



Tuesday, July 18, 2023

At the regular monthly meeting of the Mt. Gretna Campmeeting Association Board of Managers, held on Tuesday evening, July 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, Don Dale, Joe Lamont, George Leyh, Esther Mefferd, Jeff Minnich, Kevin Wells, Pat Wilmsen, (and via Zoom) Kevin Burd and Ted Martin. Marcie Lloyd joined the meeting in person at 6:55.

15 Members (13 households) were represented in person, and 16 Members (11 households) attended via Zoom.

### 1) Call to Order, Pat Wilmsen

The President called the meeting to order at 6:30 p.m. Pat Wilmsen 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 June 20, 2023 were approved on a motion by Joe Lamont, seconded and approved by 9 votes.

### 3) President's Report

It has come to my attention that some Members have become increasingly frustrated with a minority of our Membership who appear to control the Board's narrative. The feeling is that they monopolize the Board's attention and draw resources (time and money) better spent on other issues and infrastructure. Please, allow me to clarify, this Board—and all previous and future Boards—exist to be your voice. We work for you. So, if there is a small group who appear to be outspoken and monopolize our time, understand that is exactly why we serve. To be the voice of all Members—for those Members who speak at our public meetings or contact us via email and for the vast majority who are silent and support our actions.

As a volunteer Board, many times we are “forced” to be reactive to the issues that face us. At the same time, the Board works tirelessly to meet the needs of all our Members. We are doing our very best to make sure our actions comply with the By-Laws, are appropriate to the situation, and reflect the fact that most Members want us to get on with the business of governing the Campmeeting. I think we can all agree that the Board has the best interest of the Campmeeting at heart. All we ask is that you continue to have patience and understanding. This allows us the opportunity to be inclusive and understanding of all Members—leaving no one behind. We want to listen to every voice in our community. Please know that we recognize everyone's shared love and passion for Campmeeting. We understand its uniqueness and love it too. Every action we take is based in that love and respect for Campmeeting. Our primary goal, that we are working toward every day, is to create a sustainable community that will be here for generations to come.

I'd like to take a few minutes to provide responses to some of the questions and Member comments received over the past few weeks.

In response to the fact that we did a mailing of the ballots for our Annual Election. When the budget was developed in 2022 for 2023, we were still under the COVID state of emergency. Consequently, a budget was developed to allow for the ballots to be mailed to each Member. This state of emergency was not ended until May 2023. Since we had budgeted for a 2023 ballot mailing, we wanted to provide Members with the names of the candidates before the Annual Meeting, and we had to distribute art show tickets to each Member, the Board decided that mailing the ballot and tickets together was the most efficient way to accomplish this process. In addition, we have had a higher voting rate when the election is conducted by mail. As we are trying to get as



many of our Members involved as possible, the Board decided a mail-in ballot was the best way to accomplish it.

Our By-Laws have conflicting provisions about voting. They state that we can have absentee or “mail-in” ballots, but also have a provision allowing nominations from the floor at the Annual Meeting. Obviously, a Member mailing-in their ballot before the Annual Meeting would not know who is nominated at the Annual Meeting. In light of this conflict, our legal counsel recommended that in 2023 we ask Members who returned their “mail-in” ballots if they want that ballot to be counted or would they like to withdraw that ballot and vote in person or electronically during the Annual Meeting. Over the next few months, we will be looking at the By-Laws very carefully and working to clarify voting procedures and other areas that are ambiguous.

As to the fact that you will not be able to hear the perspectives of the nominees prior to casting your ballot: I have been told that nominees were invited to speak before the election only a few times in the past, and it was not done for every election. I’m sure if any Member has a specific question, they would like to pose to one of the candidates, the candidate would be happy to answer it. Please send your question in writing to the Office and Debby will see that it is forwarded.

As to changing the word “May” to “Shall” for the use of Robert’s Rules of Order in our By-Laws: This specific wording was formulated on the advice of our Attorney and will remain in our By-Laws.

As to the comment that the Board is determined to enter into a lawsuit with one of our Members. This is simply not true. As a non-profit corporation, this Board has made every effort to follow the Non-Profit guidelines established by the Commonwealth of Pennsylvania and to follow the advice of our attorney in order to avoid any type of litigation. The Board is very cognizant of the fact that legal fees are incurred almost every time we seek our attorney’s opinion on legal matters, is working hard to minimize those contacts to save Members’ assessment dollars, and has no interest in entering into a lawsuit with any of our Members.

As to the question of who will be the Judges and Inspectors of the election: Esther will include that in her report later in this meeting.

The Annual Meeting will be a blended meeting held at the Tabernacle thanks to Ben Slotznick who has worked tirelessly to make this happen. It will start at 10:30 a.m. and Members may vote at the meeting or on Zoom.

#### 4) Treasurer’s Report

- a) The June 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) June Income & Expense Sheet
  - (1) June is the month by which most of the assessment income has been received. So, most bank account balances are at their highest point of the year.
  - (2) Not all assessments were received by the 30<sup>th</sup>, but some postmarked by the 30<sup>th</sup> were received in July. There were also some that were not received and we’re working through our assessment policy. If any remain unpaid in September, they will be turned over to our legal counsel for collection.
- c) June YTD Budget Notes
  - (1) At 50% of the year, all expenses are as expected.
- d) Fund/Class Activity
  - (1) There is activity in the Heritage Festival fund from receiving donations as well as paying the performers.
  - (2) The Library Fund paid for some recent improvements to the building.
  - (3) The Markwood Paving Reserve fund paid for a photo inspection of the sewer main running under Markwood.



- (4) Water Tower Project/PENNVEST Loan (\$1.6 million)
  - (a) On July 13<sup>th</sup> the Association received a draw on the loan in the amount of \$268,932.05 to cover ongoing project expenses. This was the eighth draw on the PENNVEST loan.
  - (b) To date, we have requested and received \$1,006,587.05 from the loan, and the Association continues to make timely payments on the interest.
  - (c) Kevin displayed a graphic, attached to this report, that showed the project budget and expenditures of the 8<sup>th</sup> disbursement. Though the project is no complete, Kevin reviewed several budget line items that we expect to be well under budget. Until the project is completed, he does not want to state what the savings may be but is confident that we will be finishing the project under budget.

## 5) Committee Reports

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

- (1) The B&G July 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) Weaver roofing will be taking a look at the Tabernacle roof to examine some leaks.
  - (b) The inspection of the Markwood sewer main gave a great report.
  - (c) No building permits were submitted to the B&G Committee.
- (2) Ad-Hoc Tree Health & Maintenance Committee – Pat Wilmsen
  - (a) The trees that were supposed to be taken down after Quiet Season ended up being taken down by the company last week. The stump grinding will be held off until after Quiet Season.

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

- (1) Kevin reported that the primary objective of the committee is to ensure effective and transparent communication. Their goal is to be as informative as possible to allow Members to be informed and engaged.
- (2) Over the past several months, they have revamped their strategy to produce monthly newsletters (instead of quarterly), and weekly Camp Connect emails.
- (3) To harness the potential of social media, they have increased their presence on Facebook.

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

- (1) The committee has continued to plan programs for all Members.
- (2) The Heritage Festival is growing and thriving because of donations received. Kevin expressed his gratitude to all who have supported the concerts by their attendance and donations.
- (3) The committee is also preparing for the community picnic which will take place after the Annual meeting.
- (4) There is also an opening ceremony scheduled at the Water Tower for the afternoon of the Annual Meeting.
- (5) The committee has recently purchased shuffleboard cues which will expand the numbers of people able to use the courts.
- (6) Ad-Hoc Library Committee –Sally Marisic
  - (a) No report.

### d) **Executive Committee**

- (1) The Executive Committee minutes are attached to these minutes.
- (2) Water Tower Working Group – Joe Lamont
  - (a) Had a meeting with the regional DEP inspector and we passed the first inspection. He sees no reason why we would not pass the next inspection scheduled for the following week. With



permitting ready, we should expect to be using water from our tank by the end of next week.

(b) Joe Lamont and his team have been watching the construction costs closely. There have been no change orders, and the project has been moving forward according to plans.

(3) Ad-Hoc Archives Committee – Don Miller

(a) No report.

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

(a) No report.

(5) Ad-Hoc Grants & Funding Committee – Ted Martin

(a) No report.

**e) Finance Committee – Kevin Burd**

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

**f) Nominations Committee – Esther Mefferd**

(1) Esther reported that Marcie Lloyd is going to be the Judge of Election, and John Brosious and Don Miller are the Inspectors.

(2) Pat Wilmsen added that for Members attending the meeting who had already mailed in a ballot from the Art Show ticket mailing, that if they wanted their ballot to stand as an “Absentee Ballot” they could indicate so on the Absentee Ballot signature sheet made available at the meeting. On the same sheet they could also indicate if they wanted to retract the submitted ballot and vote in person. Pat announced that every Member who submitted a ballot would be contacted via email and/or phone to ask if they wanted to retract their vote or have it stand as an Absentee Ballot.

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

(1) There were no property transfers since the last regular board. As of today, there are no public 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) No report.

i) Kevin Wells made a motion to accept the committee reports. The motion was seconded and approved by 10 votes.

**6) Unfinished Business**

None

**7) New Business**

a) Kevin announced that easements collected in the past were voted on a case-by-case basis as to where those funds should go. The Board has discussed that they would like to establish a permanent protocol for handling easements. While easements are infrequent and do not generate a great deal of income, this will ensure that the revenue will benefit all MGCA Members. Kevin Burd made a motion that all funds collected from easements be deposited to the B&G Emergency Fund. The motion was seconded and passed with 10 votes.

**Resolution #2023.07.18-01**

**8) Community Comment**

a) Several community comments were submitted to the Board prior to the meeting. Those communications are listed below and attached to these minutes.

Sandy Leyh, 310 6<sup>th</sup> Street

Linda & Jim Campbell, 402 Glossbrenner

Bill & Joy Linton, 211 7<sup>th</sup> Street



- b) Don Miller, 610 4<sup>th</sup> Street. Thanked the Board for the work done to bring the water tower project through to completion. He also asked if the Board tracks the categories of legal bills. Finally, he asked if the stone wall on the corner of Mills and Pinch Road conforms to the fencing rule?  
Kevin answered that all the legal fees are tracked and isolated.  
Miles responded that the B&G is going to discuss the stone wall at their next meeting in August. There are many layers to the problem.
- c) Joy Linton, 211 7<sup>th</sup> Street. Joy objected to the blanket mailing of the ballots. Joy made additional comments referring to the By-Laws requirements for the election process.
- d) Peggy Lichty, 205 Castle Avenue. Peggy stated that she liked the option of the mail-in-ballot. She also expressed her thanks to the Board for all the volunteer work they do on Members' behalf. Appreciates how the Board, while consisting of many Members with differing opinions, still works together for the benefit of the community. She also expressed concern on the attorney fees being incurred to answer Member questions.
- e) Linda Campbell, 402 Glossbrenner Avenue. Stated that the ballot statements expressed earlier only have to do with whether or not the By-Laws are followed, as they are our governing documents and need to be followed. She also asked if it would be possible to develop a community directory with Member names and property addresses.  
Pat responded that the Board is considering asking Members if they would like to be part of a directory. This discussion is ongoing.
- f) Doug Lorenzen, 503 1<sup>st</sup> Street. Doug thanked all those who worked so hard on the water tower project. He addressed a question to Kevin, was the purchase of water from the Authority during the project part of the water tower project expenses shown earlier.  
Kevin answered that yes, the purchase of water was part of the project budget. Kevin also added that as of the beginning of May, the contractor is paying for the cost of the water according to the contract.
- g) Ted Martin, suggested that we consider painting the MGCA name and logo on the side of the tank.
- h) George Leyh added that he thought a community directory was a great idea.
- i) Kevin Wells clarified that if we publish a directory, inclusion would be voluntary.

## 9) Adjournment

The meeting adjourned at 7:22 p.m. on a motion by Esther Mefferd, seconded and passed.

The next regular meeting will be held Tuesday, August 15, 2023, at 6:30 p.m.

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



**Attachments:**

- Agenda
- June Treasurer's Report
- July B&G Committee Meeting Minutes
- Executive Committee Minutes
- Finance Committee Minutes
- Community Comments
  - Margaret Hopkins, 505 Glossbrenner
  - Sandy Leyh, 310 6<sup>th</sup> Street
  - Linda & Jim Campbell, 402 Glossbrenner Avenue
  - Bill & Joy Linton, 211 7<sup>th</sup> Street

*MarciLayne Lloyd*

Secretary

*Patricia Milson*

Chairman