



Tuesday, April 18, 2023

At the regular monthly meeting of the Mt. Gretna Campmeeting Association Board of Managers, held on Tuesday evening, April 18, 2023, 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, Joe Lamont, George Leyh, Esther Mefferd, Jeff Minnich, Kevin Wells, Pat Wilmsen, (and via Zoom) Kevin Burd, Don Dale, Marcie Lloyd, and Ted Martin.

Four Members (three households) were represented in person, and 15 Members (13 households) attended via Zoom.

1) Call to Order, Pat Wilmsen

The President called the meeting to order at 6:30 p.m. Miles Bojanic conducted the roll call.

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 March 21, 2023 Minutes and the March 27, 2023 Special Meeting Minutes were approved on a motion by Esther Mefferd, seconded and approved unanimously.

3) President's Report

Pat stated that emails sent to the Board of Managers of a non-emergency nature will most often be answered within the context of the regular monthly meeting of the Board of Managers, or within committee reports attached to the meeting packet.

I hope to see everyone at the Open Forum this month as well as at our Earth Day Activities.

George Leyh made a motion to accept the President's April report which was seconded and passed unanimously.

4) Treasurer's Report

- a) The March balance sheet, income/expense report, budget year-to-date report, and fund/project report were shared with the Board prior to the meeting and are attached to these minutes.
- b) 2022 Assessment
One Assessment remains outstanding and is in the hands of the Association's legal counsel—a judgement has been filed in court.
- c) 2023 Assessment
 - (1) The early pay discount period ended March 31st. Fewer Members than budgeted took advantage of that program, so we won't be 'losing' as much money as anticipated.
- d) Balance Sheet
 - (1) The ICS Shadow account at JBT has been created.
- e) March Income & Expense Sheet
 - (1) This was a big month for Members taking advantage of the early pay discount period. We expect the next big income month will be June when the balance of the assessments are due.
 - (2) The water production expense line shows a negative amount, this is solely due to a timing issue with invoices and reimbursements from the PENNVEST loan.
- f) March YTD Budget Notes
 - (1) Rental payments for garages, sheds and parking are fully paid. Parking is not showing 100% of



- budget due to one of the parking spots behind the garages not being rented at B&G request.
- (2) While we are at 25% of the year, some lines appear higher. Mostly these are B&G expenses to get ready for the summer season.
 - (3) The utilities are generally where expected to be other than street lights which are higher than anticipated.
 - (4) The contribution line is at 88% as “annual” contributions were made at the beginning of the year rather than year-end.
 - (5) The overall expenses are 31% of budget.
- g) Fund/Class Activity
- (1) Some category reorganization has taken place at the same time as the sweep account’s establishment. The Library and Heritage Park funds have been moved to be under B&G funds, and the Survey and Tree funds have been moved out from B&G funds.
 - (2) All accounts show interest income. This is the last month this will occur since there are no longer separate money market accounts to track interest.
 - (3) The B&G Emergency Fund expense was for a repair, approved by the Board in February.
 - (4) The income to the Library Fund was from the sale of the Ford truck, this designation approved by the Board in February.
 - (5) Water Tower Project/PENNVEST Loan (\$1.6 million)
 - (a) On April 4th the Association received a draw on the loan in the amount of \$180,371.54 to cover ongoing project expenses. This was the fifth draw on the PENNVEST loan.
 - (b) To date, we have requested and received \$440,067.51 from the loan, and the Association continues to make timely payments on the interest.

5) Committee Reports

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

- (1) The B&G April meeting report was made available to the Board and to the Membership prior to the evening’s meeting. That report is attached to these minutes.
 - (a) Library project. The project to terrace the landscape to handle the runoff issue is complete. The other renovation projects are expected to be complete by the end of May.
 - (b) Received one proposal for ‘rebuilding’ Markwood Avenue. The total proposal is \$145,500. This proposal is not just for resurfacing, but for a total rebuild of the street taking into account drainage issues and possible tap-ins.
 - (c) Tabernacle tension ring project on schedule, to be completed by May 15th.
 - (d) Dumpsters getting full with items that might have been able to be picked up with regular Monday trash pickups. Members are encouraged to use curbside pickup when they can, and for those who need to use the dumpsters, the rules must be followed. In response to a question from Don, Miles added that the dumpsters are being checked on a regular basis and the dumpsters are not being used in a negligent way. Normally the dumpsters start a weekly service in May. Due to the earlier increase in activity, weekly pickup of the dumpsters will start immediately.
- (2) Ad-Hoc Tree Health & Maintenance Committee – Pat Wilmsen
 - (a) The Tree report is attached to these minutes.

b) **Communications Committee – Kevin Wells & Marcie Lloyd**

- (1) The April Newsletter was sent out on April 1st this month. The May Newsletter should be out on May 1st. The committee thanks the Members for the feedback received. Previous issues of the newsletter can always be found on the Campmeeting’s website.



(2) Correspondence: In the past month we've received thank you notes from First Aid & Safety and from the Mount Gretna Community Volunteer Fire Company for donations sent from the Mount Gretna Campmeeting.

c) Community Activities & Recreation Committees – Kevin Wells & Marcie Lloyd

- (1) An email was sent out today with the schedule of the May 22nd Earth Day activities.
- (2) The Heritage Festival concert lineup is finalized. Information about the performances will be published in the May newsletter; flyers will also be placed around the community on the bulletin boards.
- (3) The Mount Gretna summer kickoff takes place May 27 near the Hall of Philosophy. This is a free event to find out about all the Gretna summer events, and the Heritage Festival will be represented there.
- (4) May 27 also brings the Memorial Day Porch Sale. Information will be forthcoming.
- (5) Ad-Hoc Library Committee – Sally Marisic
 - (a) The Library Committee report is attached to these minutes.

d) Executive Committee

- (1) The Executive Committee minutes are attached to these minutes.
- (2) Water Tower Working Group – Joe Lamont
 - (a) Report attached to these minutes.
- (3) Ad-Hoc Archives Committee – Don Miller
 - (a) The document retention schedule is being submitted to the Policy & Procedure committee.
- (4) Ad-Hoc Policy & Procedure Committee – Ted Martin
 - (a) For several months, the Board has been working on changing the language regarding how the By-Laws are changed and what Membership participation will be. When the draft language is finalized, it will be sent to the community for their reading.
 - (b) As reported earlier, since it was discovered after the March 27 Special Meeting that a quorum of Members was not present, the second reading of the proposed changes to the Tree Rule will be presented again tonight under New Business.
- (5) Ad-Hoc Grants & Funding Committee – Ted Martin
 - (a) In our upcoming May meeting, the committee will be discussing fundraising activities for the rest of 2023.

e) Finance Committee – Kevin Burd

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

f) Nominations Committee – Esther Mefferd

- (1) Esther encouraged Members to consider running in the next election.

g) Property Ownership Committee – Kevin Burd

- (1) There were two property transfers since the last regular board meeting and new member orientations were completed; as of today, there is one property scheduled for public auction in May of this year.
- (2) Of the 72 short-term rental permits permitted by Rule 20 and the associated policy, 42 permits have been issued to date or 58% of the permits.

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

- (1) The MGTA Board of Trustees have not yet met in 2023 at the agreement of the Trustees.

6) Unfinished Business

- a) None.

7) New Business



- a) Miles Bojanic made a motion to affirm the recommendation of himself to add Ben Slotznick to the Buildings & Grounds Committee and the Water Sub-Committee, and to affirm the recommendation of Pat Wilmsen to add Sarah Stuart to the Tree Committee. After due deliberation, the motion was approved by unanimous vote of the Board of Managers. **Resolution #2023.04.18-01**
- b) Joe Lamont made a motion that the Tree Removal Permit Application submitted by the owners of 209 1st Street, and recommended for approval by the Buildings & Grounds Committee, be approved by the Board of Managers. Jeff Minnich recused himself from the vote. After due deliberation, the motion was approved by unanimous vote of all other Board Members present. **Resolution #2023.04.18-02**
- c) Kevin Wells made a motion that the Building Permit Application as submitted by the owners of 212 Boehm Avenue to build a bathroom on the back of their house, and as recommended for approval by the Buildings & Grounds Committee conditional upon their successful acquisition of an easement, be approved by the Board of Managers conditional on the successful acquisition of an easement from the Mt. Gretna Campmeeting.

Discussion: Kevin Burd pointed out that an easement is not a sale of MGCA land, rather it is a legal way to grant someone the use of our land and a transfer of liability from the MGCA to the holder of the easement. In addition, our attorney is in favor of easements in cases like this. Our easement policy has been in place since 2017, and a total of six easements have been granted. This particular easement was approved back in 2020 but the permission period expired. The owners have simply re-activated an earlier application that the Board approved. Miles Bojanic added that the bathroom was going to build on a porch that was already on MGCA property. The footprint of the bathroom will be slightly larger than the current porch.

After due deliberation, the motion was approved by a unanimous vote of the Board of Managers.

Resolution #2023.04.18-03

- d) Kevin Burd made a motion that the MGCA Board of Managers approve the easement application as submitted for 212 Boehm Avenue. After due deliberation, the motion was approved by unanimous vote of the Board of Managers. **Resolution #2023.04.18-04**
- e) Ted Martin conducted the second reading of the proposed changes to Rule 16 and to the Penalty section of the Rules & Regulations handbook. He added that this rule is meant to be a deterrent and hopes that the Board will never have to act on it.

Ted Martin made a motion that Rule 16 as amended by the Board at its regular meeting on March 21, 2023 and as read tonight be adopted. After due deliberation, the motion was passed by the Board of Managers with 9 votes in favor and 1 against. **Resolution #2023.04.18-05**

8) Community Comment

- a) Larry McKenna, 309 Mills Avenue.
Larry came to speak on behalf of Mount Gretna Summer Concerts. As Members may know, they lost their sponsor the previous year and formed a 501(c)3 in response. They have been seeking donations in order to continue the concert series and bring pay-what-you-want live music from local professional singers and musicians to the Tabernacle. The second challenge the concert series faces is the increase of the rent from \$200/day to the Member rate of \$350/day. This will result in fewer concerts being able to be scheduled for future summer series. Larry asked the Board to re-assess the Tabernacle rental rate for non-profit organizations.

9) Adjournment

The meeting adjourned at 7:15 p.m. on a motion by Esther Mefferd, seconded and passed unanimously.

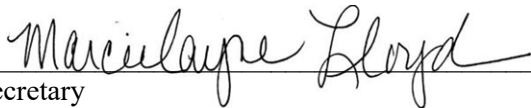


The next regular meeting will be held Tuesday, May 16, 2023, at 6:30 p.m.

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

Attachments:

- Agenda
- March Treasurer's Report
- March B&G Committee Meeting Minutes
 - Build Permit Application – 212 Boehm Avenue
- Tree Committee Report
 - Tree Removal Permit Application – 209 1st Street
- Executive Committee Minutes
- Library Committee Report
- Water Tank Project Working Group Report
- Finance Committee Minutes
- Rule #16 Proposed Revisions – 2nd Reading


Secretary


Chairman