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Board of Managers

SEPTEMBER MEETING AGENDA

Tuesday, September 16, 2025 ▪ Time, 6:30 p.m.

In-person and recorded ZOOM™ Session

Sign in Reminder, Mic Reminder

1. **CALL TO ORDER** P. Wilmsen
2. **ROLL CALL** M. Lloyd
3. **Approval of Minutes** M. Lloyd
 - a. June Board Meeting (Attached)
 - b. August 4, 2025 Board email vote (Attached)
4. **SECRETARY'S REPORT** M. Lloyd
5. **PRESIDENT'S REPORT** P. Wilmsen
6. **TREASURER'S REPORT**
 - a. August Financial Reports (Attached) K. Burd
7. **COMMITTEE REPORTS**
 - a. Finance Committee Report K. Burd
 - b. Property Ownership Committee K. Burd
 - c. Executive Committee
 - i. 07/08/25 Minutes (Attached)
 - ii. 08/11/25 Minutes (Attached)
 - iii. 08/15/25 Minutes (Attached)
 - d. Tree Health & Maintenance Committee P. Wilmsen
 - e. Buildings & Grounds M. Bojanic
 - i. July B&G Meeting Notes (Attached)
 - ii. September B&G Meeting Notes (Attached)
 - f. Communications Committee K. Wells
 - g. Grants & Funding Committee T. Martin
 - h. Policy & Procedure Committee T. Martin
 - i. Tabernacle Association T. Martin
 - j. Nominating Committee E. Mefferd
 - k. Community Activities/Recreation Committee N. Godfrey
 - l. Library Committee S. Marisic
 - m. Archive Committee (No Report) D. Miller
8. **OLD BUSINESS**
9. **NEW BUSINESS**
 - a. Motion to release funds for Avant loader and attachments.
 - b. Tabernacle Trustees
10. **ADJOURNMENT**

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

Open Forum Guidelines (Attached)



Tuesday, June 17, 2025

At the regular monthly meeting of the Mt. Gretna Campmeeting Association Board of Managers, held on Tuesday evening, June 17, 2025, in person and via Zoom Webinar, Pat Wilmsen presided.

A quorum was present including the following: In person, Miles Bojanic, Marcie Lloyd, Jeff Minnich, Kevin Wells; via Zoom, Ann Bering, Kevin Burd, Joe Lamont, Ted Martin, and Pat Wilmsen. Geroche Leyh joined via Zoom at 6:37, Esther Mefferd was absent.

Three Members attended in person and 16 Members 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 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 20, 2025 minutes were approved on a motion by Jeff Minich. The motion was seconded by Miles Bojanic and passed with Bering, Bojanic, Burd, Lamont, Leyh, Lloyd, Martin, Minnich, and Wells voting in favor.

3) Secretary's Report

No report

4) President's Report

No report.

5) 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) Assessment payments continue as expected. There have been no unexpected expenses against the budget. Some of the expenses included electrical upgrade work at the Tabernacle and contracted work at the Library as part of the painting project. There was also \$2,000 spent on stone for the Carter Parking Lot. A large white pine was removed and the trees received some scheduled treatments.
- c) Assessments are due at the end of June. Of the 240 cottages, partial payments or payments in full have been received for 206 properties. A final reminder will be emailed the week before the due date. Late fees will be assessed on July 1.
- d) There was activity out of the funds based on the votes in the May meeting. There was an additional expenditure from the Tree fund for the beautification of Eisenberg Park.

6) Committee Reports

a) Finance Committee – Kevin Burd

No report.

b) Property Ownership Committee – Kevin Burd

Three cottages have sold since the last meeting. Currently we have 41 short-term rental permits, or 57% of the allotted amount.

c) Executive Committee

Attached.

d) Tree Health & Maintenance

Attached.

- (1) In addition, all the MGCA Beech Trees have a dangerous fungus which needs to be treated in order for the trees to survive. A motion will be introduced under New Business for their treatment by

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Bartlett Trees.

- (2) The White Pine tree that was removed last month was done as a rush job. The tree was leaning badly, to the point that the cottages needed to be evacuated until the tree was taken down.
 - (3) The Tree Committee reviewed a Tree Removal Permit request submitted by 301 Bell Avenue to remove a dead tree. The Committee recommends its approval.
- e) **Buildings & Grounds –Chair, Miles Bojanic**
- (1) The B&G June meeting report was made available to the Board and to the Membership prior to the evening's meeting.
 - (2) During that meeting, the B&G identified the three projects that would be their next priority projects to complete.
 - (a) Replacing the Batdorf Water Mains,
 - (b) Revitalizing the Heritage Park Pavilion, and
 - (c) Repairing the rented garages on the west side of 1st Street.
 - (3) There have been numerous problems with unauthorized vehicles being parked in the rented Carter Parking Lot spaces. We are addressing these problems and expect to have a solution soon.
 - (4) Uneven pavement areas around the Tabernacle as well as potential tripping hazards related to tree routes have been marked with a red paint until a long-term solution can be decided upon and put in place.
- f) **Communications Committee – Kevin Wells & Marcie Lloyd**
No report.
- g) **Grants & Funding – Ted Martin**
Are discussing future fundraising campaigns specifically with regard to the Tabernacle.
- h) **Policy & Procedure – Ted Martin**
No report.
- i) **Tabernacle Association – Ted Martin, Esther Mefferd**
- (1) Had their quarterly meeting on June 7th. Voted to make a \$2,000 contribution to the lighting project at the Tabernacle.
 - (2) They also discussed fans in the Tabernacle, as well as the comprehensive list of projects which could be part of a major Tabernacle capital campaign.
- j) **Nominations Committee – Esther Mefferd**
Pat Wilmsen reported on Esther's behalf that starting mid-July, there would be weekly reminders to submit their names to run for the Board of Managers sent to Members as part of the summer Weekly Updates. Nominations will remain open until September 1.
This year, no matter how many people run for the open seats on the Board, a mail-in ballot will be sent to all Voting Members during the 1st week of September.
- k) **Community Activities & Recreation Committees – Nate Godfrey**
Kevin Wells reported that SoWhat! will be performing for the 2nd Heritage Festival concert on June 21st.
Kevin Burd reported that he is creating a report that will show income and expenses related to community activities. The goal is to have all expenses covered by donations. The season is off to a great start financially.
- l) **Library Committee –Sally Marisic**
No report.
- m) **Archive Committee – Don Miller**
No report.

7) Unfinished Business

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a) None.

8) New Business

- a) After evaluating possible upcoming business, the Board did not see a need to meet during the months of July and August. The next meeting of the Board of Managers will be in September.
- b) A building permit had been submitted to the Board for a garage rebuild at 502 2nd Street. In order to expedite the permit and to allow the Member to make arrangements with their contractor to complete the work before Quiet Season, the Executive Committee approved the permit. The permit was shown on screen during the meeting. While the new garage would have a larger footprint, the survey clearly showed it would be on the Member's property. Resolution #2025.06.10-01.
- c) A building permit was submitted by 310 2nd Street back in March for repairs to their garage. It was determined that a permit was not necessary for the repairs. However, in the meantime their contractor advised the Member that the entire structure was not safe and recommended a total rebuild. Therefore, a building permit has become necessary. The Member was hoping to complete the work before Quiet Season. The rebuild would make the footprint of the garage slightly larger, but the footprint of the garage would be entirely on their property. Jeff Minnich made a motion to approve the Building Permit Application submitted for 310 2nd Street to replace their garage. This approval is contingent on the structure of the building being within their property boundaries and the roof line falling within the original garage's roofline. The motion was seconded by Miles Bojanic. There was no further discussion and the motion passed unanimously with Bering, Bojanic, Burd, Lamont, Leyh, Lloyd, Martin, Minnich, and Wells voting in favor. Resolution #2025.06.17-01.
- d) Miles Bojanic made a motion to approve the Tree Removal Permit submitted for 301 Bell Avenue to remove a dead tree on their property. The motion was seconded by Joe Lamont. There was no discussion and the motion passed unanimously with Bering, Burd, Lamont, Leyh, Lloyd, Martin, Minnich, and Wells voting in favor. Resolution #2025.06.17-02.
- e) Kevin Wells made a motion to adopt the revisions proposed to the Outgoing Document Loan Policy and Outgoing Document Loan Form as proposed by Don Miller, Chair of the Archive Committee. The motion was seconded by Marcie Lloyd. There was no discussion and the motion passed unanimously with Bering, Bojanic, Burd, Lamont, Leyh, Lloyd, Martin, Minnich, and Wells voting in favor. Resolution #2025.06.17-03.
- f) Marcie Lloyd made a motion to release up to \$7,000 from the Tree Fund to treat diseased Beech trees on Campmeeting property. The motion was seconded by Joe Lamont. There was no further discussion and the motion passed unanimously with Bering, Bojanic, Burd, Lamont, Leyh, Lloyd, Martin, Minnich, and Wells voting in favor. Resolution #2025.06.17-04.
- g) Jeff Minnich made a motion to use up to \$85,000 from the Linear Structures Fund to replace the water main lines on Batdorf Avenue in accordance with the proposal submitted by AH Moyer for \$79,810 and allowing for increase in material and shipping prices as noted on the proposal. The motion was seconded by Marcie Lloyd. During discussion, Kevin Burd added that these large expenditures are not done lightly; they only follow extensive discussions to ensure the right decisions are being made for the community. There was no further discussion and the motion passed unanimously with Bering, Bojanic, Burd, Lamont, Leyh, Lloyd, Martin, Minnich, and Wells voting in favor. Resolution #2025.06.17-05.
- h)

9) Adjournment

The meeting adjourned at 7:08 p.m. on a motion by Miles Bojanic, seconded by Kevin Wells and passed unanimously.

The next regular meeting will be held Tuesday, July 15, 2025, 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:

Betsy Barnhart, 50 3rd St.

Bob & Tammy Travitz, 505 2nd St.

Members on Zoom:

Stephanie Bost, 9 Batdorf Ave.

Pat Brosious, 203 Boehm Ave.

Linda Campbell, 402 Glossbrenner Ave.

Lydia Cochran, 505 Mills Ave.

Frank Herrmann, 205 Glossbrenner Ave.

Janelle Kuligowski, 309 8th St.

Peggy Lichty, 205 Castle Ave.

Dave Lloyd, 403 1st St.

Doug Lorenzen, 503 1st St.

Don Miller, 610 4th St.

Stephanie Seldomridge, 105 2nd St.

Christine Slotznick, 507 3rd St.

Jeff Thompson, 207 Glossbrenner Ave.

Paul Trella, 209 Weaver Ave.

Garey Wilmsen, 301 Bell Ave.

Jan Wolff, 211 8th St.

Attachments:

None

Secretary

Chairman



MGCA Board Decision via email

August 4, 2025

The Board of Managers was presented with an emergency tree removal permit. The Tree Committee had Bartlett Tree Experts examine the tree; Bartlett affirmed the tree should be taken down. On a motion made via email, Jeff Minnich proposed that the July 17, 2025 Tree Removal Permit submitted by Joe & Brenda Wentzel of 4 Batdorf Avenue to remove a maple tree from their property be approved, that the native replacement tree of at least 5 feet in height be planted on their property by mid-October, 2025, and that they be given permission to have this work done during the weekdays of Quiet Season between the hours of 9 a.m and 5 p.m. The motion was seconded by Kevin Wells and approved unanimously by the Board. Resolution #2025.08.04-01

Mount Gretna Campmeeting

Balance Sheet

Cash Basis

As of August 31, 2025

	Aug 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Checking Account - Jonestown	75,084
Shadow	225,411
JBT CD Water Tower	160,462
JBT CD 2025.03.14	508,291
PV Pass Through	1,191
Total Checking/Savings	970,440
Accounts Receivable	
Accounts Receivable	-225
Total Accounts Receivable	-225
Other Current Assets	
Inventory Asset	676
Undeposited Funds	-180
Total Other Current Assets	496
Total Current Assets	970,711
TOTAL ASSETS	970,711
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	-7,156
Total Accounts Payable	-7,156
Credit Cards	
JBT CC	283
Lowe's Credit Card	350
Total Credit Cards	634
Other Current Liabilities	
Payroll Liabilities	1,907
Total Other Current Liabilities	1,907
Total Current Liabilities	-4,615
Total Liabilities	-4,615
Equity	
Net Assets- Temp. Restricted	
Net Assets- Temp Rest Playgroun	16,884
Net Assets- Temp. Restricted - Other	6,377
Total Net Assets- Temp. Restricted	23,261
Net Assets-Designated	130,915
Net Assets-Undesignated	146,881
Retained Earnings	576,128
Net Income	98,141
Total Equity	975,326
TOTAL LIABILITIES & EQUITY	970,711

Mount Gretna Campmeeting

Income & Expense

August 2025

Cash Basis

	Community Maintenance	Overhead	TOTAL
Ordinary Income/Expense			
Income			
Admin Fee Reimbursement	0	75	75
Assessments			
Home	4,146	0	4,146
Penalties	157	995	1,153
Total Assessments	4,304	995	5,299
Community Activities Income			
Heritage Festival Donation	4,863	0	4,863
Happy Hour/Social Donations	750	0	750
Total Community Activities Income	5,613	0	5,613
Interest Income	0	2,033	2,033
Miscellaneous Receipts	0	10	10
Rental Permit Fee	75	0	75
Rentals			
Garage	117	0	117
Pavilion/Kitchen	0	0	0
Security Deposits	150	0	150
Storage Sheds	450	0	450
Total Rentals	717	0	717
Total Income	10,708	3,113	13,821
Gross Profit	10,708	3,113	13,821
Expense			
Administrative costs	0	1,101	1,101
Buildings & Grounds			
Maintenance Expense	331	0	331
Operating Expense			
Dues & Subscriptions	2	0	2
Electric	295	0	295
Engineer & Inspections	2,812	0	2,812
Fuel & Oil	162	0	162
General Supplies	184	0	184
Parking & Roads	338	0	338
Rentals	22	0	22
Restroom Maintenance	54	0	54
Total Operating Expense	3,868	0	3,868
Total Buildings & Grounds	4,199	0	4,199
Utilities (B&G)			
Garbage	10,936	0	10,936
Sewer	210	0	210
Street Lights	2,272	0	2,272
Water Rate			
Loan Repayment	7,156	0	7,156
Water Production	1,990	0	1,990
Total Water Rate	9,146	0	9,146
Total Utilities (B&G)	22,564	0	22,564

Mount Gretna Campmeeting
Income & Expense
August 2025

Cash Basis

	Community Maintenance	Overhead	TOTAL
Community Activities			
Social Events	41	0	41
Heritage Festival	3,600	0	3,600
Total Community Activities	3,641	0	3,641
Personnel	7,963	5,504	13,467
Professional Fees	2,812	39	2,851
Trees	2,362	0	2,362
Total Expense	43,540	6,644	50,185
Net Ordinary Income	-32,832	-3,532	-36,364
Net Income	-32,832	-3,532	-36,364

Mount Gretna Campmeeting Income & Expense Budget vs. Actual

Cash Basis

January through August 2025

	Total Community Maintenance			Overhead			TOTAL		
	Jan - A...	Budget	% of B...	Jan - A...	Budget	% of B...	Jan - A...	Budget	% of B...
Ordinary Income/Expense									
Income									
Admin Fee Reimbursement	0			2,475			2,475	0	100%
Assessments									
Garage	4,522	4,520	100%	0			4,522	4,520	100%
Home	769,536	787,080	98%	0			769,536	787,080	98%
Penalties	190			1,055			1,245	0	100%
Prior Year Assessment Payments	4,454			0			4,454	0	100%
Total Assessments	778,702	791,600	98%	1,055			779,757	791,600	99%
Community Activities Income									
Heritage Festival Donation	9,952			0			9,952	0	100%
Happy Hour/Social Donations	2,168			0			2,168	0	100%
Movie Night	1,019			0			1,019	0	100%
Porch Sale	845			0			845	0	100%
Picnic Income	77			0			77	0	100%
Community Activities Income - Other	345			0			345	0	100%
Total Community Activities Income	14,406			0			14,406	0	100%
Interest Income	0	0	0%	12,277	10,000	123%	12,277	10,000	123%
Miscellaneous Receipts	102			1,082	500	216%	1,184	500	237%
R&R Fines	0			100			100	0	100%
Rental Permit Fee	675	3,375	20%	0			675	3,375	20%
Rentals									
Kauffman Parking Lot	6,000	6,000	100%	0			6,000	6,000	100%
Garage	16,217	16,800	97%	0			16,217	16,800	97%
Parking	6,412	6,000	107%	0			6,412	6,000	107%
Pavilion/Kitchen	575	300	192%	0			575	300	192%
Security Deposits	250			0			250	0	100%
Storage Sheds	5,400	5,400	100%	0			5,400	5,400	100%
Tabernacle	0	1,875	0%	0			0	1,875	0%
Total Rentals	34,854	36,375	96%	0			34,854	36,375	96%
Total Income	828,739	831,350	100%	16,989	10,500	162%	845,728	841,850	100%
Gross Profit	828,739	831,350	100%	16,989	10,500	162%	845,728	841,850	100%
Expense									
Administrative costs	-3			11,580	20,275	57%	11,577	20,275	57%
Buildings & Grounds									
Maintenance Expense	4,244	10,000	42%	0			4,244	10,000	42%
Operating Expense									
Dues & Subscriptions	38			0			38	0	100%
Electric	1,706			0			1,706	0	100%
Engineer & Inspections	2,886			0			2,886	0	100%
Equipment Purchase	4,670			0			4,670	0	100%
Fire Extinguisher Maint	188			0			188	0	100%
Fuel & Oil	1,591			0			1,591	0	100%
General Supplies	1,895			0			1,895	0	100%
Grounds Maintenance	1,242			0			1,242	0	100%
Painting	4,356			0			4,356	0	100%
Parking & Roads	2,779			0			2,779	0	100%
Pest Control	199			0			199	0	100%
Rentals	22			0			22	0	100%
Restroom Maintenance	220			0			220	0	100%
Snow Removal	5,440			0			5,440	0	100%
Operating Expense - Other	0	40,000	0%	0			0	40,000	0%
Total Operating Expense	27,232	40,000	68%	0			27,232	40,000	68%
Total Buildings & Grounds	31,476	50,000	63%	0			31,476	50,000	63%
Utilities (B&G)									
Garbage	51,554	67,013	77%	0			51,554	67,013	77%
Sewer	137,305	183,185	75%	0			137,305	183,185	75%
Street Lights	17,622	28,091	63%	0			17,622	28,091	63%

Mount Gretna Campmeeting Income & Expense Budget vs. Actual

Cash Basis

January through August 2025

	Total Community Maintenance			Overhead			TOTAL		
	Jan - A...	Budget	% of B...	Jan - A...	Budget	% of B...	Jan - A...	Budget	% of B...
Water Rate									
Loan Repayment	57,246	85,920	67%	0			57,246	85,920	67%
Water Production	31,880	64,080	50%	0			31,880	64,080	50%
Total Water Rate	<u>89,127</u>	<u>150,000</u>	<u>59%</u>	<u>0</u>			<u>89,127</u>	<u>150,000</u>	<u>59%</u>
Total Utilities (B&G)	295,607	428,289	69%	0			295,607	428,289	69%
Community Activities									
Movie Nights	2,089			0			2,089	0	100%
Social Events	489			0			489	0	100%
Heritage Festival	8,150			0			8,150	0	100%
Community Activities - Other	14	2,400	1%	0			14	2,400	1%
Total Community Activities	<u>10,742</u>	<u>2,400</u>	<u>448%</u>	<u>0</u>			<u>10,742</u>	<u>2,400</u>	<u>448%</u>
Community Library	411	500	82%	0			411	500	82%
Contributions - Note 2 Fin Comm	0			2,450	2,500	98%	2,450	2,500	98%
Personnel	57,882	93,125	62%	46,774	66,738	70%	104,656	159,863	65%
Professional Fees									
Accounting	0			80	3,450	2%	80	3,450	2%
Insurance	0			12,409	16,891	73%	12,409	16,891	73%
Legal Fees	0			1,321	10,000	13%	1,321	10,000	13%
Survey	0	3,000	0%	0			0	3,000	0%
Professional Fees - Other	2,812			0			2,812	0	100%
Total Professional Fees	<u>2,812</u>	<u>3,000</u>	<u>94%</u>	<u>13,810</u>	<u>30,341</u>	<u>46%</u>	<u>16,622</u>	<u>33,341</u>	<u>50%</u>
Property Taxes	5,916			855	6,836	13%	6,771	6,836	99%
Transfer to Fund/Project Net 0	110,000	110,000	100%	0			110,000	110,000	100%
Trees	22,649	23,483	96%	0			22,649	23,483	96%
Total Expense	<u>537,493</u>	<u>710,797</u>	<u>76%</u>	<u>75,468</u>	<u>126,690</u>	<u>60%</u>	<u>612,961</u>	<u>837,487</u>	<u>73%</u>
Net Ordinary Income	<u>291,246</u>	<u>120,553</u>	<u>242%</u>	<u>-58,479</u>	<u>-116,190</u>	<u>50%</u>	<u>232,767</u>	<u>4,363</u>	<u>5,335%</u>
Net Income	<u><u>291,246</u></u>	<u><u>120,553</u></u>	<u><u>242%</u></u>	<u><u>-58,479</u></u>	<u><u>-116,190</u></u>	<u><u>50%</u></u>	<u><u>232,767</u></u>	<u><u>4,363</u></u>	<u><u>5,335%</u></u>

Restricted & Designated Fund Activity

	Balance as of <u>7/31/2025</u>	Activity during: <u>August</u>	Balance as of <u>8/31/2025</u>
Restricted Funds			
Community Activities Fund	\$514	\$0	\$514
Community Projects Fund	\$2,500	\$0	\$2,500
DEP Grant	\$29,397	\$0	\$29,397
Heritage Festival	\$13,728	(\$93)	\$13,634
Library Program Fund	\$1,494	\$0	\$1,494
Designated Funds			
Operating Reserve	\$221,760	\$0	\$221,760
Seiders Fund	\$20,843	\$0	\$20,843
Survey Fund	\$2,361	\$0	\$2,361
Tree Fund	\$40,301	(\$0)	\$40,301
Capital Projects			
B&G Emergency Reserve	\$23,549	\$0	\$23,549
Building: Garages.Sheds (Rentals)	\$31,774	\$0	\$31,774
Building: Library		\$0	
Buildings	\$76,613	\$0	\$76,613
Total Buildings:	\$108,387		\$108,387
Equipment	\$50,000	\$0	\$50,000
Land: Heritage Park	\$17,048	\$0	\$17,048
Linear Structures	\$116,059	(\$0)	\$116,059
Structures	\$0	\$0	\$0
Total Buildings:	\$0		\$0
Water Operations			
Water Operations: General	\$9,250	\$0	\$9,250
Water Operations: Mains		\$0	
Water Operations: Pump House	\$7,682	\$0	\$7,682
Water Operations: Maintenance Program	\$5,441	\$0	\$5,441
Water Operations: PENNVEST Principal	\$66,822	\$0	\$66,822
Total Water Operations:	\$89,194		\$89,194



Mt. Gretna Campmeeting

LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES

Executive Committee Minutes
July 8, 2025

The Executive Committee agreed to grant an exception to the Quiet Season rule to Jack Wuori of 505 6th Street in order to do an emergency roof repair. Mr. Wuori will need to advise the office of the dates and time of the repair in order to allow for an email to be sent to the community. Miles Bojanic, Kevin Burd, Joe Lamont, and Marcie Lloyd voted in favor. **Resolution 2025.07.08-01.**

The Executive Committee reviewed an emergency building permit submitted by Jeff Schlader of 206 6th Street for an emergency repair to the chimney which was pulling away from the house. Mr. Schlader will need to advise the office of the dates and time of the repair in order to allow for an email to be sent to the community. Miles Bojanic, Kevin Burd, Joe Lamont, and Marcie Lloyd voted in favor. **Resolution 2025.07.08-02.**



Mt. Gretna Campmeeting

LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES

Executive Committee Email Vote

August 11, 2025

The Executive Committee unanimously agreed by consensus to approve a Quiet Season exception to the owner of 112 1st Street to complete an emergency repair to their air conditioning system. The work is allowed to take place on August 12-13, 2025. **Resolution 2025.08.11-01**



Executive Committee Email Vote

August 18, 2025

The owners of 301 Bell Avenue submitted an emergency Tree Removal Permit and Quiet Season Exception request. Bartlett Tree Experts have stated that the tree is too sick to save and is endangering the house. The owners have stated they will replant a tree on property, but not in the same location.

The Executive Committee unanimously agreed by consensus to approve the emergency Tree Removal Permit and a Quiet Season exception to the owners of 301 Bell Avenue to take down a sick tree that is endangering a structure and to allow the replacement tree to be planted anywhere on their property. **Resolution 2025.08.18-01**

July 07, 2025 – 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, (Via Zoom) Joe Lamont, George Leyh, Kevin Skovira, Ben Slotznick, and Pat Wilmsen. Debby Erb was in attendance. Excused: Bob Rader.

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

REPORTS

Superintendent Report

- The committee discussed Member water shut off valves and the Campmeeting's involvement in any repairs to those valves. After much discussion, it was agreed that Campmeeting staff can pass on any map information with regard to shut off valve location when known. Pat Wilmsen stated that staff should not help Members attempt to turn their water on or off via the Member shut off valve. If a Member needs to install or repair their shut off valve, staff will work with them to isolate water delivery if necessary for the repair.
- The bollard installation has started.
- A large load of mulch has been delivered and is being used around the grounds.
- The skid loader is not working again. After lengthy discussion, the committee concurred that if the repair was not going to be easy and inexpensive, that it is time to look at replacing it with another piece of equipment. The committee discussed the needs the piece of equipment will meet, but will leave the choice of company to Miles and Nate; they are the ones who can test drive them and make sure they are appropriate for our community and needs. Miles will speak to the Finance Committee about payment options for the replacement.
- Nate has started to fill in some of the smaller potholes with cold patch.

Water Operations

1. No report.

Building Permit Application Review

1. No pending, none new. One expected in the next 24 hours for an emergency repair to a chimney.

MGCA Active Projects/Old Business

1. **Historic Hand Pump Gazebos.** The committee discussed the possibility of dismantling the structure off 1st Street and closing off the old well. Pat Wilmsen knows of some people who would like to restore the structures. Miles will reach out to them to determine what they are willing to do.
2. **Tabernacle Roof Fan Donation:** The committee discussed at length the pros and cons of the fans that a donor would like to install in the Tabernacle.
The final consensus was that there was not yet enough information for the committee to make a recommendation one way or the other regarding the donation offer. The committee wants to make sure the donor understands how thankful we are for their donation – but before installation we need to understand more about their noise level, and how many fans and what placement would be required to move enough air for the stage and audience. The committee recommended this information be presented in the form of a contract to the Executive Committee.
The committee would also like to develop a fan-to-fan spec comparison.
The committee would like to be able to inspect the donor recommended fans in a building where they have already been installed.
3. **Tabernacle Capital Improvement Projects:** No update.
4. **Verizon Sewer Lateral:** No update.

5. **Rental Garages:** No update.
6. **Carter Parking Lot:** oil down in near future.
7. **3rd Street Water Main:** No update.
8. **Kauffman Ditch.** Work won't be done until the fall.
9. **Pinch Road.** Kevin Skovira reported that PennDOT stated they would be doing the Pinch Road repairs in July.

New Business

1. None.

Adjourn 8:36 p.m.

September 8, 2025 – 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, Jeff Minnich, Ben Slotznick, (Via Zoom) Joe Lamont, and Pat Wilmsen. Debby Erb was in attendance. Excused: Doug Lorenzen, Bob Rader. Unexcused: George Leyh, Kevin Skovira.

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

REPORTS

Superintendent Report

- The summer season was a busy but good season. Nate and Bob Rader, were joined by two seasonal part-time employees.
- The Carter Parking Lot stone that was laid and packed appear to be doing well. The line painting will need to be updated fairly frequently. Nate will be looking into a better piece of equipment to help the line paint to last longer. The committee suggested that Kresge be hired in the spring to add stone, roll the lot, and then spray with oil.
- The compost pile has been producing great compost. Nate hopes to be able to process most of the MGCA leaves into the compost.
- The pine cone deluge has started. Members need to be reminded to put pine cones in leaf piles.
- The bollard project is almost finished. There are new bollard signs on order that will be reflective. Have received quite a lot of positive feedback. They appear to be working to guide visitors away from driving on the walking paths.
- Tabernacle lights have been installed around the perimeter of the building. The lights are on timers, turning on at dusk and staying on for about 2 -3 hours.
- Continuing to use cold patch on asphalt holes on walking and driving streets.
- Equipment updates:
The Merv is working great. Jeff Thompson got the skid loader working again; he repaired a hydraulic line. The skid loader is still not a good long-term solution and will be replaced.
The tractor mower has a problem with a wheel that Nate will continue to look into solving.
The Leaf vac will be coming out for a systems check to be ready for leaf pickup season.

Water Operations

1. No report.

Building Permit Application Review

1. No pending, none new.

MGCA Active Projects/Old Business

1. **Tabernacle Roof Fan Donation:** Ben Slotznick reported that there is only one fan manufacturer that makes fans that not only have the power we require but also are quiet, and that is the Big Ass Fan company. Bill Linton added that he was at a Chautauqua in Michigan recently, and there he saw a facility that seats 1,100 and they also used Big Ass fans. That chautauqua went through an extensive evaluation, and decided to use Big Ass Fans in order to keep the historic look they wanted to stay on the historic register and to have quiet fans that would not disturb their programming.
After some discussion, the committee agreed upon the next two steps.
 1. Bill Linton will get an updated proposal from Big Ass Fans which will also address precise fan placement, and
 2. The updated proposal will be presented to Ted Martin and the MGTA to make sure they concur with the proposal.
2. **Equipment.** Miles contacted PENNVEST to see if they would have a problem with the MGCA

financing the Avant. We have it in an email that they have no issue with us proceeding with the financing for the Avant. The vendor brought the piece of equipment out to the property for a demonstration. Nate was able to use it for several hours in various situations. The proposal, including accessories and highly discounted snow plow, is \$64,607. This would be financed over 3 years with a 0% interest rate. This allows us to pay from the Equipment Fund on a monthly basis without depleting the fund and allowing for other equipment purchases as necessary. A question was asked about alternate bids. Miles stated that this is a local vendor, who spent their time providing a demonstration, and gave us discounts. Because they are local, any warranty issues could be dealt with easily. The next vendor is over 100 miles away. Does not see an advantage to getting pricing from other vendors. This vendor also comes highly recommended by the Mt. Gretna Borough. The consensus of the B&G is to recommend the purchase of the Avant from Ebling's with the proposed financing.

3. **Tri Start Proposal for Pump House Alarm System.** Tri Star, the manufacturer of the Pump House control panel, was asked to provide a proposal for an alarm system at the Pump house, tied into the control panel. They provided two options. The committee's consensus was that they agreed it is imperative that the current alert (flashing light) at the Pump House be forwarded to a responsible individual, that this notification should be able to happen in a much simpler cost-effective way. The discussion was tabled until Bob Rader could reach out to Martin's to look for other possible solutions.
4. **Carter Parking Lot:** Discussed in the Superintendent's report.
5. **Streetlight Outages:** Streetlights will be checked next in October. Will add pothole checks to the inspection grids. Will also add layer to Diamond Maps.
6. **Rental Garages:** No update.
7. **Kauffman Ditch.** Work won't be done until the fall.
8. **Pinch Road.** Did some painting, but no repairs.
9. **Historic Hand Pump Gazebos.** No update.
10. **Tabernacle Capital Improvement Projects:** No update.
11. **3rd Street Water Main:** No update.

New Business

1. Miles spoke with Dave Lloyd re recreation funding from WCT for the MGCA. The Campmeeting is going to work with WCT to provide them with quotes for new fencing, upgrades to equipment, and add wood carpet mulch for the playground. Ben suggested that the purchase of an outdoor activities tent be added to that list. Miles will also ask if funds would be available to revitalize Heritage Park Pavilion.
2. Miles will be looking into having larger asphalt problems paved in the spring. Miles will seek bids first. We may announce a paving day so that Members can request work on their property to get better rates.

Adjourn 7:52 p.m.

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