

# Table of Contents

Agenda, March Board of Managers Meeting .....	2
Agenda Number .....	3
3a. February Board of Managers Meeting Draft Minutes .....	3
4a. President's Report .....	7
5a. Treasurer's Report .....	9
6a. Buildings & Grounds March Meeting Notes .....	14
6d. Executive Committee Minutes .....	16



Board of Managers

# MONTHLY MEETING AGENDA

Tuesday, March 19, 2024 ▪ 6:30 p.m.

Recorded ZOOM™ Session

## Sign in Reminder, Mic Reminder

1. **CALL TO ORDER** P. Wilmsen
2. **ROLL CALL** M. Lloyd
3. **Approval of Minutes**
  - a. February Board Meeting (Attached) P. Wilmsen
4. **PRESIDENT'S REPORT** P. Wilmsen
  - a. President's Report (Attached)
5. **TREASURER'S REPORT**
  - a. February Income, Expense, and YTD Budget Reports (Attached) K. Burd
6. **COMMITTEE REPORTS**
  - a. Buildings & Grounds (Attached) M. Bojanic
    - i. Building Permits - (None)
    - ii. Ad-Hoc Tree Health & Maintenance Committee P. Wilmsen
  - b. Communications Committee K. Wells
  - c. Community Activities/Recreation Committee K. Wells
    - i. Ad-Hoc Library Committee S. Marisic
  - d. Executive Committee Report P. Wilmsen
    - i. Ad-Hoc Archives Committee D. Miller
    - ii. Ad-Hoc Policy & Procedure Committee T. Martin
    - iii. Ad-Hoc Grants & Funding Committee T. Martin
  - e. Finance Committee Report (No report) K. Burd
  - f. Nominating Committee E. Mefferd
  - g. Property Ownership Committee K. Burd
  - h. Tabernacle Association T. Martin
7. **UNFINISHED BUSINESS**
  - a.
8. **NEW BUSINESS**
  - a. Proposed Charter & Bylaws changes - 1st reading
9. **MGCA COMMUNITY MEMBER COMMENTS**
10. **ADJOURNMENT** P. Wilmsen



Tuesday, February 20, 2024

At the regular monthly meeting of the Mt. Gretna Campmeeting Association Board of Managers, held on Tuesday evening, February 20, 2024, via Zoom Webinar, Pat Wilmsen presided.

A quorum was present including the following: Miles **Bojanic**, Kevin **Burd**, Joe **Lamont**, George **Leyh**, Marcie **Lloyd**, Ted **Martin**, Jeff **Minnich**, Kevin **Wells**, and Pat **Wilmsen**. Ann Bering and Esther Mefferd each joined the meeting at a later point.

Twenty-five households attended via Zoom.

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

Pat Wilmsen called the meeting to order at 6:30 p.m. Marcie Lloyd conducted the roll call.

### 2) **Water Tower – Art Wrap**

Kerry Royer presented a proposal to the Board at the November Board meeting to have a vinyl wrap placed on the MGCA water tower. The Board agreed by consensus after the meeting to move forward with the project as part of the celebration of the Year of the Arts in Mt. Gretna. At tonight's meeting, the Board showed the piece of artwork which was selected by the Board to have placed on the vinyl wrap.

### 3) **Approval of Minutes**

- a) Since the Minutes of the January Board meeting were distributed to Board members prior to the time of this regular monthly meeting, the reading of the Minutes was dispensed with and the January 16, 2024 minutes were approved on a motion by Kevin Wells. The motion was seconded by Jeff Minnich and passed with Bojanic, Burd, Lamont, Leyh, Lloyd, Martin, Minnich, and Wells voting in favor.

### 4) **President's Report**

New speakers have been installed which should help the quality of hybrid meetings. Equipment will be tested at the B&G meeting in February, and then an announcement made about whether the March meeting of the Board of Managers will be Zoom only or hybrid.

### 5) **Treasurer's Report**

- a) Assessment payments went out at the end of last year. To date 66 assessment payments have been made.
- b) The January balance sheet, income/expense report, budget year-end report, and fund/project report were shared with the Board prior to the meeting.
- c) The January income and YTD report does reflect some assessment payments made at the end of 2023. The report also shows a \$2,000 donation from the Art Show. Rental income for parking, garages, and sheds continues to come in and is not due until the end of February.
- d) The budget expenses are all as expected. Utilities appear high for the year, but this is due to the quarterly payment to the Mt. Gretna Authority for sewer.
- e) Fund/Class Activity
  - (1) Fund class activity in the hydrant fund was due to a repair on Batdorf.

### 6) **Committee Reports**

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

- (1) The B&G February meeting report was made available to the Board and to the Membership prior to the evening's meeting.
  - (a) Announced that there are projects planned for the Tabernacle roof in March and to redo Markwood Avenue and a replace a sewer lateral on 7<sup>th</sup> Street in September, work to take roughly 2-3 weeks to complete. All impacted properties will be notified ahead of time with regard to project timings.



- (2) Ad-Hoc Tree Health & Maintenance Committee – Pat Wilmsen
  - (a) No report.
- b) **Communications Committee – Kevin Wells & Marcie Lloyd**
  - (1) No report.
- c) **Community Activities & Recreation Committees – Kevin Wells & Marcie Lloyd**
  - (1) The Heritage Festival secured the final performer for the 2024 season; Galbraith, Briody and Friends. The March newsletter will have the final list of all the performers and dates for this summer's Heritage Festival.
  - (2) Ad-Hoc Library Committee – Sally Marisic
    - (a) Report sent out ahead of meeting.
- d) **Executive Committee**
  - (1) The Executive Committee minutes are attached to these minutes.
  - (2) Ad-Hoc Archives Committee – Don Miller
    - (a) No report.
  - (3) Ad-Hoc Policy & Procedure Committee – Ted Martin
    - (a) No report.
  - (4) Ad-Hoc Grants & Funding Committee – Ted Martin
    - (a) Thanked Pat Brosious for the grant application to the AARP for paving around the Tabernacle. Expect to hear results to the application by the end of June.
    - (b) A thank-you article for donations to the Tabernacle roof funding campaign will be printed in the March newsletter, and a similar letter will be published with the Bible Festival newsletter.
- e) **Finance Committee – Kevin Burd**
  - (1) As insurance policies are coming up for renewal, the Finance committee is looking for ways to save. Will be moving to a new carrier for the Workers Compensation insurance.
- f) **Nominations Committee – Esther Mefferd**
  - (1) On behalf of Esther, Pat passed on that Esther is looking for names of people who want to run for the Board this year.
- g) **Property Ownership Committee – Kevin Burd**
  - (1) There have been no property transfers since the last regular board meeting; as of today, there are no properties under contract and no active listings in the Campmeeting.
  - (2) Of the 72 short-term rental permits permitted by Rule 20 and the associated policy, 43 permits have been issued to date or 60% of the permits.
- h) **Mt. Gretna Tabernacle Board of Trustees (MGTA) – Esther Mefferd**
  - (1) The MGTA met on the 29<sup>th</sup> of January. Ted will continue to serve as President, Bob Kettering as Vice-President, Shawn Gingrich will be Treasurer, Pat Wilmsen will serve as Secretary, and Esther Mefferd will continue to the MGTA representative on the MGCA Board of Managers.
  - (2) Reviewed the results of the Tabernacle roof campaign and discussed other future projects for the Tabernacle.
  - (3) Ted Martin notified the community that some initial conversations have started about better ways to use the MGTA, to expand the MGTA to allow other projects beyond the Tabernacle to fall under the 501(c)3 status of the MGTA. It may be expanded into a foundation which will allow not only additional tax-deductible donations, but will also open the possibility of additional grant applications which we are not currently eligible for.

## 7) Unfinished Business

- a) Rule #21, the proposed new rule to the Rules & Regulations, was distributed with the meeting packet, thus fulfilling the 2<sup>nd</sup> reading requirement for changes to the Rules & Regulations.



## 8) New Business

- a) Following the 2<sup>nd</sup> reading of Rule #21 at tonight's meeting, Kevin Burd made a motion that Rule #21 be adopted into the MGCA Rules & Regulations handbook, effective immediately. The motion was seconded by Joe Lamont. Discussion Followed. The motion passed with Bering, Bojanic, Burd, Lamont, Leyh, Lloyd, Minnich, and Wells voting in favor, and Martin abstaining. **Resolution 2024.02.20-01.**
- b) Esther Mefferd made a motion to have the 2024 election for the Board of Managers be held by mail-in ballot. The motion was seconded by Marcie Lloyd and passed with Bering, Bojanic, Burd, Lamont, Lloyd, Martin, Minnich, and Wells voting in favor, and Leyh opposing.

## 9) Community Comment

- a) Christine Slotznick, 407 3<sup>rd</sup> Street. Asked for additional information regarding Heritage Festival performances.
- b) Linda Campbell, 402 Glossbrenner Avenue. Asked the Board to review the mail-in-ballot motion's alignment with the Bylaws.
- c) Barbara Martin, 212 Boehm Avenue. Addressed the Board with questions and concerns regarding the easement requirements for 212 Boehm Ave.

## 10) Adjournment

The meeting adjourned at 7:04 p.m. on a motion by Ted Martin, seconded by Esther Mefferd and passed unanimously.

The next regular meeting will be held Tuesday, March 19, 2024, at 6:30 p.m.

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

In attendance:

### Members on Zoom:

Andy Berfond, 204 Edwards Ave  
Judy Bojko, 712 5<sup>th</sup> St  
Pat Brosious, 203 Boehm Ave  
Linda Campbell, 402 Glossbrenner Ave  
Lydia Cochran, 505 Mills Ave  
Gary Collins, 601 Mills Ave  
Sue Engle, 705 1<sup>st</sup> St  
Paul & Tammy Friendshuh, 209 Mills Ave  
Nate Godfrey, 511 6<sup>th</sup> St  
Jeffrey Hazel, 602 Kephart Ave  
Tom Heberling, 210 3<sup>rd</sup> St  
Frank Herrmann, 205 Glossbrenner Ave  
Dave & Janelle Kuligowski, 309 8<sup>th</sup> St

Peggy Lichty, 205 Castle Ave  
Dave Lloyd, 403 1<sup>st</sup> St  
Larry McKenna, 309 Mills Ave  
Don Miller, 610 4<sup>th</sup> St  
Dianne Port, 300 Markwood Ave  
Bob Rader, 501 6<sup>th</sup> St  
Claressa Resh, 207 2<sup>nd</sup> St  
Linda Schreiber, 407 6<sup>th</sup> St  
Stephanie Seldomridge, 102 2<sup>nd</sup> St  
Christine Slotznick, 507 3<sup>rd</sup> St  
Ken Stoltzfus, 212 Boehm Ave  
Jan Wolff, 211 8<sup>th</sup> St

Attachments:

2024.02.06 Executive Committee Minutes

---

Secretary

---

Chairman



February 6, 2024

Executive Committee Meeting

Executive Committee Members: Pat Wilmsen, Miles Bojanic, Marcie Lloyd, and Kevin Burd.

1. One invoice has been presented for payment from HRG for \$1,959.58. The invoice was reviewed by Joe Lamont and Ben Slotznick, who recommend payment.
2. Pat Wilmsen made a motion to approve payment from the water tower loan funds in the amount of \$1,442.00, which was seconded. After due deliberation, the motion was approved by unanimous vote of the Executive Committee, as the resolution of the Board. **Resolution number 2024.02.06-01.**

## March President's Report 2024

Many of you are now aware—there is a proposed revision to the MGCA Bylaws. It was communicated to the Membership in the recent Newsletter, as well as a Camp Connect communication. This also includes the proposed timeline leading up to their approval. Tonight, the board will be doing a first reading.

Why the change, you may ask . . . in 2017, the Board stated that the Bylaws should be reviewed—and updated as needed—at least every five years. Now, we are years past that goal.

Our current Bylaws have things like “Who was an owner?” and lacked further explanation. This created a lot of questions in people’s minds. For example: who is the owner of a cottage owned by an LLC, who is the owner of a cottage owned by a trust, who is the owner of a cottage owned by a business? In Campmeeting, we have several cottages that are owned by such entities.

We also wanted to make sure that we were up to date with Pennsylvania Nonprofit Laws by which we are governed. As it turned out, we were current as of 2023 but need to make changes to remain in compliance in 2024. It was apparent by the latest SurveyMonkey that the majority of the community—93% of the respondents—want Annual Election ballots by mail. Remember, this survey stated that if you didn’t respond it was a vote in favor of mail-in ballots. The current Bylaws did not have a provision for mail-in ballots.

Additionally, there were items like—no set time for the Annual Meetings. Would it not be better to have a defined time for the meeting so that you always know when the Annual Meeting will occur? There were also changes made, for example, to increase the quorum needed at the Annual Meeting, and more.

Many volunteer hours went into this revision. The revision was also reviewed by two attorneys, from two separate firms. The first legal review was completed by an attorney retained for his expertise in non-profit organizations, their Bylaws, and PA Nonprofit Law. And I want to thank all those who gave those many hours of their time to accomplish this project.

This Board is working strategically, looking into the future and planning how we can maintain this type of Board for our community. We have investigated alternatives and what it could cost to hire a management company. If in the future there was no community interest in serving on this Board, the costs associated with engaging the services of a management company could range from \$3,000 to \$5,000 a cottage IN ADDITION to your current Assessment rate. I’m not sure how many of us could afford that type of oversight and financial impact. On that note, we are working hard to make certain that procedures

are in place to make it easier for the volunteers who do decide they would like to help by serving on the Board.

In addition, Debby and her family have been truly kind to allow the community to use her home office. The Board has made it clear to Debby that we appreciate this sacrifice—again, as we look to the future and consider succession planning, we realized that we cannot expect her to do this forever. On that note, we have decided to rent office space. Beginning April 1<sup>st</sup>, we will be renting an office above the Mt. Gretna Pizzeria. The Executive Committee negotiated a competitive price for the space.

This board will continue to tackle issues related to maintenance and operation that allow us to advance into the future. Also at the forefront of our discussions is the overall cost to maintain the Campmeeting. In the last year we have found several ways to contain costs which then provided for the zero percent increase you now see in the 2024 Assessment.

Some of those accomplishments in reduced costs to you include, but are not limited to:

- Changing dumpster companies.
- Changing our worker's compensation insurance carrier.
- Fundraising for the Tabernacle roof, so the community did not bear that cost.
- Receiving grants.

We continue to look for cost-saving measures as they relate to projects. We are also considering measures to expand the footprint of the Tabernacle Association to include, for example and consideration, the Mt. Gretna Library, and our Heritage Music Festival.

The work continues and this Board is proud to serve this community. Thank you for your patience, understanding, and support in our efforts. Together, we are planning for the future of Campmeeting.

# Mount Gretna Campmeeting Balance Sheet

Cash Basis

As of February 29, 2024

	Feb 29, 24
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Checking Account - Jonestown	79,101
ICS Shadow	603,819
JBT CD Water Tower	155,637
PV Pass Through	12,975
<b>Total Checking/Savings</b>	851,532
<b>Accounts Receivable</b>	
Accounts Receivable	-64
<b>Total Accounts Receivable</b>	-64
<b>Other Current Assets</b>	
Inventory Asset	
MGCA Historical Plaque	1,138
<b>Total Inventory Asset</b>	1,138
<b>Total Other Current Assets</b>	1,138
<b>Total Current Assets</b>	852,607
<b>TOTAL ASSETS</b>	<b>852,607</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Credit Cards</b>	
JBT CC	724
Lowe's Credit Card	212
<b>Total Credit Cards</b>	936
<b>Other Current Liabilities</b>	
Payroll Liabilities	2,569
<b>Total Other Current Liabilities</b>	2,569
<b>Total Current Liabilities</b>	3,505
<b>Total Liabilities</b>	3,505
<b>Equity</b>	
<b>Net Assets- Temp. Restricted</b>	
Net Assets- Temp Rest Playground	16,884
Net Assets- Temp. Restricted - Other	6,377
<b>Total Net Assets- Temp. Restricted</b>	23,261
<b>Net Assets-Designated</b>	130,915
<b>Net Assets-Undesignated</b>	146,881
<b>Retained Earnings</b>	410,061
<b>Net Income</b>	137,985
<b>Total Equity</b>	849,103
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>852,607</b>

# Mount Gretna Campmeeting

## Income & Expense

### February 2024

Cash Basis

	Community Maintenance	Overhead	TOTAL
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Assessments			
Garage	315	0	315
Home	88,618	0	88,618
<b>Total Assessments</b>	88,933	0	88,933
Interest Income	0	857	857
Miscellaneous Receipts	204	247	451
Rentals			
Garage	12,600	0	12,600
Parking	980	0	980
<b>Total Rentals</b>	13,580	0	13,580
<b>Total Income</b>	102,717	1,104	103,822
<b>Gross Profit</b>	102,717	1,104	103,822
<b>Expense</b>			
Administrative costs	308	534	842
Buildings & Grounds			
Operating Expense			
Dues & Subscriptions	16	0	16
Electric	210	0	210
Fuel & Oil	103	0	103
General Supplies	90	0	90
Grounds Maintenance	2,725	0	2,725
Snow Removal	2,184	0	2,184
<b>Total Operating Expense</b>	5,329	0	5,329
Utilities			
Garbage	5,151	0	5,151
Sewer	189	0	189
Street Lights	2,145	0	2,145
Water Production	7,628	0	7,628
<b>Total Utilities</b>	15,113	0	15,113
<b>Total Buildings &amp; Grounds</b>	20,441	0	20,441
Contributions - Note 2 Fin Comm	0	1,050	1,050
Personnel	5,829	3,270	9,099
Professional Fees			
Legal Fees	0	2,399	2,399
<b>Total Professional Fees</b>	0	2,399	2,399
<b>Total Expense</b>	26,579	7,252	33,831
<b>Net Ordinary Income</b>	76,139	-6,148	69,991
<b>Net Income</b>	<b>76,139</b>	<b>-6,148</b>	<b>69,991</b>

# Mount Gretna Campmeeting Income & Expense Budget vs. Actual

January through February 2024

Cash Basis

	Total Community Maintenance			Overhead			TOTAL		
	Jan - Feb 24	Budget	% of Budget	Jan - Feb 24	Budget	% of Budget	Jan - Feb 24	Budget	% of Budget
Ordinary Income/Expense									
Income									
Assessments									
Garage	4,095	4,410	93%	0			4,095	4,410	93%
Home	246,862	765,567	32%	0			246,862	765,567	32%
Total Assessments	250,957	769,977	33%	0			250,957	769,977	33%
Donations OUTSIDE MGCA ONLY	2,000			0			2,000	0	100%
Interest Income	0			1,758	6,000	29%	1,758	6,000	29%
Miscellaneous Receipts	204	500	41%	288			492	500	98%
Rental Permit Fee	0	3,900	0%	0			0	3,900	0%
Rentals									
Garage	14,000	16,800	83%	0			14,000	16,800	83%
Parking	3,053	2,555	119%	0			3,053	2,555	119%
Pavilion/Kitchen	0	150	0%	0			0	150	0%
Security Deposits	50			0			50	0	100%
Storage Sheds	2,700	5,196	52%	0			2,700	5,196	52%
Tabernacle	0	2,000	0%	0			0	2,000	0%
Total Rentals	19,803	26,701	74%	0			19,803	26,701	74%
Total Income	272,964	801,078	34%	2,046	6,000	34%	275,009	807,078	34%
Gross Profit	272,964	801,078	34%	2,046	6,000	34%	275,009	807,078	34%
Expense									
Administrative costs	308			2,028	13,479	15%	2,336	13,479	17%
Buildings & Grounds									
Maintenance Expense	48	8,100	1%	0			48	8,100	1%
Operating Expense									
Dues & Subscriptions	38			0			38	0	100%
Electric	469	2,655	18%	0			469	2,655	18%
Engineer & Inspections	0	2,400	0%	0			0	2,400	0%
Equipment Purchase	0	2,600	0%	0			0	2,600	0%
Fire Extinguisher Maint	0	500	0%	0			0	500	0%
Fuel & Oil	242	2,000	12%	0			242	2,000	12%
General Supplies	278	3,200	9%	0			278	3,200	9%
Grounds Maintenance	2,725	6,750	40%	0			2,725	6,750	40%
Painting	0	625	0%	0			0	625	0%
Parking & Roads	0	1,000	0%	0			0	1,000	0%
Pest Control	0	550	0%	0			0	550	0%
Registration & Inspection	0	500	0%	0			0	500	0%
Rentals	0	1,000	0%	0			0	1,000	0%
Restroom Maintenance	0	800	0%	0			0	800	0%
Snow Removal	2,184	13,650	16%	0			2,184	13,650	16%
Total Operating Expense	5,936	38,230	16%	0			5,936	38,230	16%
Utilities									
Garbage	10,302	60,440	17%	0			10,302	60,440	17%
Sewer	40,674	170,028	24%	0			40,674	170,028	24%
Street Lights	4,244	26,753	16%	0			4,244	26,753	16%

# Mount Gretna Campmeeting Income & Expense Budget vs. Actual

January through February 2024

Cash Basis

	Total Community Maintenance			Overhead			TOTAL		
	Jan - Feb 24	Budget	% of Budget	Jan - Feb 24	Budget	% of Budget	Jan - Feb 24	Budget	% of Budget
Water Production	13,905	139,613	10%	0			13,905	139,613	10%
Total Utilities	69,125	396,834	17%	0			69,125	396,834	17%
Total Buildings & Grounds	75,110	443,164	17%	0			75,110	443,164	17%
Community Activities	0	400	0%	0			0	400	0%
Community Library	0			120	500	24%	120	500	24%
Contributions - Note 2 Fin Comm	0			1,050	2,400	44%	1,050	2,400	44%
Personnel	8,934	85,270	10%	5,733	64,414	9%	14,667	149,684	10%
Professional Fees									
Accounting	0			0	3,308	0%	0	3,308	0%
Insurance	0			0	17,316	0%	0	17,316	0%
Legal Fees	0			4,594	10,000	46%	4,594	10,000	46%
Total Professional Fees	0			4,594	30,623	15%	4,594	30,623	15%
Property Taxes	0			0	6,510	0%	0	6,510	0%
Transfer to Fund/Project Net 0	124,500	124,500	100%	0			124,500	124,500	100%
Trees	0	35,325	0%	0			0	35,325	0%
Total Expense	208,851	688,659	30%	13,525	117,926	11%	222,376	806,585	28%
Net Ordinary Income	64,112	112,418	57%	-11,479	-111,926	10%	52,633	493	10,685%
Net Income	64,112	112,418	57%	-11,479	-111,926	10%	52,633	493	10,685%

## Restricted & Designated Fund Activity

Restricted Funds	Balance as of 1/31/2024	Activity during: February	Balance as of 2/29/2024
Hopkins Memorial	\$950	\$0.00	\$950
DEP Grant	\$29,397	\$0.00	\$29,397
<b>Designated Funds</b>			
Heritage Festival	\$13,283	\$0.00	\$13,283
Operating Reserve	\$221,760	\$0.00	\$221,760
Seiders Fund	\$20,843	\$0.00	\$20,843
Survey Fund	\$6,028	\$0.00	\$6,028
Tree Fund	\$33,566	\$0.00	\$33,566
<b>Capital Projects</b>			
B&G Emergency Reserve	\$28,045	\$0.00	\$28,045
Buildings	\$49,158		\$49,158
Building: Garages.Sheds (Rentals)	\$25,000	\$0.00	\$25,000
Building: Library	\$5,131	\$0.00	\$5,131
Equipment	\$25,000	\$0.00	\$25,000
Land: Heritage Park	\$17,048	\$0.00	\$17,048
Linear Structures	\$224,774	\$0.00	\$224,774
Structures: Hydrants	\$6,847		\$6,847
Structures: Entrance Pillars	\$4,045	(\$3,100.00)	\$945
<b>Water Operations</b>			
Water Operations: General	\$78,309	(\$27,875.00)	\$50,434
Water Operations: Mains	\$10,000	\$0.00	\$10,000
Water Operations: Pump House	\$9,889	\$0.00	\$9,889
Water Operations: Maintenance Program	\$13,000	\$0.00	\$13,000

## March 04, 2024 – Meeting Notes

Hybrid Meeting of the B&G Committee at the Mt. Gretna United Methodist Church and via Zoom teleconference.

Members of the B&G Committee present: (In person) Miles Bojanic, Nate Godfrey, Joe Lamont, Bill Linton, Jeff Minnich, Bob Rader, Ben Slotznick, (Via Zoom) George Leyh, Doug Lorenzen, Kevin Skovira, Pat Wilmsen. Debby Erb was in attendance.

Miles Bojanic, Chair, opened the meeting at 6:30 p.m.

### REPORTS

#### Superintendent Report

##### Completed

- Met-Ed installed new light pole at 1<sup>st</sup> & 117
- Arch from 7<sup>th</sup> Street and Pinch has been recovered and moved. Are planning to install it as an entrance to Magnolia Park (the triangle park at Markwood, 6<sup>th</sup>, and 117). Miles will contact the owners of 510 Markwood to let them know.

##### In Progress

- Stick and branch pickup after heavy snow continues.
- Dry creek bed on Boehm Ave
- Vegetable gardens: Communication going out in April newsletter to see what interest there is in raised garden beds
- Interior of the Pump House is being worked on – insulation board is being added.

##### On the Horizon

- Sewer main replacement on 6<sup>th</sup> & Otterbein
- Shed roof replacements are being worked on. Letters were sent to garage and shed renters asking them to report major disrepairs; feedback is being received. Nate is identifying the issues to plan repairs. Will be asking for a rental contract revision to address lock and key replacements for sheds.
- Library kiosk roof needs to be repaired.
- Renovation of Dogwood Park: Focusing on triangle between Glossbrenner and Otterbein to add a winding walking path with plantings along the way.

##### Concerns

- Substantial snowplow damage to Batdorf Ave curbs. Do not know how it will affect water drainage. Will be added to asphalt repair list for the next time we are doing patching.
- Leaf pile pickup has not yet been taken care of by West Cornwall Township.
- Canoe/Kayak storage. Considering building a storage area to rent canoe/kayak storage.
- Picnic Tables. Three tables have rotted completely. Nate is working to gradually replace tables, but replacements are expensive and good used tables are not readily available. Conestoga precast sells tables with concrete bases that get topped with pre-treated lumber. Do we want to replace the tables? Two replacements are needed in the library area, one at the pump house, and the tables in Memorial Park will need to be replaced in the next few years. The committee suggested getting a complete inventory of MGCA picnic tables and benches along with condition assessment. A plan will then be established for their maintenance and/or replacement. The committee suggests advertising for memorial sponsorships.

##### Other matters

- M. Gretna Home Services no longer needs parking rental spot.

- Mauds Park funds will be used for plants and shrubs around the community.

## Water Operations

1. Water usage has not dropped.
2. Federal initiative dealing with lead and copper in pipes have led to the PA DEP mandating all community water suppliers ultimately have to eliminate all lead pipes and pipes that are causing contamination. The very first part of initiative due in October of this year is completing an initial service line inventory including information on every service line from the water main to where it enters a person's cottage. Bob has started to collect the information. Bob Rader needs help to gather information to fill out the requested information on the spreadsheet. Bill Linton and Doug Lorenzen will work with Bob on this project.

## Tree Committee

1. Nothing to report.

## Building Permit Application Review

1. No permits submitted. No pending permits.

## MGCA Active Projects

1. **Parking.**  
Survey almost finished. Some final corrections need to be made, should be finished by next month.
2. **PA Rural Water.**  
The mapping is not finalized. There are some corrections that Doug Lorenzen is still working with PA Rural Water on getting corrected.
3. **Markwood.**  
Scheduled for September. A letter will be sent to property owners affected by the work.
4. **Sewer.**  
Scheduled for September. A letter will be sent to property owners affected by the work.
5. **Tabernacle.**  
New roof will be started mid-March.
6. **Garages.**  
New doors will be installed on the eastern garages early spring. Will be assessing the conditions of the western garages (closer to the playground) this year.
7. **Raised Beds**  
Need to determine how many beds can be placed, and must be maintained by Members.

## New Business

1. **Buzzards.** This past month have received some complaints from Members about the noise related to relocating the buzzards. However, the health hazard needs to be considered as well. Will continue to discuss how a coordinated effort may be put in place to protect certain key MGCA areas.
2. **Winter issues.** Miles asked for any other reports of asphalt damage.
3. **Mills & Pinch Wall.** Board members have received several verbal complaints. The Executive Committee is determining if we have enough money to have the property surveyed to establish whose property the structure is on.
4. **Hand pumps.** Margaret Hopkins asked if the pumps could be restored. There are four in the community. George Leyh mentioned that the original thought was to make them look attractive, not functional. George will contact Margaret again to make sure that was the request.

Adjourn 7:50 p.m.

Attachments: None



March 1, 2024

Executive Committee Vote via email

Executive Committee Voting: Pat Wilmsen, Miles Bojanic, Marcie Lloyd, and Kevin Burd.

1. Kevin Burd made a motion via email that the funds needed to create a budget line for Office Rental in the 2024 MGCA Budget in the amount of \$4,500 (9 months, April – December 2024, \$500/month) come from the allocated Tree Fund on a temporary basis. Further, these Tree Fund monies will be replaced upon release of the \$150,000 currently being held in a JBT Money Market Fund as part of the PENNVEST loan agreement. The motion was approved by a unanimous vote of the Executive Committee, as the resolution of the Board.  
**Resolution number 2024.03.01-01.**