



Tuesday, June 20, 2023

At the regular monthly meeting of the Mt. Gretna Campmeeting Association Board of Managers, held on Tuesday evening, June 20, 2023, in person at the Mt. Gretna United Methodist Church and via Zoom Webinar, Miles Bojanic presided.

A quorum was present including the following: (in person) Miles Bojanic, Don Dale, Joe Lamont, George Leyh, Marcie Lloyd, Ted Martin, Esther Mefferd, Jeff Minnich, Kevin Wells, (and via Zoom) Kevin Burd, and Pat Wilmsen.

23 Members and 1 guest (thirteen households) were represented in person, and 19 Members (16 households) attended via Zoom.

1) Call to Order, Pat Wilmsen

The President called the meeting to order at 6:30 p.m. Pat Wilmsen then turned the meeting over to Vice-President, Miles Bojanic, since Pat was out of state with uncertain internet connection. Marcie Lloyd 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 May 16, 2023 were approved on a motion by Ted Martin, seconded and approved by 9 votes.

3) President's Report

There was no President's report this month.

4) Treasurer's Report

- a) The May 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) May Income & Expense Sheet
 - (1) Assessments continue to come in. We hope to see 100% payment by the end of month or at the latest showing on the July financials. All normal assessment payments are due by the end of the month.
 - (2) Rental income includes pavilion rentals and security deposits as well as the rental of the Tabernacle for a memorial service.
 - (3) The interest income showing for the month includes year-to-date interest for the PENNVEST CD.
 - (4) April's expenses are as expected.
- c) May YTD Budget Notes
 - (1) Year-to-date income is as expected.
 - (2) At 42% of the year, overall expenses compared to budget are also as expected. All committees are keeping a careful eye on their expenditures and staying within budget.
 - (3) We expect the trash expenses to be below budget for the year thanks to the new dumpster service that the B&G Committee negotiated with Weidle Sanitation.
- d) Fund/Class Activity
 - (1) The only expenditure from the funds in May was from the Tree Fund for Earth Day tree plantings and watering equipment.
 - (2) Water Tower Project/PENNVEST Loan (\$1.6 million)
 - (a) On June 1st the Association received a draw on the loan in the amount of \$153,950.50 to



- cover ongoing project expenses. This was the seventh draw on the PENNVEST loan.
- (b) To date, we have requested and received \$737,655 from the loan, and the Association continues to make timely payments on the interest.
 - e) George Leyh asked if Kevin expected the MGCA finances to end in ‘the black’ by the end of this year. Kevin responded that as long as all assessments are paid, he absolutely expected us to be in the black according to the budget plan.
 - f) Jeff Minnich made a motion to accept the Treasurer’s report, it was seconded and passed with 9 votes.

5) Committee Reports

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

- (1) The B&G June 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) An interior camera inspection was done of the Markwood Avenue sewer line which showed it to be in excellent condition.
 - (b) Two building permits were submitted to the B&G Committee. Both were reviewed, additional questions posed by the Committee were answered, and the Committee recommends both permits be approved by the Board of Managers.
 - (i) Joe Lamont made a motion to approve the building permit submitted by 407 6th Street for repairs to their sanitary sewer line up to the main. The motion was seconded and passed with 9 votes. **Resolution #2023.06.20-01**
 - (ii) Don Dale made a motion to approve the building permit submitted by 109 1st Street for the placement of a shed on their property as approved by West Cornwall Township and as shown on the revised placement plan submitted to the B&G along with the WCT’s approval. The motion was seconded and passed with 9 votes. **Resolution #2023.06.20-02.**
- (2) Ad-Hoc Tree Health & Maintenance Committee – Pat Wilmsen
 - (a) 507 1st Street submitted a tree removal permit for a dead tree behind their house. The Tree Committee and Buildings & Grounds Committee recommend its approval. Joe Lamont made a motion to approve the tree removal permit as submitted by 507 1st Street. The motion was seconded and passed with 9 votes. **Resolution #2023.06.20-03.**
 - (b) The owner of a garage on 1st Street submitted a tree removal permit for dying and diseased arborvitae next to their garage. The Tree Committee and Buildings & Grounds Committee recommend its approval. Don Dale made a motion to approve the tree removal permit as submitted by the owner of the 1st Street garage. The motion was seconded and passed with 9 votes. **Resolution #2023.06.20.04.**

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

- (1) The Newsletter continues to get positive feedback. Please continue to provide feedback so the Newsletter stays relevant. Please also continue to submit your photographs of the Campmeeting ground.
- (2) Please pay attention to all email communications sent by the MGCA. They contain important announcements and answers to questions received by the MGCA.

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

- (1) The Heritage Festival has been going great. Kevin thanked the Board Members who have helped with the bucket brigade and to Ben Slotznick who has helped with lights during the performances. Kevin also thanked all those who gave donations to support the performances.
- (2) Please refer to the “On The Horizon” section of the Newsletter which announces upcoming events in



the Campmeeting.

- (3) The Activities Committee is also excited to announce that we are brainstorming possible joint activities with the Heights community that could be year-round.
- (4) 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.
 - (b) Joe added to that report that the painting of the interior of the water tank commenced today.
 - (c) We are continuing to hold water restriction in place. The Mount Gretna Authority is now providing water to summer residents and now businesses as well. This places a much greater demand on their system.
- (3) Ad-Hoc Archives Committee – Don Miller
 - (a) Nothing to report.
- (4) Ad-Hoc Policy & Procedure Committee – Ted Martin
 - (a) The second reading of the proposed changes to the By-Laws will be conducted under Old Business.
- (5) Ad-Hoc Grants & Funding Committee – Ted Martin
 - (a) The committee continues to look at projects that need to be done with appropriate grant opportunities.

e) Finance Committee – Kevin Burd

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

f) Nominations Committee – Esther Mefferd

- (1) Esther announced there is another week for a Member to express their interest in running for the Board of Managers.

g) Property Ownership Committee – Kevin Burd

- (1) There were two property transfers since the last regular board meeting and new member orientations were completed for 411 2nd Street and 205 Glossbrenner Avenue. As of today, there is one active listing in the Campmeeting.
- (2) Of the 72 short-term rental permits permitted by Rule 20 and the associated policy, 47 permits have been issued to date or 65% of the permits.

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

- (1) Tonight we will be making a motion to add Jeff Minnich to finish the trustee seat made vacant by Carmen Bianco's resignation.

6) Unfinished Business

- a) Ted Martin conducted the 2nd reading of the proposed changes to the By-Laws of the Mt. Gretna Campmeeting Association.
 - (1) **The 2nd reading follows:**
Article VI: Management – Board of Managers
Section 21. Rules of Order.
The provisions of these By-Laws and the Pennsylvania Nonprofit Corporation Law, 15 Pa.C.S.A. § 5101 et seq., shall govern the organization and conduct of all meetings of the Board of Managers.
The Board of Managers may follow the procedural guidance of the latest edition of *Robert's Rules of*



Order Newly Revised.

- (2) The second change is to acknowledge that under the PA Nonprofit Corporation Law, there are certain changes to the By-Laws that must be made by the Membership, not the Board.

This proposal would bring a significant change to the way the MGCA changes the By-Laws. After two readings, certain changes would go before the Membership as determined by the PA Nonprofit Law. There is a list from the PA Nonprofit Law of items on which the community must vote, that current list has been sent to the Membership via email and is attached to these minutes.

The 2nd reading follows:

Article XIII: Amendment of By-Laws

These By-Laws may be amended or repealed, or new, amended or restated By-Laws may be adopted, after two (2) readings at regular business meetings, either

- (A) With respect to those matters that are not by statute committed exclusively to the MGCA Members, and regardless of whether the shareholders have previously adopted or approved the By-Law being amended or repealed, by a vote of two-thirds (2/3) of the Board of Managers.
(B) With respect to those matters that are by statute committed exclusively to the MGCA Members, by a two-thirds (2/3) vote of the MGCA Members present, including MGCA Members present via telephone or other electronic technology which shall constitute presence in person at the meeting, at any duly-organized annual or special meeting of the MGCA Membership.

Any change in these By-Laws shall take effect when adopted unless otherwise provided in the resolution effecting the change.

- b) Ted then showed the list of types of By-Laws changes that are covered by point B. The MGCA will use its attorney to decide whether or not a proposed change falls under Article XIII sub-point A or B.
c) Joe Lamont made a motion to adopt the proposed changes to the Mount Gretna Campmeeting By-Laws as presented in their first reading on May 16, 2023 and their second reading on June 20, 2023. The motion was seconded and passed with 8 affirmative votes to one opposed vote. **Resolution #2023.06.20-05.**

7) New Business

- a) While we hope for completion of the water tower project as soon as possible, Joe Lamont made a motion that, if necessary, the MGCA water tower replacement project and pump house roof replacement be allowed to go into Quiet Season. The motion was seconded and passed with 9 votes. **Resolution #2023.06.20-06.**
b) The Mt. Gretna United Methodist Church expects the exterior work of their elevator project to be complete before Quiet Season. However, the interior work may necessitate very occasional outside noise. Joe Lamont made a motion that, only when necessary, the MGUMC be given a noise exception to Quiet Season for work related to the elevator installation project. The motion was seconded and passed with 9 votes. **Resolution #2023.06.20-07.**
c) Joe Lamont made a motion that the Board approve using up to \$4,000 from the water operations budget to fund PA Rural Water's work to expand the water distribution system map to include all known curb stops and sewer lines.

Some discussion followed. Joe clarified that PA Rural Water is a professional organization for public water and sewer suppliers in the Commonwealth. They have capabilities to provide information that the MGCA has been lacking. Miles Bojanic added that they will add information that was not provided by a free-mapping project provided by the DEP Professional Engineering Services. PA Rural Water will also be adding curb stops. All Members are going to need to provide their water curb-stop information.



The motion was seconded and passed with 9 votes. **Resolution #2023.06.20-08.**

- a) Ted Martin made a motion that Jeff Minnich be appointed as a Trustee to the Mount Gretna Tabernacle Association's Board to fill the vacant 2023 seat. The motion was seconded and passed with 9 votes.

Resolution #2023.06.20-09

8) Community Comment

- a) Bill Linton, 211 7th Street, read a statement with questions to the Board. That letter is attached to these minutes.
- b) Bob Travitz, 502 2nd Street, thanked the Board, the B&G Committee, and Nate Godfrey, Bob Rader and Hunter Bojanic for all the great visible improvement changes made to the grounds. They also thanked the Board for continuing the Zoom meetings which enable them to participate when they are out of town for many months of the year. Finally, they thanked the Board for the new tree rule.
- c) Sandy Leyh, 310 6th Street, thanked Kevin Wells for his work on the Communications Committee. Sandy expressed that she thought Bill asked some good questions and asked if and when the Members would see the answers to those.

Miles Bojanic responded that the Board would first consult our attorney for accurate response information. Following that, we will act on the advice of our attorney and will react as advised by our attorney and with any information they advised be provided.

- d) Malcolm Meyer, 501 5th Street, asked why the early pay option for the Water Tower Project was not being offered.

Kevin Burd responded that the MGCA staff worked for many hours to develop a system that would ensure accuracy of loan pre-payments and regular payments throughout the life of the loan. However, when faced with the logistical problems, and with the advice of our Accountant, we could not offer the pre-pay option.

- e) Joy Linton, 211 7th Street, pointed out that the change of the wording from "shall" to "may" for Roberts Rules governing the organization and conduct of meetings should be of great concern to all Members.
- f) Nate Godfrey, 511 6th Street, expressed that he is grateful for the support given to him (both verbally and practically with necessary equipment) in the conduct of his job, and for the volunteer Board Members who give so much of their time to the running of this community.
- g) Peggy Lichty, 205 Castle Ave., thanked the Board for their endless work and a diverse Board that is working very well together. The efforts of the Board and of Nate have been noticed by many and appreciated.

9) Adjournment

The meeting adjourned at 7:27 p.m. on a motion by Esther Mefferd, seconded and passed.

The next regular meeting will be held Tuesday, July 18, 2023, at 6:30 p.m.

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



Attachments:

Agenda

May Treasurer's Report

June B&G Committee Meeting Minutes

Build Permit Application – 407 6th Street

Build Permit Application – 109 1st Street

Tree Committee Report

Tree Removal Permit – 507 1st Street

Tree Removal Permit – Garage/1st Street

Library Committee Report

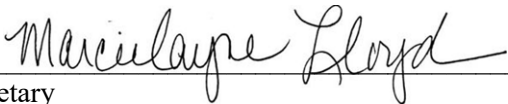
Executive Committee Minutes

Water Tank Project Working Group Report

Finance Committee Minutes

By-Laws – 2nd Reading

Community Comment: Linton, 211 7th Street, Submitted Questions



Secretary



Chairman