



Tuesday, December 20, 2022

At the regular monthly meeting of the Mt. Gretna Campmeeting Association Board of Managers, held on Tuesday evening, December 20, 2022, in person at the Mt. Gretna United Methodist Church and via Zoom Webinar, Pat Wilmsen presided.

A quorum was present including the following: (in person) Miles **Bojanic**, Ted **Martin**, Esther **Mefferd**, Pat **Wilmsen**, (via Zoom) Carmen **Bianco**, Kevin **Burd**, Joe **Lamont**, Don **Dale**, Marcie **Lloyd**, and Tammy **Travitz**. **Kevin Wells, who will be joining the Board January 2023, attended as a guest.**

2 Members (1 household) were represented in person and 12 Members (10 households) attended via Zoom.

### 1) **Call to Order, Pat Wilmsen**

The President called the meeting to order at 6:30 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 November 15, 2022 Minutes were approved on a motion by Ted Martin, seconded by Esther Mefferd, and approved unanimously.

### 3) **President's Report**

*Rather than being attached to the minutes, the President's Report is entered here in its entirety.*

December brings the close of another year. This year has been full of challenges but seeing the tower work starting gives me great pride in what this board and community can accomplish.

We are now using water that does not belong to us and is more costly than our own. I encourage each of you to assess your cottages to assure there are no leaks, please do not leave your taps on to drip to prevent freezing etc. and refer to the tips that were sent out earlier this month.

I would like to take the time to thank Tammy Travitz for her 6 years of service to this community. She has given countless hours to us and has been instrumental in getting the water tower project off the ground. Thank you, Tammy, you will be missed.

It is with great sadness that I accept the resignation of Carmen Bianco. We wish him and his family every happiness and thank him also for his time served on the Board.

Welcome to Kevin Wells and George Leyh, as they begin their tenure on the board.

To everyone, I wish you a wonderful holiday season.

- a) Correspondence sent to the Board in the past month is attached to these minutes.

### 4) **Treasurer's Report**

- a) The November and Jan-November expenses compared to budget reports, a fund/project report, and the November balance sheet were shared with the Board prior to the meeting and are attached to these minutes.
- b) The MGCA is on track with current expenses and there are no major variances to report. We expect to finish well by the end of the year.
- c) One assessment remains outstanding and is being managed by our attorney.
- d) We have already received several 2023 assessment payments.
- e) Marcie Lloyd made a motion to accept the Treasurer's September report. Ted Martin seconded the motion and it passed unanimously.



## 5) Committee Reports

### a) Buildings & Grounds –Chair, Miles Bojanic

- (1) The B&G December meeting report was made available to the Board and to the Membership via the MGCA website prior to the evening's meeting. That report that is attached to these minutes.

Additional items of note

- (a) There were breaks along the Batdorf Avenue water mains after the switchover to Authority water. Those breaks have been repaired, and we are waiting for final water test results so the boil water advisory can be lifted. We are waiting for final costs and also awaiting recommendations for further repair work that has been recommended by A H Moyer. We're hoping these repairs save 200,000 gallons of water.

- (b) Have received another piece of equipment, one of its uses will be for snow removal. Are working to prepare for the snow season.

The Board did not have any questions.

- (2) Ad-Hoc Tree Health & Maintenance Committee – Pat Wilmsen

- (a) No report.

### b) Communications Committee – Kevin Wells

- (1) More information will be shared in the January newsletter.

### c) Community Activities & Recreation Committees – Kevin Wells

- (1) The 10<sup>th</sup> Anniversary of the New Year's Eve Buzzard drop is upcoming.

- (2) There is a new event in January, a slow cooker potluck and game event.

- (3) Ad-Hoc Library Committee –Sally Marisic

- (a) No report.

### d) Executive Committee

- (1) The Executive Committee minutes are attached to these minutes.

- (2) The committee has approved approximately \$160,000 in invoices related to the water tower project. We expect the first disbursement from the loan to be arriving in the next few weeks.

- (3) Water Tower Working Group – Joe Lamont

Construction area safety signs have been posted. Even though Bell Avenue may stay mostly open, the signs say it is closed to discourage larger trucks from trying to get through. Some equipment and materials have already been placed near the water tower. Fencing has been placed around the construction area. An additional section on Bell Avenue will be fenced as more materials are delivered. At that time the south loop of Bell Avenue still will remain open. The temporary stone roadway coming off Pinch Road has been set over the grass near the Verizon building. On December 12th the interconnect was activated to switch to Authority water. On the 13th, the water was drained from the tank and dechlorinated as it was emptied. The dismantling of the tank and associated pipes started this week and is planned to continue until the end of the year. They hope that both large trees near the tank will be preserved. Camera shots of the construction are being taken and will be shared. The new tank project is planned to be completed in the late April early May timeframe; weather is a big factor. An exception is for the installation of a new generator which, due to limited availability, may not be completed until April of 2024.

- (4) Ad-Hoc Archives Committee – Don Miller

- (a) No report.

- (5) Ad-Hoc Policy & Procedure Committee – Ted Martin

- (a) The Policy & Procedure committee report is attached to these minutes. All the matters in the report will be presented under New Business.



- (6) Ad-Hoc Grants & Funding Committee – Ted Martin  
(a) No report.

**e) Finance Committee – Kevin Burd**

- (1) One of the matters the Finance Committee discussed in their monthly meeting was the possibility for a Member early pay option for the PENNVEST loan. After discussion with the MGCA’s accountant as well as other accounting experts, the committee determined that the accounting complexities related to an early pay option were not feasible; an early pay option will not be offered.

**f) Nominations Committee – Esther Mefferd**

- (1) A motion will be made under New Business regarding the seat being made vacant by Carmen Bianco’s resignation.

**g) Property Ownership Committee – Kevin Burd**

- (1) 1 property has been transferred and new member orientation has been completed since the last regular board meeting.  
(a) Dale & Marie Martin, 510 Markwood Avenue  
(2) Of the 72 short-term rental permits permitted by Rule 20 and the associated policy, 52 permits have been issued to date or 74% of the permits. This number will be greatly reduced in the New Year; we have heard from 13 Members who are not renewing their permit.

**h) Mt. Gretna Tabernacle Board of Trustees (MGTA) – Esther Mefferd**

- (1) The MGTA report is attached to these minutes. Ted Martin also noted that the MGTA released its quarterly community newsletter with an overview of the season and restoration plans with a fundraising appeal. The Board of Trustees voted to financially support the Tabernacle tension ring project being done by Funk & Sons and Light-Heigel. The monies will come from grants and private donations.

- i) Miles Bojanic made a motion to approve the committee reports. Seconded by Tammy Travitz, the motion passed unanimously.

**6) Unfinished Business**

- a) None.

**7) New Business**

- a) The board is going to delay a vote on which funds to put the first PENNVEST disbursement into until the cost of the repairs to the Batdorf water main leaks is known.  
b) Ted Martin reviewed the proposed changes to the General Assessment Policy. These changes adjust how interest is applied to special payment plans. Ted Martin made a motion to accept the recommended revisions to the General Assessment Policy made by the Policy and Procedures Committee in November 2022 and distributed prior to the December 2022 meeting to the Board of Managers and made public to the larger community, which was seconded by Kevin Burd. After due deliberation, the motion was approved by unanimous vote of all Board Members present, as the resolution of the board. **Resolution #2022.12.20-01**  
c) Ted Martin reviewed the proposed new Full-Time Employee Paid Holiday Policy. Ted Martin made a motion to adopt the Full-Time Employee Paid Holiday Policy recommended by the Policy and Procedures Committee in November 2022 and distributed prior to the December 2022 meeting to the Board of Managers and made public to the larger community, seconded by Esther Mefferd. After due deliberation, the motion was approved by unanimous vote of all Board Members present, as the resolution of the Board. **Resolution #2022.12.20-02**  
d) Ted Martin reviewed the recommendation of the Policy & Procedure Committee to add language to the



Rules & Regulations handbook which would codify how changes to the Rules are made. The first reading of the proposed change followed and is attached to these minutes.

Kevin Burd commented that while it has been a good practice to have two readings, but noted that our legal counsel thought it was too restrictive to add this because it could limit the Board when a faster change might be advantageous.

- e) Ted Martin reviewed the proposed changes to the By-Laws which, in general, clarified the President's role with legal the MGCA legal counsel, and made several changes to standing committees and their membership descriptions. The reading of the proposed changes followed and is attached to these minutes.
- f) Ted Martin reported that the committee descriptions, passed in December of 2021, have been revised to reflect the proposed By-Laws changes. They are attached to these minutes and are also open to public comment.
- g) Don Dale made a motion to fill the 2-year Board seat made vacant by Carmen Bianco's resignation and that the Nominating Committee will present a slate of eligible candidates to be voted upon at the January 17, 2023 Board meeting, which seconded by Ted Martin. After due deliberation, the motion was approved by a vote of all Board Members present with Carmen Bianco abstaining, as the resolution of the Board.

**Resolution #2022.12.20-03**

**8) Community Comment**

- i) Carmen Bianco thanked the Board for the opportunity to serve, and wished the Board and the community his best wishes for the community as it moves forward.
- ii) No other community comments were presented.

**9) Adjournment**

The meeting was adjourned at 7:10 p.m. on a motion by Ted Martin, seconded by Esther Mefferd and passed unanimously.

The next regular meeting will be held Tuesday, January 17, 2023, at 6:30 p.m.

This meeting was recorded and will be available on the MGCA website for one month.

Attachments:

Correspondence:

- 11/14/2022 Resignation Letter from Carmen Bianco
- 11/22/2022 Email from Kim Cuomo re rental permits
- 12/05/2022 Email from Steve Mellinger re rental permits

November Treasurer's Report

December B&G Committee Meeting Minutes

Executive Committee Minutes

Proposed edits to General Assessment Policy

Proposed new Employee Paid Holiday Policy

1<sup>st</sup> reading of the addition to the Rule & Regulation handbook

1<sup>st</sup> reading of proposed By-Laws edits

Committee description changes

Secretary

Chairman

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