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# ANNUAL MEETING AGENDA

Saturday, October 19, 2024 ▪ Time, 10:00 a.m.

Recorded ZOOM™ Session

## Sign in Reminder, Mic Reminder

- |   |  |
|---|--|
| <ol style="list-style-type: none"> <li>1. <b>CALL TO ORDER</b></li> <li>2. <b>ROLL CALL</b></li> <li>3. <b>Approval of Minutes</b> <ol style="list-style-type: none"> <li>a. 2023 Annual Meeting (Attached)</li> <li>b. September Board Meeting (Attached)</li> </ol> </li> <li>4. <b>TREASURER'S REPORT</b> <ol style="list-style-type: none"> <li>a. Annual Reports (Attached)</li> </ol> </li> <li>5. <b>COMMITTEE REPORTS</b> <ol style="list-style-type: none"> <li>a. Finance Committee Report               <ol style="list-style-type: none"> <li>i. General Comments</li> </ol> </li> <li>b. Property Ownership Committee (Attached)</li> <li>c. Tree Health &amp; Maintenance Committee (Attached)</li> <li>d. Buildings &amp; Grounds (Attached)</li> <li>e. Communications Committee</li> <li>f. Community Activities/Recreation Committee</li> <li>g. Grants &amp; Funding Committee (Attached)</li> <li>h. Policy &amp; Procedure Committee (Attached)</li> <li>i. Tabernacle Association (Attached)</li> <li>j. Nominating Committee (Attached)</li> <li>k. Library Committee <del>Attached</del></li> <li>l. Archive Committee (Attached)</li> </ol> </li> <li>6. <b>NEW BUSINESS</b> <ol style="list-style-type: none"> <li>a. Board Election by Affirmation</li> <li>b. Tree Removal Permit - 307 2nd Street</li> </ol> </li> <li>7. <b>MEMBER OPEN FORUM</b></li> <li>8. <b>ADJOURNMENT</b></li> </ol> | <p>P. Wilmsen<br/>M. Lloyd</p> <p>P. Wilmsen</p> <p>K. Burd</p> <p>K. Burd</p> <p>K. Burd</p> <p>P. Wilmsen</p> <p>M. Bojanic</p> <p>K. Wells</p> <p>K. Wells/M. Lloyd</p> <p>T. Martin</p> <p>T. Martin</p> <p>T. Martin</p> <p>E. Mefferd</p> <p>S. Marisic</p> <p>D. Miller</p> <p>P. Wilmsen</p> |
|---|--|

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

**Open Forum Guidelines (Attached)**

**NOTICE:** Due to scheduling conflicts, the November regular monthly meeting of the Board of Managers will be Zoom only.



Saturday, July 29, 2023

At the Annual Meeting of the Mt. Gretna Campmeeting Association Board of Managers, held on Saturday morning, July 29, 2023, in person at the Mt. Gretna Campmeeting Tabernacle and via Zoom Webinar, Pat Wilmsen presided.

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

The President called the meeting to order at 12:20 p.m. A quorum was established consisting of 11 Board Members, 10 households via Zoom, and 13 households present in person at the Tabernacle.

**2) Approval of Minutes**

Since the Minutes of the 2022 Annual Meeting Minutes were distributed to Board members prior to the time of this annual meeting, the reading of the Minutes was dispensed with and the July 30, 2022 were approved on a motion by Kevin Wells. The motion was seconded by Don Dale and passed unanimously.

**3) President's Report, Pat Wilmsen**

Pat Wilmsen read her annual report.

**4) Treasurer's Report, Kevin Burd**

Kevin Burd gave his annual report. Kevin stated that the MGCA annual accountant's review of MGCA's finances for fiscal year ending 12/31/2022 would be available on the MGCA website no later than August 01, 2023.

Kevin also reported on MGCA Membership numbers:

At the end of 2021 – 386

At the end of 2022 - 377

At the end of June, 2023 - 384

**5) Adjournment**

The meeting adjourned at 12:41 p.m. on a motion by Marcie Lloyd, seconded by Jeff Minnich, and passed unanimously.



Tuesday, September 17, 2024

At the regular monthly meeting of the Mt. Gretna Campmeeting Association Board of Managers, held on Tuesday evening, September 17, 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: George Leyh, Marcie Lloyd, Esther Mefferd, Jeff Minnich, and Pat Wilmsen.

On Zoom: Kevin Burd, and Kevin Wells.

Excused: Miles Bojanic, Joe Lamont, and Ted Martin.

Unexcused: Ann Bering.

One household attended in person; nineteen 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) **Approval of Minutes**

Since the Minutes of the August 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 August 20, 2024 minutes were approved on a motion by Jeff Minnich. The motion was seconded by Esther Mefferd and passed with Burd, Leyh, Lloyd, Mefferd, Minnich, and Wells voting in favor.

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

Pat reminded Members that the October regular meeting of the Board of Managers would not be held October 15 but would be held in tandem with the Annual Meeting on Saturday, October 19.

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

- a) The August balance sheet, income/expense report, budget year-end report, and fund/project report were shared with the Board prior to the meeting.
- b) We continue to follow the Assessment Policy for all outstanding assessment payments. Two have been referred to the attorney for collection. One additional assessment is also delinquent and we are following the process of the Assessment Policy for it as well. The number of outstanding assessments is not unusual when compared to prior years.
- c) Continue to keep an eye on expenses compared to budget. All committee chairs are monitoring expenses to stay within budget.
- d) The water tower loan balance is \$1,423,793.83.

### 5) **Committee Reports**

#### a) **Finance Committee – Kevin Burd**

Are working on the budget for 2025. Are also working to develop the presentation of the assessment so Members can see the general assessment separated from 'pass-through' utility fees.

#### b) **Property Ownership Committee – Kevin Burd**

- (1) 306 6<sup>th</sup> Street transferred to new owners since the last Board meeting.
- (2) There are currently 3 properties for sale in the Campmeeting.
- (3) 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.

#### c) **Executive Committee – Pat Wilmsen**

No report

#### d) **Tree Health & Maintenance Committee – Pat Wilmsen**

- (1) A Tree Removal Permit was submitted by the owners of 307 Second Street to remove a tree. The Tree Committee is waiting for some additional documentation before making a recommendation to the



Board.

- (2) Several dead trees have been identified on MGCA land; are waiting for a quote for their removal.
- (3) A Community outreach presentation with Ryan Fretz was completed last Saturday. A video of the event will be made available to the Membership via our YouTube channel in the near future.

**e) Buildings & Grounds – Miles Bojanic**

- (1) The B&G Committee report was submitted with meeting attachments.
- (2) No building permits were submitted.
- (3) The Tabernacle roof finial was found, was cleaned up, and will be rededicated after the Annual Meeting's Dessert Social.

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

- (1) No report.

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

- (1) Had a great season with an extensive list of volunteers who helped. There will be an article in the October newsletter thanking them for their invaluable contribution.
- (2) One remaining concert, Colebrook Road, will be held this coming Saturday.
- (3) Saturday, September 28 is our Autumn Festival at Heritage Park from 5 – 9 p.m.
- (4) The Pet Blessing is coming back October 12.
- (5) October 19 is the Annual Meeting followed by a dessert social at the Fire Company's Fire Hall.
- (6) October 31 is Trick-or-Treat Night from 6 – 8 p.m.
- (7) November 2 is a special event – Oktoberfest at Heritage Park from 4 – 7 p.m.
- (8) Marcie Lloyd expressed her great thanks to Nate Godfrey who has planned and organized many of these off-season community events.

**h) Grants & Funding – Ted Martin**

No report.

**i) Policy & Procedure Committee – Ted Martin**

- (1) Revised committee descriptions will be presented under New Business.

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

No report.

**k) Nominations Committee – Esther Mefferd**

- (1) Four nominees were submitted for the four seats. They are Miles Bojanic, Joe Lamont, Marcie Lloyd, and Jeff Minnich. These will be confirmed by a vote at the Annual Meeting.

**l) Library Committee – Sally Marisic**

No report

**m) Archive Committee – Don Miller**

No report.

**6) Unfinished Business**

None.

**7) New Business**

- (1) The revised Bylaws refer to Committee Descriptions for the details of committee functions. Therefore, the Policy and Procedure Committee worked with committee chairs to update and revise their committee descriptions. The proposed revisions were reviewed first by the committee chairs, then by the Executive Committee, and finally by the full Board of Managers. Jeff Minnich made a motion to accept the revised committee descriptions. The motion was seconded by Marcie Lloyd and passed with Burd, Leyh, Lloyd, Mefferd, Minnich, and Wells voting in favor.  
**Resolution 2024.09.17-01.**



## 9) Adjournment

The meeting adjourned at 6:47 p.m.

The next regular meeting will be held Saturday, October 19, 2024, after the Annual Meeting.

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

In Attendance:

### Members in Person:

May, Robin, 507 7<sup>th</sup> St

### Members on Zoom:

Benseman, Geri, 611 4th St

Bishop, Pam, 503 1st St

Brosious, Pat, 203 Boehm Ave

Campbell, Linda, 402 Glossbrenner Ave

Cochran, Lydia, 505 Mills Ave

Friendshuh, Paul & Tammy, 209 Mills Ave

Green, Emily Nagle, 709 3<sup>rd</sup> St

Herrmann, Frank, 205 Glossbrenner Ave

Lichty, Peggy, 205 Castle Ave

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

Lloyd, David, 403 1st St

Miller, Don, 610 4th St

Noble, Jay, 202 Markwood Ave

Port, Dianne, 300 Markwood Ave

Schreiber, Linda, 407 6th St

Seldomridge, Stephanie, 105 2<sup>nd</sup> St

Slotznick, Christine, 507 3rd St

Thompson, Jeff, 207 Glossbrenner Ave

Wilmsen, Garey, 211 Boehm Ave

Attachments:

None

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Secretary

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Chairman

# Mount Gretna Campmeeting

## Profit & Loss Prev Year Comparison

### January through December 2023

	Jan - Dec 23	Jan - Dec 22	\$ Change	% Change
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
<b>Assessments</b>				
Garage	4,410	4,200	210	5%
Home	768,393	568,994	199,399	35%
Penalties	2,336	1,864	472	25%
<b>Total Assessments</b>	775,139	575,058	200,081	35%
Donations OUTSIDE MGCA ONLY	300	0	300	100%
Interest Income	10,757	1,049	9,708	926%
Miscellaneous Receipts	2,269	3,243	-974	-30%
Rental Permit Fee	4,800	4,125	675	16%
<b>Rentals</b>				
Garage	16,380	15,580	800	5%
Parking	2,826	2,340	486	21%
Pavilion/Kitchen	475	325	150	46%
Raised Bed Gardens	0	150	-150	-100%
Security Deposits	-75	-50	-25	-50%
Storage Sheds	5,196	4,950	246	5%
Tabernacle	2,374	1,105	1,269	115%
<b>Total Rentals</b>	27,176	24,401	2,775	11%
<b>Total Income</b>	820,441	607,876	212,566	35%
<b>Gross Profit</b>	820,441	607,876	212,566	35%
<b>Expense</b>				
Administrative costs	11,561	9,880	1,681	17%
Bank Service Charges	40	0	40	100%
<b>Buildings &amp; Grounds</b>				
Maintenance Expense	7,680	9,661	-1,981	-21%
Operating Expense	35,527	14,540	20,987	144%
<b>Total Buildings &amp; Grounds</b>	43,207	24,201	19,006	79%
<b>Utilities (B&amp;G)</b>				
Garbage	61,097	56,668	4,428	8%
Sewer	160,393	150,890	9,503	6%
Street Lights	24,383	21,998	2,385	11%
<b>Water Rate</b>				
Loan Repayment	29,941	0	29,941	100%
Water Distribution	2,350	0	2,350	100%
Water Production	24,420	11,779	12,641	107%
<b>Total Water Rate</b>	56,711	11,779	44,932	382%
<b>Total Utilities (B&amp;G)</b>	302,585	241,336	61,249	25%
Community Activities	149	256	-106	-42%
Community Library	500	451	49	11%
Contributions - Note 2 Fin Comm	2,200	2,300	-100	-4%
Personnel	126,120	137,482	-11,362	-8%
<b>Professional Fees</b>				
Accounting	3,150	3,000	150	5%
Insurance	17,052	14,839	2,213	15%
Legal Fees	6,732	10,720	-3,988	-37%
<b>Total Professional Fees</b>	26,934	28,559	-1,625	-6%
Property Taxes	6,198	5,926	273	5%
Transfer to Fund/Project Net 0	123,500	73,500	50,000	68%

# Mount Gretna Campmeeting

## Profit & Loss Prev Year Comparison

January through December 2023

	Jan - Dec 23	Jan - Dec 22	\$ Change	% Change
<b>Trees</b>				
Health & Maintenance	16,457	13,131	3,325	25%
Stump Removal	1,482	1,300	182	14%
Tree Removal	9,906	8,514	1,392	16%
Trees - Other	475	0	475	100%
<b>Total Trees</b>	<b>28,320</b>	<b>22,945</b>	<b>5,374</b>	<b>23%</b>
<b>Total Expense</b>	<b>671,315</b>	<b>546,835</b>	<b>124,480</b>	<b>23%</b>
<b>Net Ordinary Income</b>	<b>149,126</b>	<b>61,040</b>	<b>88,086</b>	<b>144%</b>
<b>Net Income</b>	<b>149,126</b>	<b>61,040</b>	<b>88,086</b>	<b>144%</b>



# Mount Gretna Campmeeting

## Balance Sheet Prev Year Comparison

As of December 31, 2023

10/14/24

Cash Basis

	Dec 31, 23	Dec 31, 22	\$ Change	% Change
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
Checking Account - Jonestown	48,383	10,486	37,896	361%
<b>ICS Shadow</b>				
<b>Cap Project</b>				
B&G Emerg Fund	28,045	0	28,045	100%
<b>Buildings</b>				
Bldng. Tabernacle.Tension Ring	3,309	0	3,309	100%
Bldng. Tabernacle.Generator	1,500	0	1,500	100%
Bldng. Rental Gar&Shds	5,000	0	5,000	100%
Bldng. Office	11	0	11	100%
Bldng. Library	5,131	0	5,131	100%
<b>Total Buildings</b>	<b>14,950</b>	<b>0</b>	<b>14,950</b>	<b>100%</b>
Land. Heritage Park	7,048	0	7,048	100%
<b>Linear Structures</b>				
Linear. Road Resurfacing	77	0	77	100%
Linear. Sewer/Water Infrastruct	18,745	0	18,745	100%
Linear. Storm Water Mgt	30,288	0	30,288	100%
Linear. Markwood Pvnng	124,164	0	124,164	100%
<b>Total Linear Structures</b>	<b>173,274</b>	<b>0</b>	<b>173,274</b>	<b>100%</b>
<b>Structures</b>				
Struc. Pillars	4,045	0	4,045	100%
<b>Total Structures</b>	<b>4,045</b>	<b>0</b>	<b>4,045</b>	<b>100%</b>
<b>Water Operations</b>				
<b>Total Cap Project</b>	<b>250,251</b>	<b>0</b>	<b>250,251</b>	<b>100%</b>
Heritage Festival	13,283	0	13,283	100%
Lois Hopkins Memorial	950	0	950	100%
Mary Hernley Memorial	426	0	426	100%
Operating Reserve	135,000	0	135,000	100%
Survey Fund	1,028	0	1,028	100%
Tree Fund	13,135	0	13,135	100%
ICS Shadow - Other	166,358	0	166,358	100%
<b>Total ICS Shadow</b>	<b>580,431</b>	<b>0</b>	<b>580,431</b>	<b>100%</b>
<b>JBT CD Water Tower</b>				
DEP Grant Escrow	29,397	29,397	0	0%
Operating Reserve	86,760	86,760	0	0%
Seiders	20,843	20,843	0	0%
Tree Fund	13,000	13,000	0	0%
JBT CD Water Tower - Other	4,860	0	4,860	100%
<b>Total JBT CD Water Tower</b>	<b>154,860</b>	<b>150,000</b>	<b>4,860</b>	<b>3%</b>
<b>MM Capital Project Fund</b>				
B&G Emerg Reserve	0	9,093	-9,093	-100%
Equipment	0	2,000	-2,000	-100%
Office	0	11	-11	-100%
PennVest	0	3,315	-3,315	-100%
Pillar	0	7,145	-7,145	-100%
Pump House	0	5,889	-5,889	-100%
Storm Water Mgt	0	15,288	-15,288	-100%
Tabernacle Generator	0	1,500	-1,500	-100%
Water Tower Maint Savings	0	13,000	-13,000	-100%
Water Tower Replacement	0	39,326	-39,326	-100%
<b>Total MM Capital Project Fund</b>	<b>0</b>	<b>96,567</b>	<b>-96,567</b>	<b>-100%</b>
<b>MM General Fund</b>				
Lois Hopkins Memorial (Restr)	0	950	-950	-100%
Operating Reserve	0	49,363	-49,363	-100%
MM General Fund - Other	0	284,763	-284,763	-100%
<b>Total MM General Fund</b>	<b>0</b>	<b>335,076</b>	<b>-335,076</b>	<b>-100%</b>

**Mount Gretna Campmeeting**  
**Balance Sheet Prev Year Comparison**  
**As of December 31, 2023**

	Dec 31, 23	Dec 31, 22	\$ Change	% Change
MM Heritage Festival	0	11,255	-11,255	-100%
MM Heritage Park (Playground)	0	7,397	-7,397	-100%
MM Library Fund	0	7,781	-7,781	-100%
MM Tree Fund	0	1,506	-1,506	-100%
PV Pass Through	13,104	10,000	3,104	31%
<b>Total Checking/Savings</b>	<b>796,778</b>	<b>630,069</b>	<b>166,709</b>	<b>27%</b>
<b>Accounts Receivable</b>	<b>-79,570</b>	<b>-94,900</b>	<b>15,330</b>	<b>16%</b>
<b>Other Current Assets</b>				
Inventory Asset	1,138	1,293	-154	-12%
<b>Total Other Current Assets</b>	<b>1,138</b>	<b>1,293</b>	<b>-154</b>	<b>-12%</b>
<b>Total Current Assets</b>	<b>718,346</b>	<b>536,462</b>	<b>181,884</b>	<b>34%</b>
<b>TOTAL ASSETS</b>	<b>718,346</b>	<b>536,462</b>	<b>181,884</b>	<b>34%</b>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
Credit Cards	3,409	3,289	121	4%
Other Current Liabilities	3,819	2,798	1,021	37%
<b>Total Current Liabilities</b>	<b>7,228</b>	<b>6,086</b>	<b>1,142</b>	<b>19%</b>
<b>Total Liabilities</b>	<b>7,228</b>	<b>6,086</b>	<b>1,142</b>	<b>19%</b>
<b>Equity</b>				
Net Assets- Temp. Restricted	23,261	23,261	0	0%
Net Assets-Designated	130,915	130,915	0	0%
Net Assets-Undesignated	146,881	146,881	0	0%
Retained Earnings	229,319	153,613	75,706	49%
Net Income	180,742	75,706	105,036	139%
<b>Total Equity</b>	<b>711,118</b>	<b>530,376</b>	<b>180,742</b>	<b>34%</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>718,346</b>	<b>536,462</b>	<b>181,884</b>	<b>34%</b>



Property Ownership Committee

# 2023 ANNUAL UPDATE

The following information is presented to the Board of Managers related to the sale of cottages in the Campmeeting.

	2018*	2019	2020	2021	2022	2023
Property Transfers	7	25	16	20	26	<b>26</b>
Average Sale Price	\$168,214.29	\$185,645.83	\$195,406.25	\$221,500.00	\$280,126.92	<b>\$317,500.00</b>
Average Sale Price per Square Foot	\$150.80	\$154.35	\$172.83	\$204.05	\$241.80	<b>\$296.06</b>
Increase in Sales Price from Previous Year		10%	5%	13%	26%	<b>13%</b>
Increase in Sales Price per Square Foot		2%	12%	18%	18%	<b>22%</b>

\*Only contains six months of data, July-December 2018.

Additional statistics:

- 23 new Members; the average number of new Members since 2019.
- \$60.44; the lowest price paid per square foot, 2019.
- \$497.35; the highest price paid per square foot, 2023.

## Tree Committee Report 2024

The Tree Committee consisting of Ann Bering, Joel Bering, Vincie McMullen, Carole Miller, Kathy McKenna, Sarah Stewart, Ron Kohler, Garey Wilmsen and myself.

It is sad the rate at which our trees are dying. This year we have lost or taken down seven mature trees and several trees that had not reached maturity. We have or will plant new trees but these will take years to reach maturity.

We have been fortunate to have found a tree removal company that has saved us thousands of dollars but the treatment and removal of these trees is very expensive costing us \$14,500 Dollars this year.

On the education side of things, the Committee has hosted Earth Day, did an educational presentation along with Ryan Fretz in September, created a scavenger hunt for children, written several articles for the newsletter, and started placing identifier plaques in the Community Garden.

As a committee we have also planted dozens of new shrubs and trees this year throughout the community. Due to the diligence of the Committee in watering these new plants, despite the drought and the heat we only lost a couple shrubs. I want to thank the Tree Committee volunteers for their hard work on this and the other projects we have done this year; they are very dedicated to the survival of our community forest.

2024

## B&G Highlights

- Focused on improving designated Community Parks
- Made necessary repairs on income producing buildings (Garages, Sheds)
- Tabernacle
  - Oversaw the Tabernacle's roof replacement
  - Identified future projects
- Infrastructure Improvements
  - New water tower placed into service
  - Completion of community mapping of water and sewer systems
  - Upgrades to pump house
  - Markwood rebuild
- Established a reporting system for streetlights
- Began to identify and plan for future Community projects

## **MEMORANDUM**

**TO:** Pat Wilmsen  
**FROM:** Ted Martin  
**DATE:** 10/11/2024  
**RE:** Committee Reports for Annual Meeting

### **Mt. Gretna Tabernacle Association**

2024 has been a year to build on the successes of 2023. In that year, the Tabernacle Association helped to fund and raise funds for many significant upgrades and renovations of the building. Everything from the stage to the sound to the bathrooms and changing and meeting space were addressed leaving the building in the soundest shape it has been in for several years. In 2024, that progress was threatened when several leaks were found in the Tabernacle roof. After consulting contractors, it was determined that repairs weren't enough but that a new roof overall would be the best remedy. That was going to cost money, and early estimates pinned roof replacement at a little over \$50,000. Luckily the Tabernacle Association already had half that sum in the bank, and a capital campaign was launched in late 2023 and early 2024 aimed at the community and frequent users of the space like the Bible Festival to raise the full amount.

Early in the year the Committee sent out a mailer and asked everyone to be generous with a financial contribution, and then we waited. We didn't have a long wait. Within weeks, everyone's incredible generosity shone through, and contributions literally poured in at an unbelievable rate. Topping it all off was an incredibly generous grant of \$25,000 from West Cornwall Township. I am very pleased to report that the campaign was a great success, and we raised approximately \$75,000. The Tabernacle roof was repaired within budget and in time for the season to open normally, it has proven to be watertight, and after the Annual Meeting we will rededicate the decorative metal finial on the peak of the roof and bring the campaign to a successful conclusion.

In closing, the campaign was so successful, that we far exceeded the goal of \$54,000. The Association is working with the Board of Managers to determine what additional projects could be addressed with the extra funding now available.

### **Policy and Procedures Committee**

In 2024, the committee working with the Executive Committee undertook a review and redraft of the bylaws. We did this primarily because the last complete review and redrafting of the bylaws took place in 2009 --- 15 years ago. It was time to make sure our bylaws were compliant with current laws and recognized the realities of 2024. And as noted in discussion, several years ago the Board did vote to encourage a review of the bylaws every 5 years so we were clearly following Board direction.

The Executive Committee engaged a lawyer conversant in bylaws drafting for our effort. The Committee worked directly with him on the drafting and direction of the document. The bylaws draft was also reviewed by our counsel as well. So, the draft was reviewed by two lawyers. The community was provided with several redlined drafts of the bylaws throughout the months of public debate and consideration (both before and after the document was made available for public comment) as well as a draft without the redlined edits. Numerous written comments and questions were accepted and publicly answered after each reading of the proposed bylaws.

Without rehashing the entire months-long debate, the full and final review addressed everything from clarification of the use of the word “cottage” to a restating of our historic relationship with the United Methodist Church. Also included were more clear definitions of who can serve as an association “Voting Member” and run for office and serve on the Board of Managers. The review addressed many parts of the bylaws, but in highlight it specifically discussed items such as mail-in balloting, electronic meetings, the timing of elections and the Annual Meeting, and the duties of an Officer at Large as part of the Executive Committee.

A community-wide vote to accept the new version of the bylaws was held on May 21, and there were 86 Yes votes and 33 No votes. The motion passed. In the time since the May vote, the committee has been meeting and working to ensure existing committee descriptions and policies comply with the new bylaws.

### **Advancement Committee**

In 2023, the committee helped to secure \$10,000 from Lebanon County and \$10,000 from the Mt. Gretna United Methodist Church for Tabernacle structure stabilization. In 2024, the committee built on that success with the roof campaign through an appeal letter and in-person requests to community members and Bible Festival attendees and supporters. The West Cornwall Township Board of Supervisors awarded the effort with \$25,000 from American Rescue Plan funding to support the roof campaign. Unfortunately, our application to AARP for street paving was not approved. Committee member Pat Brosious helped community member Larry McKenna to secure \$5,700 for advertising for his Summer Concerts series from the Lebanon County Hotel Tax Fund. The Association continues to ask for donations to sponsor benches throughout the common areas as well as Adirondack chairs. The Committee will do what it can to support these efforts.

## Nominating Annual Report

Four of the present Board Members were up for re-election. for 2025. Members of the Campmeeting were invited and encouraged to submit their interest and biographies before September 2, 2024. Four members of the board chose to submit their information before the September 2 deadline. No one else from the community sent in their information. So the four members of the board will be the Board members for 2025- 2027. They are Miles Bojanic, Joe Lamont, Marcie Lloyd, and Jeff Minnich.

Congratulations and Thank You.



# Library Committee Report

October 19, 2024

## **Library Committee for 2024-2025**

Michelle Shay, who served on the committee since 2017, has gone off the board. Pat Broschious came on the board.

Board members are as follows: Meagan Cassel, Joan Sherman, Sally Marisic, Marcie Lloyd, Vincie McMullen, and Pat Broschious.

## **Statistics for 2024**

1,943 visitors this year (this includes the House Tour)

We held 10 book reviews which continue to be a success.

Children's programs also continue to be a success. We had the children's programs Wednesday mornings in July and August from 10-11. The children's programs consisted of reading a story, a craft and a snack.

This year "Friends of Governor Dick" did 2 programs for us. One was on insects and the other was on soil.

We are very proud of our library and are so thankful for all people in the Mount Gretna area. We truly appreciate everyone for supporting the library programs.

## Archive Committee Report

Here is a review of the Archive Committees activities. I've tried to summarize not only year to date but also some activities that have been previously reported.

At one Time the MGCA maintained an office in the Tabernacle. Records were kept in two filing cabinets. In the late 1970's and early 1980's some invoices and documents were kept in book like cardboard containers. Starting in the early 1990's records and documents were stored in large cardboard boxes. In the late 1990's to date the information was kept in plastic tubs with lids. Documents not kept in the filing cabinets were kept on the second floor of the Tabernacle. There are also documents in a safe deposit box and at the MGAHS museum.

From all these sources we reviewed and sorted hundreds of documents. We developed a Retention schedule and filing system to categorize these documents.

While working with the documents it became clear there was no continuous effort made to organize and preserve Campmeeting documents. The first mention we can find of archiving was when an Ad-Hoc Archive Committee was established in 2012. This committee took some historic items from Campmeeting to the MGAHS for safekeeping in their climate-controlled vault.

Through the generosity of some Campmeeting residents and the MGAHS we were able to acquire more file cabinets. The file cabinets in the Violet Cassel room along with the donated cabinets were moved to a member's garage then to the Superintendent's office, and then to the Pump House which is climate controlled.

Some of the documents we're working with:

Minutes from 1892-2024, not inclusive.

Survey Maps. Some dating to the early 1900's. Some showing the original tent lot numbers.

Maintenance records of Campmeeting buildings, water tower, water & sewer lines, and utility documents. These documents were made available to various Committees.

Records for managing and maintaining the Campmeeting organization.

Charter, Constitution, By-Laws, Rules & Regulations as far back as the 1890's.

Deeds for lots in Campmeeting including deeds between Robert Coleman and Campmeeting.

Documents are divided into two distinct types. Those that are governed by the retention schedule and those that are not. The retention schedule identifies documents that are kept for a specified time and then discarded. The other items are considered historic and are kept permanently. The retention schedule documents are kept in the Campmeeting office and are managed by the Office Manager. The historic documents are kept in the Pump House and are managed by the Archive Committee. The Archive Committee maintains Excel file inventories for all the document types in the Pump House file cabinets.

Don Miller

Archive Committee Chair

10/13/2024

**Tree Removal and Replacement Permit Application**

Property address of the removal 307 2nd Street

Drawing or Plot Plan where tree is located within my property lines:

Tree is located near southeast corner of lot, about 10 feet back from first street and 2 feet from neighboring property.

Pictures show top of tree broken off with little greenery on remaining branches.

Is the tree showing signs of life:  Yes  No

If yes, please attach a signed certified arborist statement as to why this tree needs to come down.

Name of Certified Arborist: Bartlett Tree Experts Certified Arborist License #: PD 2486A

Please attach pictures of tree to be removed.

By submitting this application, I agree that I will have the remaining stump ground and will replant a native tree that is at least five (5) feet tall. If the tree is removed between November and March, the replacement tree must be planted by the end of April, otherwise the replacement tree must be planted within 60 days of removal. If for some reason the tree cannot be replanted in the same spot, I agree to plant tree somewhere else designated by the tree committee. LM (Member initials)

If applicable explain why the tree cannot be replanted in the same spot.

The replacement native tree will be planted near to, but not in the exact location as, the tree being removed given the close proximity to the neighboring cottage.

After approval has been granted by the Board of Managers, I will notify the Campmeeting office of the removal date at least five (5) days before the tree company arrives. LM (Member initials)

Member Name(s): Leeshaun Musick

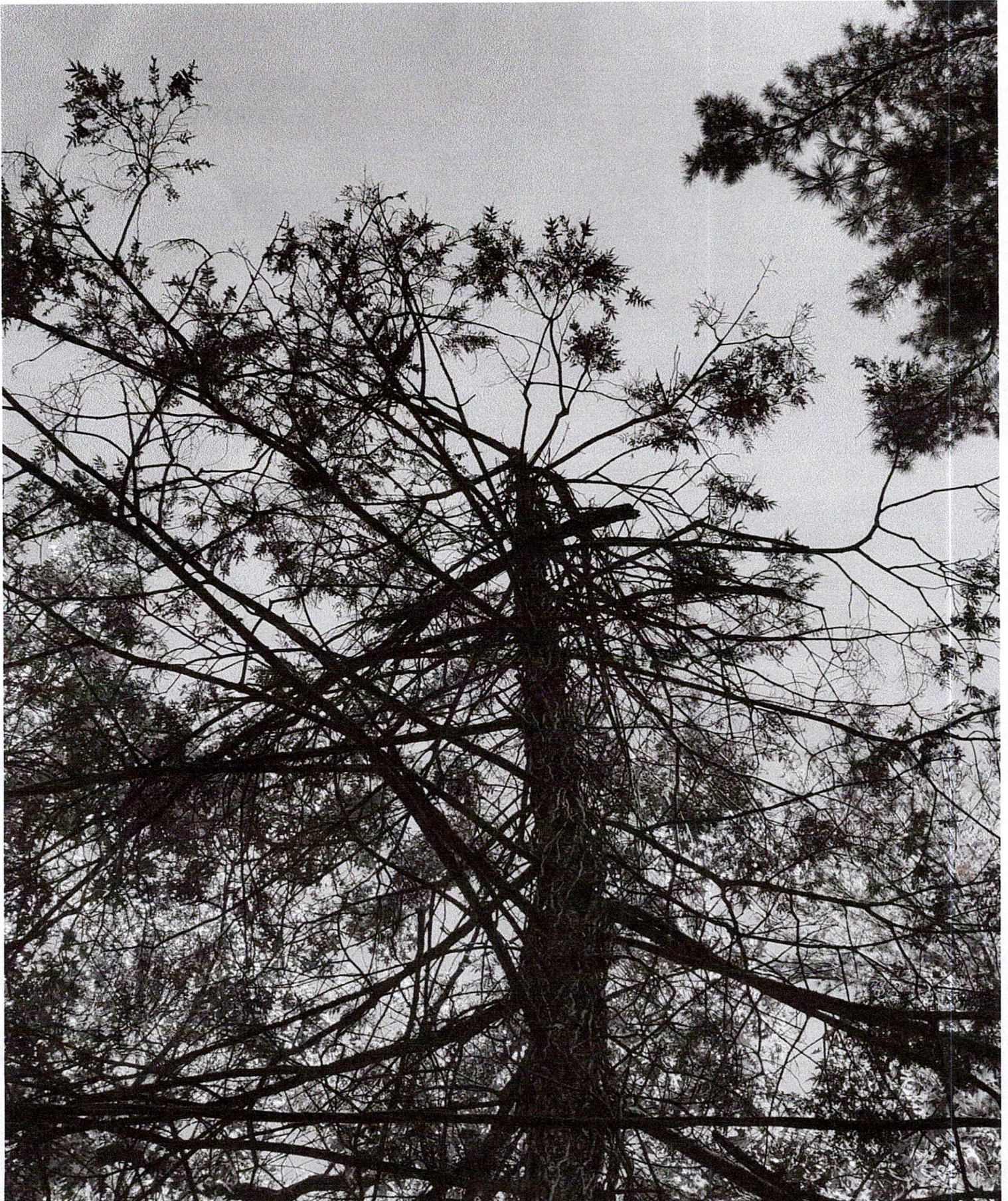
Mailing address 318 E Curtin St, Bellefonte, PA 16823

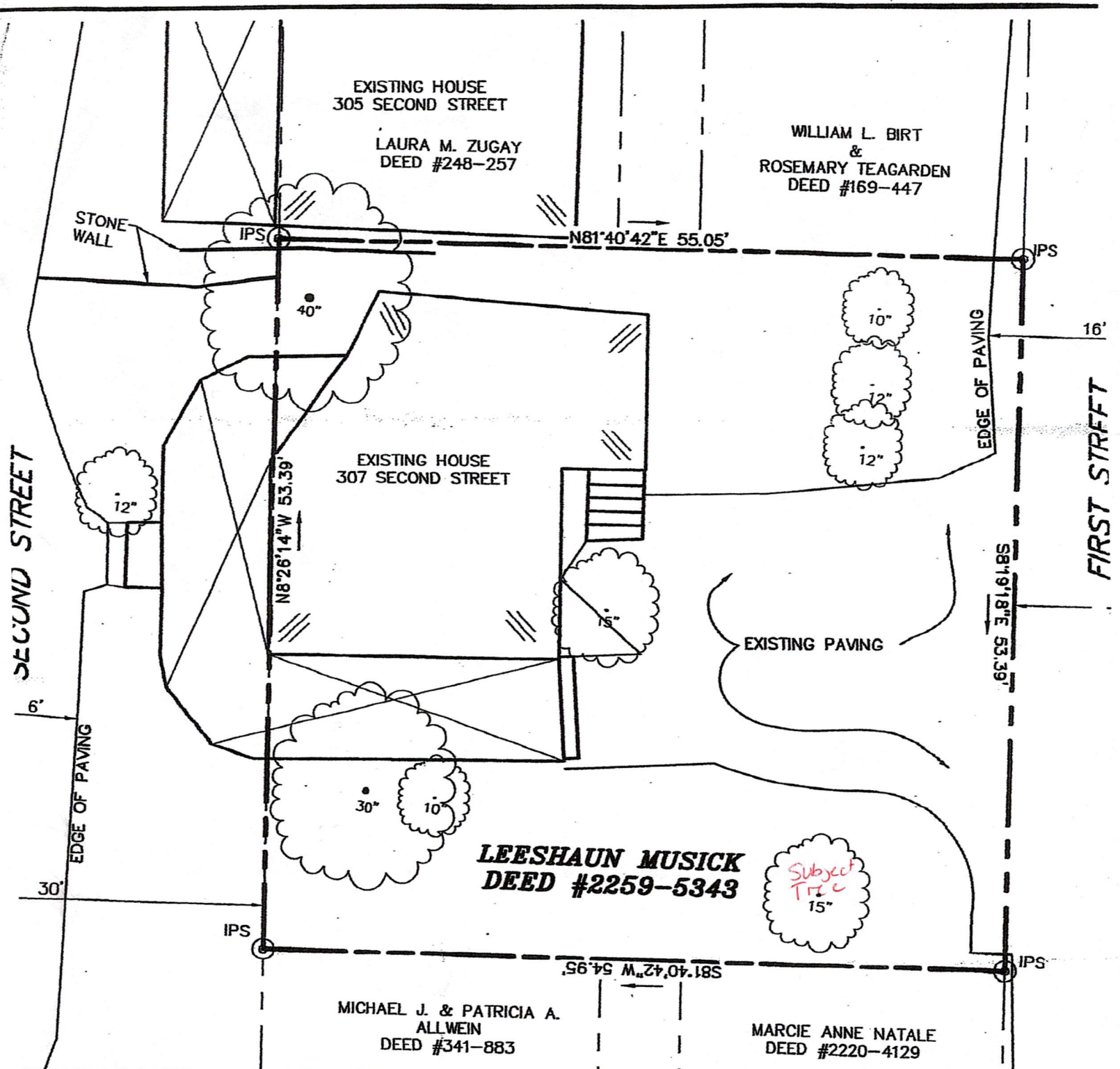
Phone: 814-404-5793 E-mail leeshaunmusick@hotmail.com

Member Signature  Date 3 Sep 2024

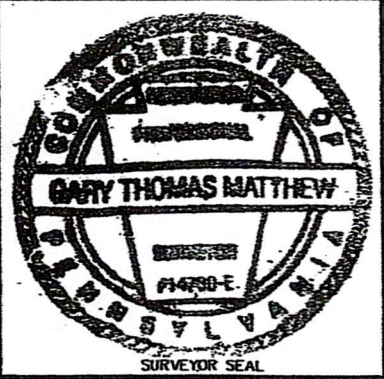
Signature of Tree Committee Chair \_\_\_\_\_ Date \_\_\_\_\_

<b>MGCA Use Only</b>	Lot Number: <u>61X</u>	Board Meeting Date: _____	<input type="checkbox"/> Approved <input type="checkbox"/> Denied
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ST OF



## ZONING REQUIRE

ZONED "R-2" HIGH DENSITY  
PUBLIC WATER & PUBLIC

### LOT REQUIREMENTS

MINIMUM LOT AREA = 10,000 SQ.FT

MINIMUM LOT WIDTH = 80'

MAXIMUM LOT COVERAGE = 40%

### MINIMUM YARD REQUIREMENTS

FRONT = 30' REAR = 25' EACH SIDE = 10'

MINIMUM C  
ANY AN  
ACCOR

Client: 3503021

Printed on: 8/12/2024

Leeshaun Musick  
518 E. Curtain Street  
Bellevonte, PA 16823

CLIENT'S COPY

Bartlett Tree Experts  
Brandon Yeager - Representative  
3732 Columbia Avenue  
Mountville, PA 17554

Home Phone: (814) 404-5793  
E-Mail Address: leeshaunmusick@hotmail.com

Mobile Phone: 717-580-1631  
E-Mail Address: byeager@bartlett.com

Property Address: 307 2nd Street, Mt. Gretna, PA 17064

The following program is recommended for certain trees and shrubs on your property. In addition to a thorough plant health care program, or the specific services recommended, Bartlett Tree Experts also recommends having a tree risk assessment qualified arborist conduct a tree risk assessment on your property periodically to assist you in identifying potential risks of tree or limb failure and the potential consequences of such tree or limb failure relating to your trees and shrubs. An inspection of trees or shrubs for the purpose of writing a recommendation or conducting plant health care or tree care services is not a tree risk assessment. THIS IS NOT AN INVOICE.

**Tree and Shrub Work:**

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**Removal**

Cut down the declining Hemlock located at the right rear of property. Remove resulting debris.

Estimated Completion Date: 8/7/2024 thru 9/5/2024

Amount: \$464.00

Total for 'Tree and Shrub Work'

Amount: \$464.00

**Total Amount: \$464.00**

Down payment (if any) \$\_\_\_\_\_.

SCHEDULE OF WORK PROPOSED:

Bartlett Tree Experts will perform the above referenced tree care service in a safe, professional manner. Bartlett Tree Experts will coordinate all job planning and scheduling; equipment requirements, and work crew staffing and direction pertaining to safe, professional execution of this service.

NOTICE OF RIGHT OF RESCISSION:

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this agreement. Such cancellation may be made without penalty, or obligation, and shall entitle you to a full refund of any money provided as a down payment for services. Should you choose to cancel this agreement, you may do so by mailing a copy of this proposal with the word "cancelled" with the date of cancellation and your signature, mail certified, receipt requested to the Bartlett Tree Experts office listed on the proposal, by delivering the cancelled proposal in person to the listed office, or by sending any other written notice of your cancellation to the listed office. All money received as a down payment shall be returned within thirty days of receipt of any notice of cancellation.

AUTHORIZATION TO PROCEED:

I hereby authorize Bartlett Tree Experts to perform the above services. Unless otherwise agreed upon in writing by Bartlett Tree Experts, I agree to make total payment of the estimated costs and all authorized additional costs upon completion of the work.

After reviewing the terms and conditions listed on the back of this document, which are attached and become part of this agreement, please sign the enclosed copy and return in the enclosed envelope. The original document should be retained for your reference. Should you have any questions or need further information, please contact our office whose number is located on the first page.

The phone number for the Pennsylvania Bureau of Consumer Affairs is 1-888-520-6680

**Please review the terms and conditions attached, which become part of the agreement, and sign and return one copy authorizing the program.**

\_\_\_\_\_  
(Customer Signature)  
*Brandon Yeager*  
\_\_\_\_\_  
(Bartlett Representative - Brandon Yeager)

\_\_\_\_\_  
(Date)  
8/12/2024  
\_\_\_\_\_  
(Date)

*JR* \* This Contract is Contingent upon approval from the Mt. Gretna home owners association



## Rules Governing Participation in an-open Forum

From the Civility website.

1. Each Member who desires to speak at the Members Forum should call or email the MGCA Office no later than noon on the day of the meeting.
2. The request should state:
  - a. The name of the Member who would like to speak,
  - b. Their MGCA Cottage address, and
  - c. The general topic of their comment(s).
3. Each Member will be called upon to speak in the order in which they submitted their name and topic.
4. Each Member will be limited to three (3) minutes, as timed and recorded by an MGCA Board Member.
5. No Member will be allowed extra time to speak.
6. No member will be allowed to yield the floor to another person.
7. Character assassinations, foul language, and other inappropriate remarks will not be tolerated.
8. Neither the staff nor members of the board will directly address any members remarks during the Forum.
9. A Member expressing his/her concerns during his/her allotted time shall be extended the courtesy of silence.
10. Each Member will be unmuted/recognized when it is their turn to speak.
11. If a Member has additional items to be discussed following the Forum, they should contact the President, Pat Wilmsen, via email at [President@MtGretnaCampmeeting.org](mailto:President@MtGretnaCampmeeting.org)