and the motion passed.

Slide 4. Financial Services Agreement: Hal introduced a piece of board business that normally would have been presented during a regular monthly meeting of the Board, but due to time constraints could not wait until August. If we use the PennVest loan for the water tower project, both PennVest and our legal counsel recommend that the MGCA obtains assistance to administer the process. HRG has a financial services department that provides that service.

Slide 5. Financial Services Agreement (continued): HRG has issued a proposal consisting of three phases. The first phase, settlement, would cost \$10,800. The second phase, disbursements, would cost \$14,850. The final phase, closeout, would cost \$5,400 for a total cost of \$30,050. These costs were included in the most recent project estimate and were part of the costs in the PennVest loan application. All these costs would ultimately be paid for from the loan, but the first phase would need to be paid by the MGCA and then reimbursed once the loan was settled.

Slide 6. Financial Services Agreement (continued): The cost of the first phase is not part of the 2022 budget, the Finance Committee proposes covering these costs with a loan from the water tower maintenance fund, a fund established to provide regular maintenance to the water tower.

Slide 7. Financial Services Agreement (continued): The Finance Committee recommends approving the HRG financial services proposal to administer the PennVest loan. They also recommend temporarily reallocating \$11,000 from the water tank maintenance fund to be used for the first part of this proposal until reimbursement can be made from the PennVest loan. Pat Wilmsen made a motion that \$11,000 be temporarily reallocated from the water tank maintenance fund to pay for the first phase of the HRG financial services proposal to administer the PennVest loan. Tammy Travitz seconded the motion. There was no discussion; the motion passed the Board unanimously. **[Note: In reviewing the meeting video, it was determined that the motion to approve funding did**



not include specific language to approve the HRG financial services proposal. However, the Executive Committee subsequently agreed that in approving funding, approval to enter into the agreement was implied.]

Slide 8. Board of Managers Election: Judge of Election, Kevin Burd, reported on the election results. The Board elected to conduct a mail-in-ballot only election for the three Board positions to serve a three-year term starting in January 2023. The ballots were counted on July 29th, 2022.

Slide 9. Board of Managers Election (continued): Kevin thanked the 2022 Election Board which consists of himself, Jim Campbell, Marcie Lloyd, and Sally Marisic. July 29th was the second time the committee convened with Marcie and Sally joining Kevin to count the votes. Kevin also thanked Nominating Committee Chair, Esther Mefferd, who joined them to observe the process. Currently, there are 233 voting Members in the Campmeeting. This occurs when Members own more than one cottage. 69% of these Members voted, and 161 ballots were received. During the review process, six of the ballots were deemed invalid. Therefore, the election was based upon 155 valid ballots.

Slide 10. Board of Managers Election (continued): The election results were posted. Pat Wilmsen, George Leyh, and Kevin Wells were elected to the three 2023-2025 terms.

Slide 11. Organization/Committee Overview: With the exception of 2 individuals, the entire organization is run by volunteers. There are 36 volunteers who serve on multiple committees – there are currently 16 committees and working groups.

Slide 12. Organization/Committee Overview (continued): Hal introduced the two staff, Debby Erb, Office Manager, and Caleb Arnold, who while a contractor, acts as Superintendent of Grounds.

Slide 13. Committee Reports:

- Pat Wilmsen, Treasurer's Report. The Board engaged a new accounting firm this year, Maxine Maser completed our review of the 2021 financials. Maxine's review is available on our website under the "Board of Managers / Financial Reports" tab. Pat reviewed some highlights of the report. One of those highlights was the reclassification of 3 funds. Some funds had been listed as "restricted" when in fact their funding was not restricted by donors but "designated" by the Board. The explanation for this reclassification is part of the "Notes" section of the review. Pat also showed the actual to budget report for January through June, demonstrating that income and expenses are as expected. Pat thanked Barb Myers, Christine Slotznick, and Debby Erb for all their help in developing and re-organizing the QuickBooks class grouping and expense categories.
- Don Miller, Archive Committee. The Archive Committee received several donations this past year, a flat file from the Mt. Gretna Historical Society, filing cabinets from Don and Cindy Dale, and a fire-proof filing cabinet. The committee has continued to review archive documents and developing a content list based on the organization model developed by Barb Myers.
- Hal Myers, Communications Committee. The committee continues to work on timely, informative newsletters and SendinBlue messages.



- Tammy Travitz, Community Activities Committee. The Heritage Festival concerts have been well received. Tammy’s committee is starting to plan the 2023 season. Tammy thanked the volunteers who have helped with the concerts and also those who helped with the community picnic.
- Sally Marisic, Library Committee. The library opened on May 31st and has been open Monday through Saturday. Between May 31st and July 12th, the library had been visited by 541 people. The library is staffed by 24 volunteers and have a waiting list of volunteers if time slots become available. More than 40 children have participated in the reading incentive program and receive a prize for every 5 books they read. 17 children have participated in the July children’s activity. The book reviews have been well attended. Stewardship for the three Little Free Libraries located in Gretna continues, there is a lot of activity and the books are re-stocked with donations. Ryan Fretz continues to donate his time and materials to landscape outside the building. In summary, the library committee continues its mission which is, “To create a place with a peaceful, friendly atmosphere that promotes the love of reading, sense of community, creativity, and inspiring conversation for all ages.”
- Policy & Procedures. The chair position is currently open.
- Kevin Burd, Property Ownership. Kevin thanked Pat Brosious and Pat Wilmsen for working with him on the committee to provide orientation sessions to new members and to members who seek rental permits.
Kevin reported that there had been 20 property transfers in the previous reporting year (Aug ’20 – Jul ’21) and that in the current reporting period (Aug ’21 – Jul ’22) there had been 24 property transfers.
The Revised Rule 20 (the rental rule) went into effect in August of 2021. Since that time, orientation sessions have occurred for all permit holders as outlined in the rule. To date, 52 short-term rental permits have been issued, or 72% of the allowed permits.
- Hal Myers, Interim Chair, Buildings & Grounds Committee. Hal reminded the attendees that he has been serving as an interim chair for a few months. While no one has yet stepped forward to chair the committee, solutions are being discussed.
Don Dale reported that the Stormwater Working Group has been working on re-directing the water flow back to Pinch Road according to the original design of the Campmeeting. So far, the group has worked on Bell Avenue down to Mills Ave, and are now planning for work between Mills Avenue and Boehm Avenue.
Hal reported that Ben Slotznick has been heading up the Zoning Working Group in response to West Cornwall Township’s project to develop new zoning regulations. Ben and his team have been scrupulously examining all the proposals to determine if there would be negative effects on the Campmeeting. The group has been supplying their requests and suggestions for revisions to the draft to West Cornwall Township. August 8th is the date for the public hearing and comment period.
Pat Wilmsen, Tree Health & Maintenance. Pat showed a PowerPoint presentation explaining the committee’s plan to establish a woodland garden within the community garden located at Boehm Avenue and 8th Street. That presentation is attached to these minutes. Pat also mentioned that in the past there was a guideline often used that the Campmeeting owns 15’ from the center of the road.



With the number of surveys that have been done in recent years, it is clear that this guide is far from accurate and that surveys must be used to determine tree ownership. Our budget for tree trimming and removal is quite limited, and must be reserved for MGCA trees, not Member trees. Pat also reminded Members that property lines go to the sky and therefore a tree and its branches can be owned by several people.

Slide 14. President's Report: The greatest portion of what the MGCA does is maintaining our buildings, structures, and the grounds. The slide presented a list of some of the projects the B&G is overseeing. See PowerPoint slide presentation on MGCA website.

Slide 15. President's Report (continued): The MGCA has often been reactive rather than proactive with some of the community's needs. Some projects that have recently been undertaken were known of for many years, but not acted on. As a result, enough funding has not been set aside for the last few decades for major projects that now must be done. It is Hal's view that the board needs to look at our long-term infrastructure needs, develop a long-term plan, and determine how to fund that plan.

Slide 16. President's Report (continued): As the 2023 budget is developed, Hal would like to get the Board members more involved in its development so that they understood what is needed long-term for the community. While we are all sensitive to increases in the annual assessment, we must do what is necessary to maintain the community to preserve it for the future.

Slide 17. Thank You: Hal thanked all the many volunteers who serve all of us in the community, including the silent volunteers who may not be part of a committee but do the work.

Slide 18. Board Member Comments:

1. Esther Mefferd thanked the Members who were willing to run for office and for all the Members who took the time to vote.
2. Ted Martin reported that there were 18 people present in the viewing area and saw that, combined with attendance at the two most recent board meetings, as a sign of support for the hybrid meetings.

Slide 18. Member Comments:

1. Sandy Leyh, 310 6th Street. With 2 positions yet to be filled, why weren't they on the ballot and suggested that with such a close vote, why not appoint the unelected candidates with the most votes to those positions.

Hal responded that the By-Laws do not allow for adding partial terms to the ballot. The Board has discussed how they may or may not choose to fill open positions. Appointing from the unelected candidate list is an option and will most likely be discussed at future meetings.

2. Joy Linton, 211 7th Street. Brought documentation on the Sunshine Act for the board. Her research has led her to conclude that the Sunshine Act applies to the business of the Mt. Gretna Campmeeting. She and her husband request that an educational session be held for the Board and the community so that they understand what is required of them.

Joy also gave a sincere thank you to the board, committee chairs, and volunteers who do so much work to keep our community strong.



3. Helen Hazelton, 403 Boehm Avenue. Asked if the \$30,000 for the HRG contract was part of the overall project estimate shown to the community. Hal responded that this estimate had been included in the most recent cost of the tank replacement. Helen also asked if a survey is required if the Member is willing to pay to remove a dead tree. Pat Wilmsen responded that a survey is not necessary if the Member is willing to pay for the removal, but that a building permit application is required to take down a tree in all circumstances.
4. Pam Bishop, 503 1st Street. Pam requested that the comments submitted by the sub-committee to West Cornwall Township regarding the proposed zoning changes be posted on our website, that this be communicated to our membership, and let them know that additional community comment can be made on August 8th. Pam also thanked the committee for the time and effort they gave to monitoring the rezoning process.
5. Marcie Lloyd, 403 1st Street. Encouraged the Board to consider adding community members into the deep review of the 2023 budget. She also thanked Kevin Burd, Sally Marisic, Jim Campbell and Debby Erb for their assistance in making the ballot counting procedure as easy as possible.
6. Linda Campbell, 402 Glossbrenner Avenue. Thanked Don Dale for his assistance in getting the Campbells a copy of the zoning working group's response to the proposed WCT zoning changes.
7. Gary Collins, 601 Mills Avenue. Asked what the status of the pillar reconstruction is at Mills Avenue and Bell Avenue. Also asked if stick and limb pick up is ongoing and what the interval of pickup is for these items.
Hal responded that the reconstruction is being held until both pillars can be done at the same time to save money. The Bell Avenue pillar cannot be done until after the water tower construction. With regard to sticks, there is no specific schedule but are picked up on an as needed basis. If a pile needs to be picked up, an email can be sent to either the office or the superintendent to request a pickup.
8. George Leyh, 310 6th Street. Suggested that before more money is allocated to HRG for the water tower project that the Board wait until the bids are opened.
Hal responded that the administration of the PennVest loan needs to start immediately after the bid opening, if the bid opening results in a decision to move forward with the water tower replacement. There was no regular board meeting between the 1-week delayed bid opening of August 4th until the meeting on August 16th, so the Board voted this meeting to put the necessary pieces in place to allow HRG to start work.
9. Connie Pierce, 505 Glossbrenner. Asked if the Members who are attending via Zoom could be added as a list to the minutes.

The meeting was adjourned at 1:40 p.m. on a motion by Pat Wilmsen, seconded by Tammy Travitz.

Attachments:

Annual meeting PowerPoint slide presentation, published separately on the website
Woodland Garden presentation