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# MONTHLY MEETING AGENDA

Tuesday, July 16, 2024 ▪ Time, 6:30 pm  
Recorded ZOOM™ Session

## Sign in Reminder, Mic Reminder

- |  |                   |
|--|-------------------|
| 1. <b>CALL TO ORDER</b>                                    | P. Wilmsen        |
| 2. <b>ROLL CALL</b>  | M. Lloyd          |
| 3. <b>Approval of Minutes</b>                              |                   |
| a. June Board Meeting (Attached)                           | P. Wilmsen        |
| 4. <b>PRESIDENT'S REPORT</b>                               | P. Wilmsen        |
| a. President's Report (None)                               |                   |
| 5. <b>TREASURER'S REPORT</b>                               |                   |
| a. June Income, Expense, and YTD Budget Reports (Attached) | K. Burd           |
| 6. <b>COMMITTEE REPORTS</b>                                |                   |
| a. Finance Committee Report                                | K. Burd           |
| b. Property Ownership Committee                            | K. Burd           |
| c. Executive Committee Report                              | P. Wilmsen        |
| d. Tree Health & Maintenance Committee                     | P. Wilmsen        |
| i. Tree Removal Permits - (None)                           |                   |
| e. Buildings & Grounds (Attached)                          | M. Bojanic        |
| i. Building Permits - (None)                               |                   |
| f. Communications Committee                                | K. Wells          |
| g. Community Activities/Recreation Committee               | K. Wells/M. Lloyd |
| h. Grants & Funding Committee                              | T. Martin         |
| i. Policy & Procedure Committee                            | T. Martin         |
| j. Tabernacle Association                                  | T. Martin         |
| k. Nominating Committee                                    | E. Mefferd        |
| l. Library Committee                                       | S. Marisic        |
| m. Archive Committee (No report)                           | D. Miller         |
| 7. <b>UNFINISHED BUSINESS</b>                              |                   |
| a. Charter - 2nd Reading                                   |                   |
| 8. <b>NEW BUSINESS</b>                                     |                   |
| a.   |                   |
| 9. <b>ADJOURNMENT</b>                                      | P. Wilmsen        |

**COMMUNITY OPEN FORUM (Please Pre-Register by contacting the office and providing your Name, MGCA Cottage Address, and topic.)**



Tuesday, June 18, 2024

At the regular monthly meeting of the Mt. Gretna Campmeeting Association Board of Managers, held on Tuesday evening, June 18, 2024, 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, Ted Martin, Esther Mefferd, Jeff Minnich, and Kevin Wells.

On Zoom: Kevin Burd, George Leyh, and Pat Wilmsen.

Excused: Ann Bering, Marcie Lloyd.

Seven households attended in person; Eighteen households attended via Zoom.

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

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

### 2) **Approval of Minutes**

Since the Minutes of the May 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 May 21, 2024 minutes were approved on a motion by Miles Bojanic. The motion was seconded by Jeff Minnich and passed with Bojanic, Burd, Lamont, Leyh, Martin, Mefferd, Minnich, and Wells voting in favor.

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

Pat presented her report as a PowerPoint presentation which is attached to these minutes.

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

- a) The May balance sheet, income/expense report, budget year-end report, and fund/project report were shared with the Board prior to the meeting.
- b) 85% (203) of the 240 2024 assessments have been paid. They are due by June 30 to avoid late fees.
- c) Monthly payments on the PENNVEST project have begun. The loan balance \$1,404,071.10.
- d) Income is likely to be less than expenses for the rest of the year.
- e) YTD expenses are currently in line with budget. Certain categories are being watched carefully as they are almost at their budget limit.

### 5) **Committee Reports**

#### a) **Archive Committee – Don Miller**

- (1) Don reported that all filing cabinets that had been stored in a shed have now been moved either to the MGCA Office or to the Pump House. The Pump House was selected due to its secure location and its climate control.

#### b) **Buildings & Grounds – 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.
- (2) Miles reported that the wall/fence on Pinch Rd and Mills Ave has been taken up by West Cornwall Township (WCT) Board of Officers and their Zoning Officer, Jeff Steckbeck, to determine if it is within WCT ordinances.

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

No report.

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

- (1) Porch sale was a success.
- (2) The Heritage Festival has had two performances so far with good attendance.
- (3) The Annual Picnic is coming up June 29.



- e) **Executive Committee – Pat Wilmsen**  
No report
  - f) **Finance Committee – Kevin Burd**  
No report
  - g) **Grants & Funding – Ted Martin**
    - (1) Looking into a State grant that we may be eligible for.
    - (2) Did not receive the AARP grant for work around the Tabernacle to improve mobility space.
  - h) **Library Committee – Sally Marisic**  
Report made available to the Board and to the Membership prior to the evening’s meeting.
  - i) **Nominations Committee – Esther Mefferd**  
No report.
  - j) **Policy & Procedure Committee – Ted Martin**
    - (1) Bringing the committee together to review the revised Committee descriptions to bring them into line with the current Bylaws.
    - (2) Also reviewing the revised Building Permit Application.
    - (3) Working to develop a procedure to identify the Voting Member for each cottage.
  - k) **Property Ownership Committee – Kevin Burd**
    - (1) There were no property transfers since the last board meeting.
    - (2) Of the 72 short-term rental permits permitted by Rule 20 and the associated policy, 44 permits have been issued to date or 61% of the permits.
  - l) **Mt. Gretna Tabernacle Board of Trustees (MGTA) – Esther Mefferd**  
Just had their quarterly meeting. Used part of the recently raised Tabernacle Funds to pay for the Tabernacle roof replacement. There is roughly \$45,000 remaining in the fund.
  - m) **Tree Health & Maintenance Committee – Pat Wilmsen**
    - (1) The Tree committee has welcomed Lydia Cochran and Ron Kohler to their committee.
    - (2) The committee has been working to make sure that new trees and plants are watered during the excessive heat. So far, all trees planted in the next two years are thriving.
    - (3) A tree was removed at the 117 and 7<sup>th</sup> Street that was leaning towards a home. A tree will be planted near that location in the fall.
    - (4) Pat encouraged all Members to remove the ivy from their trees by cutting the ivy at the base of the tree.
- 6) **Unfinished Business**  
None.
- 7) **New Business**
- a) Joe Lamont, George Leyh, and Ted Martin each expressed willingness to serve as the Officer at Large. Joe Lamont was elected into this position.
  - b) The Hideaway Restaurant has agreed to pay \$500/month for the shared use of the Kauffman Parking lot. Therefore, Miles Bojanic made a motion to pay the 2024 MGCA Office rent out of the income received from the Hideaway for the shared use of the Kauffman Parking Lot rather than the Tree Fund as previously voted this year. The motion was seconded by Kevin Wells and passed with Bojanic, Burd, Lamont, Leyh, Martin, Mefferd, Minnich, and Wells voting in favor. Resolution number 2024.06.18-01.
  - c) Ted Martin announced that the 1st Reading of the 2024 edits to the Charter would be available after the meeting and be posted to the MGCA website and announced via the Newsletter. He referenced the earlier president’s report that called attention to the fact that 2009 edits were unfortunately never filed with the Pennsylvania Department of State. He concluded by explaining that both sets of changes will be combined and filed appropriately once the three readings process has concluded.



- d) Ted Martin thanked the Grounds Crew for their exceptional work and the appearance of the grounds.
- e) Responding to an item from the President's Report, George Leyh asked if moving Community Comments (aka an Open Forum) to a time after the close of the meeting required a Board vote. He was answered that it is an administrative decision of the Board and no Board vote is required for a change to the Agenda. George went on record as being against this change.

### 8) MGCA Member Open Forum

Bob Travitz, 502 2<sup>nd</sup> St. Expressed their appreciation for Nate's work and how great the grounds and parks look.

Andy Berfond, 204 Edwards Ave. Had questions about the rock wall/fence on Pinch Road and Mills Ave.

Lynn Reisinger, 205 2<sup>nd</sup> St. Had a further question about the rock fence.

Sandy Leyh, 310 6<sup>th</sup> St. Asked for clarification on Community Comments/Open Forum occurring after the board meeting adjourns. Commented on the Board's use of outside research and their intended purpose of that research.

Peggy Lichty, 205 Castle Ave. Thanked the Board for their research on community issues. Also thanked Nate and the community for their work on the grounds. Also thanked Nate for hosting Happy Hour.

Jim Campbell, 402 Glossbrenner Ave. Had a question about Nate's Happy Hour.

Linda Campbell, 402 Glossbrenner Ave. Had further questions about Happy Hour and Heritage Park.

Andy Berfond, 204 Edwards Ave. Had further questions about Happy Hour.

Jeff Lentz, 211 2<sup>nd</sup> St. Had questions about lighting at the Tabernacle and safety concerns now that the AARP grant was not received.

Linda Campbell, 402 Glossbrenner Ave. Asked if some of the MGTA's Tabernacle Fund might be earmarked for Tabernacle projects pertaining to safety concerns.

### 9) Adjournment

The meeting adjourned at 7:33 p.m. on a motion by Esther Mefferd, seconded by Ted Martin and passed unanimously.

The next regular meeting will be held Tuesday, July 16, 2024, at 6:30 p.m.

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



In Attendance:

Members in Person:

Berfond, Ellen & Andy, 204 Edwards Ave  
Campbell, Jim & Linda, 402 Glossbrenner Ave  
Flannery, Mark, 211 2<sup>nd</sup> St  
Lentz, Jeffrey, 211 2<sup>nd</sup> St  
Linton, Bill, 211 7<sup>th</sup> St  
Meyer, Malcolm, 501 5<sup>th</sup> St  
Reisinger, Lynn, 205 2<sup>nd</sup> St  
Slotznick, Ben, 507 3<sup>rd</sup> St

Members on Zoom:

Bishop, Pam, 503 1<sup>st</sup> St  
Brosious, Pat, 203 Boehm Ave  
Cochran, Lydia, 505 Mills Ave  
Donahue, Kristi, 501 6<sup>th</sup> St  
Friendshuh, Paul & Tammy, 209 Mills Ave

Leyh, Sandra, 310 6<sup>th</sup> St  
Lichty, Peggy, 205 Castle Ave  
Lloyd, David, 403 1<sup>st</sup> St  
Meteyer Bane, Kelsey, 200 Bell Ave  
Miller, Don, 610 4<sup>th</sup> St  
Noble, Jay, 202 Markwood Ave  
Port, Dianne, 300 Markwood Ave  
Seldomridge, Steph, 105 2<sup>nd</sup> St  
Slotznick, Christine, 507 3<sup>rd</sup> St  
Travitz, Bob, 502 2<sup>nd</sup> St  
Welte, Robin, 505 3<sup>rd</sup> St  
Wolff, Jan, 211 8<sup>th</sup> St  
Zellers, Scott, Gar 1<sup>st</sup> St

Attachments:

President's Report

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Secretary

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Chairman

# President's Report

June, 2024

# After the Bylaws Vote, What Now

- First, I would like to thank everyone for the time they put into this process and all those who turned out to vote.
- The Annual Meeting of the Board will be October 19<sup>th</sup>, more details to follow.
- We have scheduled the Annual Picnic to be in conjunction with some of our Heritage Festival Concerts - June 29<sup>th</sup> with a July 6<sup>th</sup> rain date, more details to follow. Moving forward, the Annual Picnic will be the 2<sup>nd</sup> Saturday of every July. The rain date will be the 3<sup>rd</sup> Saturday July.



# After the Bylaws Vote, What Now (Continued)

- We will post the new Bylaws on the website but need to wait for the Charter's approval. The current Charter was never submitted to the State, this was discovered while working on the Bylaws with the lawyer. Ted Martin will discuss further under New Business.
  - Changes made to a Charter and/or Articles of Incorporation must be filed with the PA Department of State's Corporation Bureau.
  - Changes were made to our Charter in 2005 and filed with the State.
  - Changes were made to our Charter in 2009 but not filed with the State. These Board-approved changes have been published in our Charter & Bylaws booklets since 2009.
  - Minor edits are being proposed to the Charter in 2024.
    - 1<sup>st</sup> Reading, 6/18/24
    - 2<sup>nd</sup> Reading 7/16/24
    - 3<sup>rd</sup> Reading and Final Vote 8/20/24 followed by a filing of all changes since 2005 with the State.

# Charter of the Mount Gretna Campmeeting Association, Inc.

## Section 1.

The corporate name of the Association is the “Mt. Gretna Campmeeting Association, Incorporated.”

## Section 2.

The business of said Association is to be transacted at Mt. Gretna, in the Township of West Cornwall, County of Lebanon, Pennsylvania. The registered office of the Association is Second and Otterbein Streets, P.O. Box 428, Mt. Gretna, Pennsylvania, 17064 until changed by an appropriate amendment to this Charter

## Section 3.

~~The objects of this Association shall be to provide and maintain~~ This Association shall have power to engage in and to do any lawful act concerning any or all lawful business for which non-profit corporations may be incorporated under the laws of the Commonwealth of Pennsylvania, including (but not limited to) the providing and maintaining of a proper, desirable and permanent residential community.

The history and tradition of the Association also includes the provision and maintenance of a proper, convenient, desirable and permanent Campmeeting ground for the purpose of supporting and conducting the worship of God in gatherings or assemblages at convenient and stated times ~~and~~ in accordance with the discipline and belief of *The United Methodist Church*; ~~and to provide and maintain a proper, convenient, desirable and permanent residential community.~~

This Association is not owned or operated by *The United Methodist Church*, nor is it an agency thereof. Public relations instruments use the name “United Methodist” and the symbols and logos of *The United Methodist Church* in recognition that this Association was initially sponsored by, and is historically related to, the Eastern Pennsylvania Conference; and that the programs of this Association are affiliated with ~~the~~ programs of that Conference, of *The United Methodist Church*. ~~The Mt. Gretna Campmeeting Association, Inc.~~ will not indicate

in any way, either active or passive, that it is an agency of the Eastern Pennsylvania Conference of *The United Methodist Church*.

In furtherance of these purposes, the Association may receive and administer gifts, bequests or legacies in accordance with the terms of the gift or bequest; reserving the right of the ~~Board~~board of Managers to reject any such gift or bequest.

#### **Section 4.**

~~The~~It is expected that the Association shall exist perpetually.

#### **Section 5.**

The members of the Association shall be those persons as designated by the By-Laws of the Association.

#### **Section 6.**

It shall and may be lawful for said Association to purchase land, hold real estate or personal estate in fee simple or otherwise as it may deem necessary, proper and desirable for the objects and purposes of ~~this~~said Association, and the same or any part to dispose of in parcels or otherwise, or in fee simple or otherwise, on such terms, conditions and restrictions as may be deemed proper, not repugnant, however, to the laws of this Commonwealth.

#### **Section 7.**

The ~~affairs~~governing body of the Association shall be ~~managed by a President, Vice President, Secretary, Treasurer and~~ a Board of Managers. ~~The~~

The terms, qualifications and number of the Board of Managers are specified, from time to time, by the By-laws. Terms, qualifications and number may be changed, increased or decreased, from time to time, by the manner provided in the By-laws. At no time shall the Board of Managers consist of ~~eleven (11) members~~ less than five (5) persons.

~~Such Board of Managers shall be elected by the members of the Association provided that five (5) of the Board members shall be property owners on the Campmeeting Grounds, who are not members of The United Methodist Church.~~

~~Another five (5) members of the Board shall be elected by the Association and shall consist of ministers or lay members of *The United Methodist Church*; of whom, at least three (3) shall be property owners on the Campmeeting Grounds.~~

~~The remaining Board member shall be the Chairperson of the Association's Bible Conference Program Committee OR a non Board member of that committee designated by that Committee. This member may be either lay or clergy, and does not have to be United Methodist, and shall be "ex officio" with vote.~~

### **Section 8.**

~~The said Board of Managers may adopt, pass and enforce such By Laws as they deem necessary;~~

### **Section 8.**

The By-Laws of the Association may be amended by methods provided in the By-Laws, subordinate, however, to this Charter, the Constitution and Laws of this Commonwealth, and the Constitution of the United States.

### **Section 9.**

In keeping with the history and tradition of the **Campmeeting** Association, the Board of Managers reserves the **privilege of conducting right to conduct** religious conferences and programs on these grounds at appropriate times.

### **Section 10.**

It shall be lawful for the Association to construct and provide all necessary works to supply the premises with water and artificial light and to provide all other conveniences and make all other improvements which may be deemed necessary or desirable; ~~provided,~~ that the same be furnished and provided at cost and without profit or pecuniary advantage to the said Association.

### **Section 11.**

The Association is formed on a non-stock basis. It does not contemplate pecuniary gain or profit, incidental or otherwise, to its

members. No part of the net earnings of the Association shall ~~entirely~~inure to the benefit of, or be distributable to, its members, directors, officers, or other private persons, except that the Association shall be authorized and empowered to pay reasonable compensation for services rendered ~~to it by an person (including, the case of officers and employees, pensions, retirement pay and the cost of providing coverage under group life, accident, disability, health and medical insurance contracts, and directors and officers liability insurance).~~

### Section 12.

This ~~Charter~~charter may be amended by the Board of Managers, after ~~two~~three readings at regular business meetings, by a two-thirds (2/3) vote of ~~its members~~the Board of Managers.

### Section 13.

~~Upon~~In the event the dissolution of the ~~corporation~~Association should occur, the ~~board~~Board of Managers shall, after paying or making provision for the payment of all of the liabilities of the ~~corporation~~Association, dispose of all the assets of the ~~corporation~~Association in such manner, or to such organization(s) organized and operated exclusively for charitable, educational, religious, or scientific purposes as shall at the time qualify as an exempt organization(s) under section 501(c)(3) of the Internal Revenue Code of 1954 (or corresponding provision of any future United States Internal Revenue Law), as the Board of Managers shall determine. Any such assets not so disposed of shall be disposed of by the ~~court~~Court of Common Pleas of the county in which the principal office of the ~~corporation~~Association is then located, exclusively for such purposes as said Court shall determine, ~~which are organized and operated exclusively for such purposes.~~

Adopted by the Board of Managers, ~~October 16, 1989~~July 2009.

~~Marlin D. Seiders~~ <sup>W. Jeffrey Hurst</sup> W. Jeffrey Hurst, PhD, President

~~Duane M Perkins~~ <sup>Stephanie Bost</sup> Stephanie Bost, Secretary

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**Section 4.**

It is expected that the Association shall exist perpetually.

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**Section 6.**

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**Section 7.**

The governing body of the Association shall be a Board of Managers.

The terms, qualifications and number of the Board of Managers are specified, from time to time, by the ~~By-laws~~Bylaws. Terms, qualifications, and number may be changed, increased, or decreased, from time to time, by the manner provided in the ~~By-laws~~Bylaws. At no time shall the Board of Managers consist of less than five (5) persons.

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**Section 10.**

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desirable, provided that the same be furnished and provided at cost and without profit or pecuniary advantage to the said Association.

**Section 11.**

The Association is formed on a non-stock basis. It does not contemplate pecuniary gain or profit, incidental or otherwise, to its ~~members~~ Members. No part of the net earnings of the Association shall inure to the benefit of, or be distributable to, its ~~members, managers, officers~~ Members, Board Members, Officers or other private persons, except that the Association shall be authorized and empowered to pay reasonable compensation for services rendered.

**Section 12.**

This charter may be amended by the Board of Managers, after three readings at regular business meetings, by a two-thirds (2/3) vote of the Board of Managers.

**Section 13.**

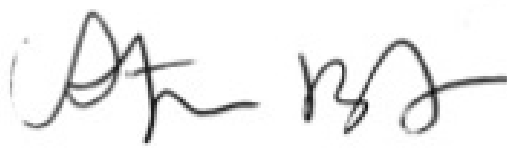
In the event the dissolution of the Association should occur, the Board of Managers shall, after paying or making provision for the payment of all of the liabilities of the Association, dispose of all the assets of the Association in such manner, or to such organization(s) organized and operated exclusively for charitable, educational, religious or scientific purposes as shall at the time qualify as an exempt organization under section 501(c)(~~34~~) of the Internal Revenue Code of 1954 (or corresponding provision of any future United States Internal Revenue Law), as the Board of Managers shall determine. Any such assets not so disposed of shall be disposed of by the Court of Common Pleas of the county in which the principal office of the Association is then located, exclusively for such purposes as said Court shall determine.

Adopted by the Board of Managers, ~~July 2009~~ Month/Day/2024.

~~W. Jeffrey Hurst, PhD~~ Patricia Wilmsen, President



~~Stephanie Bost~~





| Marcielayne Lloyd, Secretary

*Marcielayne Lloyd*

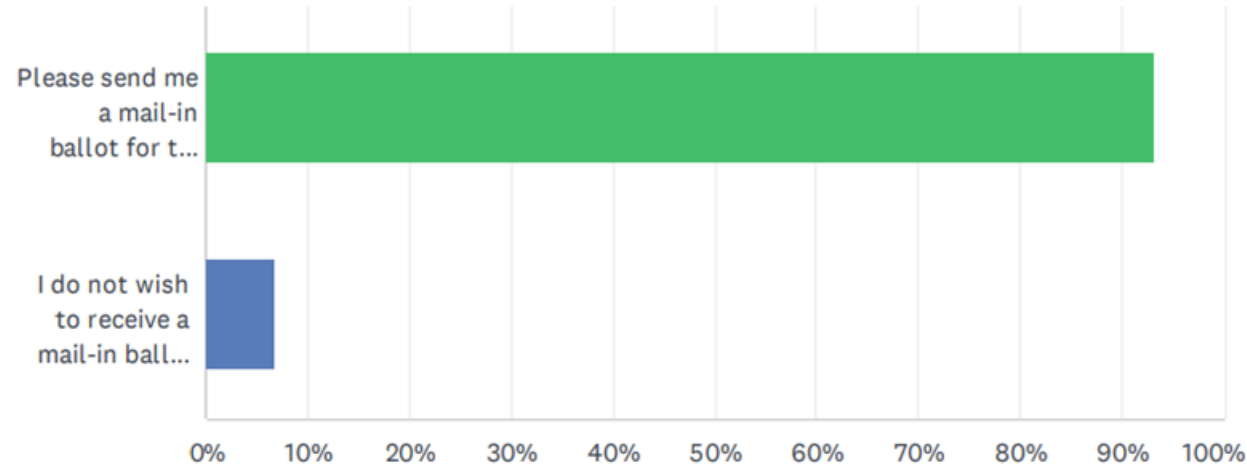
1st REVISION DRAFT 6/18/24

# President's Report (Continued)

- If you have a full-time renter, please have them contact the office so we can get their contact details. This will allow them to get the communications, etc. from the office.
- The process for establishing the Voting Member will be as follows:
  - Submit in writing via email and/or letter which by US mail or dropped off at the office.
  - Must include, Name, MGCA Cottage Address, and Voting Member Mailing address.
  - Submit by Sept 5<sup>th</sup>.
  - Can be changed at any time, in writing, up until the count .
- More instructions on ballot voting will follow.

Q1 To ensure we are aware of your preference, please answer the following question (choose one):

Answered: 88 Skipped: 0



ANSWER CHOICES	RESPONSES	
Please send me a mail-in ballot for the 2024 election.	93.18%	82
I do not wish to receive a mail-in ballot, I will vote in person at the 2024 Annual Meeting.	6.82%	6
Total Respondents: 88		

# CIVILITY, Sarah Merkel

- Recently, we all received a letter from a fellow Member with some information from a Parliamentarian (Sarah Merkel). I took some time to review Sarah's website which has great information. Here are some of the things I found interesting, supported by many other sites like the National Non-Profit site, etc.
- Answers from Sarah's website:
  - **"Does the standard order of business in *Robert's Rules of Order* always have to be followed?"** No. Especially if the board has 12 members or less
  - **Should a committee always give a verbal report?** No.
  - **Is there a way to limit the amount of time that each member debates a motion?** Yes. Sarah suggest 2-3 mins for each but for a small board such as ours this need not apply
  - **Can a topic be discussed with out a motion.** Yes"

# *Civility, Sarah Merkel (Continued)*

- **“An Open Forum** An Open Forum provides opportunity for members to ask questions or share opinions with the Chair and the Board regarding non-agenda matters. Without derailing the meeting or requiring all members to listen to the discussion, members are still able to have a voice. It is relatively simple to provide an Open Forum opportunity. At a normal business meeting, an announcement should be made that an Open Forum will take place following the adjournment of the meeting. A signup sheet should be available at the entrance to the meeting. Members need to add their names to a signup sheet in order to participate in the Forum. The following rules are recommended as a guide for any organization holding an Open Forum. These rules should accompany the signup list with a note stating that by signing up to participate in the Forum, members are agreeing to these rules. We will begin next month to follow this process at all our meetings.”

**Mount Gretna Campmeeting**  
**Balance Sheet**  
As of June 30, 2024

Cash Basis

	Jun 30, 24
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Checking Account - Jonestown	97,433
ICS Shadow	883,142
JBT CD Water Tower	157,164
PV Pass Through	10,528
<b>Total Checking/Savings</b>	1,148,268
<b>Accounts Receivable</b>	
Accounts Receivable	-3,261
<b>Total Accounts Receivable</b>	-3,261
<b>Other Current Assets</b>	
<b>Inventory Asset</b>	
MGCA Historical Plaque	984
<b>Total Inventory Asset</b>	984
Undeposited Funds	1,010
<b>Total Other Current Assets</b>	1,994
<b>Total Current Assets</b>	1,147,001
<b>TOTAL ASSETS</b>	<b>1,147,001</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Credit Cards	3,793
<b>Other Current Liabilities</b>	
Payroll Liabilities	395
<b>Total Other Current Liabilities</b>	395
<b>Total Current Liabilities</b>	4,188
<b>Total Liabilities</b>	4,188
<b>Equity</b>	
<b>Net Assets- Temp. Restricted</b>	
Net Assets- Temp Rest Playgroun	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>	431,695
<b>Total Equity</b>	1,142,813
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,147,001</b>

# Mount Gretna Campmeeting Income & Expense

June 2024

Cash Basis

	Community Maintenance	Overhead	TOTAL
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>Assessments</b>			
Garage	315	0	315
Home	107,761	0	107,761
<b>Total Assessments</b>	108,076	0	108,076
Interest Income	0	1,101	1,101
Miscellaneous Receipts	123	0	123
<b>Rentals</b>			
Pavilion/Kitchen	100	0	100
Rentals - Other	3,000	0	3,000
<b>Total Rentals</b>	3,100	0	3,100
<b>Total Income</b>	111,299	1,101	112,400
<b>Gross Profit</b>	111,299	1,101	112,400
<b>Expense</b>			
Administrative costs	0	1,030	1,030
<b>Buildings &amp; Grounds</b>			
Maintenance Expense	4,704	0	4,704
<b>Operating Expense</b>			
Dues & Subscriptions	4	0	4
Electric	187	0	187
Fuel & Oil	165	0	165
General Supplies	603	0	603
Grounds Maintenance	844	0	844
Painting	75	0	75
Parking & Roads	503	0	503
Pest Control	188	0	188
Restroom Maintenance	257	0	257
<b>Total Operating Expense</b>	2,825	0	2,825
<b>Utilities</b>			
Garbage	5,325	0	5,325
Street Lights	2,155	0	2,155
Water Production	10,674	0	10,674
<b>Total Utilities</b>	18,153	0	18,153
<b>Total Buildings &amp; Grounds</b>	25,682	0	25,682
Community Activities	103	0	103
Personnel	9,139	4,996	14,135
<b>Professional Fees</b>			
Insurance	0	2,856	2,856
Legal Fees	0	741	741
<b>Total Professional Fees</b>	0	3,597	3,597
Trees	8,563	0	8,563
<b>Total Expense</b>	43,487	9,623	53,110
<b>Net Ordinary Income</b>	67,812	-8,522	59,290
<b>Net Income</b>	67,812	-8,522	59,290

# Mount Gretna Campmeeting Income & Expense Budget vs. Actual

January through June 2024

Cash Basis

	Total Community Maintenance			Overhead			TOTAL		
	Jan - Jun 24	Budget	% of Budget	Jan - Jun 24	Budget	% of Budget	Jan - Jun 24	Budget	% of Budget
<b>Ordinary Income/Expense</b>									
<b>Income</b>									
<b>Assessments</b>									
<b>Garage</b>	4,410	4,410	100%	0			4,410	4,410	100%
<b>Home</b>	722,745	765,567	94%	0			722,745	765,567	94%
<b>Total Assessments</b>	727,155	769,977	94%	0			727,155	769,977	94%
<b>Donations OUTSIDE MGCA ONLY</b>	2,000			0			2,000	0	100%
<b>Interest Income</b>	0			6,084	6,000	101%	6,084	6,000	101%
<b>Miscellaneous Receipts</b>	600	500	120%	533			1,133	500	227%
<b>Rental Permit Fee</b>	150	3,900	4%	0			150	3,900	4%
<b>Rentals</b>									
<b>Garage</b>	16,800	16,800	100%	0			16,800	16,800	100%
<b>Parking</b>	4,333	2,555	170%	0			4,333	2,555	170%
<b>Pavilion/Kitchen</b>	275	150	183%	0			275	150	183%
<b>Security Deposits</b>	10			0			10	0	100%
<b>Storage Sheds</b>	5,025	5,196	97%	0			5,025	5,196	97%
<b>Tabernacle</b>	700	2,000	35%	0			700	2,000	35%
<b>Rentals - Other</b>	3,000			0			3,000	0	100%
<b>Total Rentals</b>	30,143	26,701	113%	0			30,143	26,701	113%
<b>Total Income</b>	760,048	801,078	95%	6,617	6,000	110%	766,665	807,078	95%
<b>Gross Profit</b>	760,048	801,078	95%	6,617	6,000	110%	766,665	807,078	95%



# Mount Gretna Campmeeting Income & Expense Budget vs. Actual

January through June 2024

Cash Basis

	Total Community Maintenance			Overhead			TOTAL		
	Jan - Jun 24	Budget	% of Budget	Jan - Jun 24	Budget	% of Budget	Jan - Jun 24	Budget	% of Budget
<b>Expense</b>									
Administrative costs	308			9,378	13,479	70%	9,686	13,479	72%
Bank Service Charges	0			20			20	0	100%
<b>Buildings &amp; Grounds</b>									
Maintenance Expense	6,099	8,100	75%	0			6,099	8,100	75%
<b>Operating Expense</b>									
Dues & Subscriptions	54			0			54	0	100%
Electric	1,172	2,655	44%	0			1,172	2,655	44%
Engineer & Inspections	0	2,400	0%	0			0	2,400	0%
Equipment Purchase	512	2,600	20%	0			512	2,600	20%
Fire Extinguisher Maint	0	500	0%	0			0	500	0%
Fuel & Oil	1,047	2,000	52%	0			1,047	2,000	52%
General Supplies	1,897	3,200	59%	0			1,897	3,200	59%
Grounds Maintenance	5,322	6,750	79%	0			5,322	6,750	79%
Painting	176	625	28%	0			176	625	28%
Parking & Roads	503	1,000	50%	0			503	1,000	50%
Pest Control	522	550	95%	0			522	550	95%
Registration & Inspection	815	500	163%	0			815	500	163%
Rentals	28	1,000	3%	0			28	1,000	3%
Restroom Maintenance	257	800	32%	0			257	800	32%
Snow Removal	2,975	13,650	22%	0			2,975	13,650	22%
<b>Total Operating Expense</b>	<b>15,277</b>	<b>38,230</b>	<b>40%</b>	<b>0</b>			<b>15,277</b>	<b>38,230</b>	<b>40%</b>
<b>Utilities</b>									
Garbage	31,480	60,440	52%	0			31,480	60,440	52%
Sewer	83,570	170,028	49%	0			83,570	170,028	49%
Street Lights	12,844	26,753	48%	0			12,844	26,753	48%
Water Production	49,069	139,613	35%	0			49,069	139,613	35%
<b>Total Utilities</b>	<b>176,963</b>	<b>396,834</b>	<b>45%</b>	<b>0</b>			<b>176,963</b>	<b>396,834</b>	<b>45%</b>
<b>Total Buildings &amp; Grounds</b>	<b>198,340</b>	<b>443,164</b>	<b>45%</b>	<b>0</b>			<b>198,340</b>	<b>443,164</b>	<b>45%</b>
<b>Community Activities</b>	<b>103</b>	<b>400</b>	<b>26%</b>	<b>0</b>			<b>103</b>	<b>400</b>	<b>26%</b>
<b>Community Library</b>	<b>121</b>			<b>120</b>	<b>500</b>	<b>24%</b>	<b>241</b>	<b>500</b>	<b>48%</b>
Contributions - Note 2 Fin Comm	0			1,050	2,400	44%	1,050	2,400	44%
<b>Personnel</b>	<b>38,252</b>	<b>85,270</b>	<b>45%</b>	<b>28,005</b>	<b>64,414</b>	<b>43%</b>	<b>66,257</b>	<b>149,684</b>	<b>44%</b>
<b>Professional Fees</b>									
Accounting	0			0	3,308	0%	0	3,308	0%
Insurance	0			10,349	17,316	60%	10,349	17,316	60%
Legal Fees	0			9,838	10,000	98%	9,838	10,000	98%
<b>Total Professional Fees</b>	<b>0</b>			<b>20,187</b>	<b>30,623</b>	<b>66%</b>	<b>20,187</b>	<b>30,623</b>	<b>66%</b>
<b>Property Taxes</b>	<b>0</b>			<b>1,530</b>	<b>6,510</b>	<b>24%</b>	<b>1,530</b>	<b>6,510</b>	<b>24%</b>
Transfer to Fund/Project Net 0	124,500	124,500	100%	0			124,500	124,500	100%
Trees	12,560	35,325	36%	0			12,560	35,325	36%
<b>Total Expense</b>	<b>374,183</b>	<b>688,659</b>	<b>54%</b>	<b>60,290</b>	<b>117,926</b>	<b>51%</b>	<b>434,473</b>	<b>806,585</b>	<b>54%</b>
<b>Net Ordinary Income</b>	<b>385,865</b>	<b>112,418</b>	<b>343%</b>	<b>-53,672</b>	<b>-111,926</b>	<b>48%</b>	<b>332,192</b>	<b>493</b>	<b>67,435%</b>
<b>Net Income</b>	<b>385,865</b>	<b>112,418</b>	<b>343%</b>	<b>-53,672</b>	<b>-111,926</b>	<b>48%</b>	<b>332,192</b>	<b>493</b>	<b>67,435%</b>

## Restricted & Designated Fund Activity

Restricted Funds	Balance as of 5/31/2024	Activity during: June	Balance as of 6/30/2024
Hopkins Memorial	\$697	\$0	\$697
DEP Grant	\$29,397	\$0	\$29,397
<b>Designated Funds</b>			
Heritage Festival	\$13,110	\$215	\$13,325
Library Program Fund	\$500	\$0	\$500
Operating Reserve	\$221,760	\$0	\$221,760
Seiders Fund	\$20,843	\$0	\$20,843
Survey Fund	\$1,259	(\$51)	\$1,208
Tree Fund	\$29,703	(\$500)	\$29,203
<b>Capital Projects</b>			
B&G Emergency Reserve	\$32,045	\$0	\$32,045
<b>Building: Garages.Sheds (Rentals)</b>	\$16,150	\$0	\$16,150
<b>Building: Library</b>	\$5,131	\$0	\$5,131
<b>Buildings</b>	\$49,158	\$0	\$49,158
<b>Total Buildings:</b>	<u>\$70,439</u>		<u>\$70,439</u>
<b>Equipment</b>	\$25,000	\$0	\$25,000
<b>Land: Heritage Park</b>	\$17,048	\$0	\$17,048
<b>Linear Structures</b>	\$224,774	\$0	\$224,774
<b>Structures: Hydrants</b>	\$6,847	\$0	\$6,847
<b>Structures: Entrance Pillars</b>	\$945	\$0	\$945
<b>Total Buildings:</b>	<u>\$7,792</u>		<u>\$7,792</u>
<b>Water Operations</b>			
Water Operations: General	\$78,309	(\$69,059)	\$9,250
Water Operations: Mains	\$10,000	\$0	\$10,000
Water Operations: Pump House	\$9,889	\$0	\$9,889
Water Operations: Maintenance Program	\$13,000	\$0	\$13,000
Water Operations: PENNVEST Principal		\$69,059	\$69,059
<b>Total Water Operations:</b>	<u>\$111,198</u>		<u>\$111,198</u>

# July 1, 2024 – Meeting Notes

Hybrid Meeting of the B&G Committee at the Mt. Gretna Campmeeting's Office and via Zoom teleconference.

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

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

## REPORTS

### Superintendent Report

#### Completed

- Nate reported on various improvements that had been completed around the community. This included renovation of picnic tables, addition of a 2-seater Memorial Bench by the Brosious family, renovation of the kiosk roof near the Library, pressure washing of various structures, etc.
- Additional lighting has been added near the Tabernacle to provide more illumination to the walking route from the Tabernacle to the Kauffman Parking Lot.

#### In Progress

- Hunter is working extensively in Columbus Circle (Markwood & 5<sup>th</sup>-6<sup>th</sup>) to restore.
- Two volunteers are working with Nate to restore/renovate the three historic pump gazebos.

### Water Operations

1. The water usage is as expected for the summer.
2. Lead/Copper rule. Will be talking with Martin to find out exactly what information they want from us and in what format. Members have started to respond to the request for information that was mailed with the Art Show tickets.
3. Miles shared information from PENNVEST. Grants may be available for lead pipe replacement should lead pipes be found in our system.
4. Pump House work. The committee recommends moving forward with the following proposals from A.H. Moyer to be paid for from Designated Water Funds:
  - a. Dedicated water service for sink, \$7,600
  - b. 6" Insertion valve for tower shutoff, \$14,250
  - c. ¾" Tap on 6" ductile in Pump House, \$1,680
  - d. 4" Pipe replacement in Pump House, \$2,150
  - e. Remove 4" cross and valve, \$1,200
5. DEP Assessment work & map – final maps are being prepared by PA Rural Water and should be delivered shortly. Doug also mentioned the possibility of getting Lidar maps which would give us visual maps of the grounds without the tree canopy obstructing the view. It would allow the MGCA to use GIS location for all its maps.

### Building Permit Application Review

1. No permits submitted. No pending permits.

### MGCA Active Projects/Old Business

1. **Markwood:** Miles stated that before the project starts, the owners along Markwood need to be contacted regarding any water gutters that can be tied into the new Markwood drainage system.
2. **Tabernacle Projects.** Miles suggested that the Committee brainstorm a list of all the work that has been asked for at the Tabernacle and then prioritize the list before presenting it to the Board

of Trustees of the MGTA for funding. The committee agreed that projects should be prioritized by:

- a. Safety,
- b. Building Maintenance,
- c. "It Would be Nice...".

This list should be prioritized at the August B&G Meeting.

3. **10-Year Capital Project Plan:** Miles discussed some of the MGCA projects that need to be in a 10-year plan. This list will also be reviewed in more detail with the committee and then prioritized based on importance and cost. This will be an ongoing discussion for future meetings in preparation for the 2025 budget. Part of the discussion included what to do regarding the quoit court along 117.
4. **Pinch Rd. Overgrowth:** Kevin Skovira issued a new work order request since there was no action on the previously submitted one.
5. **Stone Wall/Fence on Mills and Pinch.** The Executive Committee did write to the owner to inform them the "fence" must be brought within the rule. In a conversation with Miles, the builder replied that it is not a wall or fence but an artistic creation. The Committee discussed the issue and recognized this is a no-win solution. After a lengthy discussion, the B&G recommends that the Executive Committee drop the issue.

#### New Business

1. **10-Year Capital Project Plan:** Miles discussed some of the MGCA projects that need to be in a 10-year plan. This list will also be reviewed in more detail with the committee and then prioritized based on importance and cost. This will be an ongoing discussion for future meetings in preparation for the 2025 budget. Part of the discussion included what to do regarding the quoit court along 117. The long-range plan also included what to do with the west garages. In a discussion regarding surveys, the consensus of the committee after lengthy discussion is not to pursue surveying of MGCA land. The issue was raised as to whether to pave Carter Parking Lot or keep using stone. Whether or not improve the appearance of the Kauffman Parking Lot was also raised.
2. **Kauffman Ave. Ditch.** The ditch across Kauffman has become a safety concern. After discussion, the committee agreed to paint yellow warning lines along the 'ditch' and to look into what would need to be undertaken to address the issue long-term.
3. **Skid Loader.** This piece of equipment will not last much longer and is not the piece of equipment we need. After discussion, the committee agreed to have diagnostics done to determine whether or not it is worth repair to get a few more months or even a year out of it, and that will gain the committee more time to determine what the best replacement is and how to finance it.

Adjourn 9:10 p.m.

Attachments: None