



## ANNUAL MEETING

Tuesday, October 18, 2025

On Saturday, October 18, 2025, a quorum of the Voting Members was present. The regular business of the Board of Managers was also conducted at the same meeting and recorded in these minutes.

A quorum of the Board was present including the following:

In person: Ann Bering, Miles Bojanic, Kevin Burd, Joe Lamont, Marcie Lloyd, Ted Martin, Esther Mefferd, Jeff Minnich, Kevin Wells, and Pat Wilmsen.

Excused: George Leyh

Twenty-Seven households attended in person; fifteen households attended via Zoom.

### 1) Call to Order, Pat Wilmsen

Pat Wilmsen called the meeting to order at 10:11 a.m. Marcie Lloyd conducted the roll call.

### 2) Election Results

Esther Mefferd read the results of the 2025 election. The three Board Members for a 3-year term starting January 2026 are Stephanie Bost, Kevi Wells, and Pat Wilmsen. Esther also thanked Krist Donahue, Kay Hberling, and Jeff Minnich for their assistance with the ballot counting.

### 3) Approval of Minutes

Since the Minutes of the 2024 Annual Meeting were distributed to the Board and Membership prior to the time of this annual meeting, the reading of the Minutes was dispensed with and the 2024 Annual Meeting minutes were approved on a motion by Ted Martin. The motion was seconded by Kevin Wells and passed with Bering, Bojanic, Burd, Lamont, Lloyd, Martin, Mefferd, Minnich, and Wells voting in favor.

Since the Minutes of the September Board Meeting were distributed to the Board prior to the time of this meeting, the reading of the minutes was dispensed with and the September 2025 minutes were approved on a motion by Jeff Minnich. The motion was seconded by Joe Lamont and passed with Bering, Bojanic, Burd, Lamont, Lloyd, Martin, Mefferd, Minnich, and Wells voting in favor.

### 4) President's Report

Pat Wilmsen thanked everyone who volunteers to support the community, and asked them to stand to receive acclamation. Pat let those in attendance know that we need additional volunteers and committee chairs; please reach out to volunteer. Pat also thanked the MGCA employees and her fellow Board Members.

### 5) Treasurer's Report

- The current outstanding principal balance of the water tower loan stands at \$1,357,073.72 as of October 1, 2025. The original loan amount was \$1,449,122.05. 222 loan payments remain with the loan maturing April 1, 2044.
- \$400,000 of the 6-month CD was renewed for another 6-month period ending March 2026. The remaining balance and interest were returned to the General Fund.
- All Tabernacle rental income has been received for the season.
- The resale certificate income is represented in the "Admin Fee" income line.
- The net income for community activities, including the Heritage Festival, is \$4,885. Additional income may be realized until end of year.
- Dumpster collection is now every-other-week.
- Tree expenses appear over budget, but will be covered by a transfer from the Tree Fund at year's end.

### 6) Committee Reports

#### a) Finance Committee – Kevin Burd



A balance budget was approved for 2025. 99% of assessments have been collected. A positive financial review was received from our accountant.

The 2026 budget will be presented to the Board of Managers for vote at the November meeting.

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

The committee chair reported that a certificate of resale was initiated in March of 2025. To date, \$3,600 in income has been generated from cottage sales.

In 2025, 22 cottages transferred ownership, and 7 new rental permits were issued. In total, 43 of the 72 permits are issued.

Since the last monthly board meeting, the following cottages have transferred ownership: 207 Weaver Avenue, 206 Otterbein Avenue, 311 6<sup>th</sup> Street, and 505 7<sup>th</sup> Street.

**c) Executive Committee – Pat Wilmsen**

The Executive Committee has been working with the Policy & Procedure Committee to do a thorough review and revision of the Rules & Regulations. Certain rules unnecessarily overlap with West Cornwall Township. Certain rules can be streamlined, clarified, etc.

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

Pat Wilmsen's report was distributed to the Board and Membership prior to the meeting. The report is attached to these minutes.

The trees are not in good shape; more trees have had to be taken down this year than in any recent year.

We hired Bartlett Tree Service to walk through and examine all our trees. They are meeting with the Tree Committee to propose we start using a service that maps all the trees and keeps notes on them.

We can help out trees by mulching around the trees and removing the ivy from the trees. Leaving leaves on the ground is also vital, not only for the nutrients they will provide to the trees, but because they are a necessary part of the insect breeding cycle – and these insects provide important protein and nutrients to the bird population.

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

Miles Bojanic's report was distributed to the Board and Membership prior to the meeting. The report is attached to these minutes.

Miles thanked the committee members who have worked tirelessly to maintain the buildings and grounds of the community.

Several large projects have been completed this year.

- The water main on Batdorf Avenue has been replaced.
- The 25-year-old skid loader which was no longer efficient was also replaced.
- Bollards have been installed on many of the walking streets to help guide non-community members who do not know where they are not supposed to drive.
- We subscribed to a service called Diamond Maps which will assist us to maintain the maps and information about our infrastructure. This service is helping us to improve the efficiency of our operation.
- Improvements have been made to the system in the Pump House which has improved the operation.
- The Tabernacle has been changed over to LED lighting and has had some improvements to area lighting. The committee is aware of tripping hazards in the asphalt around the Tabernacle and is working to address the issue. Finally, an AED machine was installed at the Tabernacle.
- The library's exterior was repaired and painted.

Some of the plans for 2026 include:

- Revitalization of Heritage Park which is being used more than ever.
- Replacing the fence around the playground, possibly with assistance from West Cornwall



Township.

- Restoration of the Campmeeting owned garages on the west side of 1<sup>st</sup> Street.
- Installation of a water bottle filler station in Dogwood Park.

**Superintendent's Report:**

We had two seasonal employees helping this past summer in addition to our permanent part-time employee, Bob Rader.

We continue to work to reclaim and beautify grounds around the Campmeeting. Any Member who is interested in adopting and maintaining an area is welcome to do so.

Nate thanked the Board for the purchase of "The Green Machine", the Avant loader, which replaced the skid loader. This will be a huge asset to the Campmeeting.

**f) Communications Committee – Kevin Wells**

The committee has focused on two areas over the past year: clarity and connection.

Clarity – have worked to make communications timely and easy to understand.

Connection – continue to highlight the people, projects, and traditions that make the Campmeeting a special place.

Kevin thanked the committee for their work and for all the Members who have submitted photos and ideas.

**g) Grants & Funding – Ted Martin**

Ted Martin's report was distributed to the Board and Membership prior to the meeting. The report is attached to these minutes.

Ted thanked Pat Brosious for her help over the past year.

The MGTA received the Drendel grant to improve lighting around the Tabernacle.

The committee also continues discussions about how to get more funding to support Buildings & Grounds.

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

Ted Martin's report was distributed to the Board and Membership prior to the meeting. The report is attached to these minutes.

The committee has worked with the Executive Committee over the past year to draft revisions to the Rules & Regulations.

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

Ted Martin reported that a committee is being put together to review and possibly revise the Tabernacle Association bylaws.

There is approximately \$53,000 remaining in the building fund from the fundraising effort to replace the Tabernacle roof.

The Bible Festival, a committee of the MGTA, had over 5,400 attendees at their programs and almost 560 presenters at their events. One of the biggest expenses the Bible Festival has faced in recent years is the cost of parking: renting space and paying for parking police.



**j) Community Activities & Recreation Committees – Nate Godfrey**

- (1) There were over 30 events this year, not including any of the Heritage Festival concerts. All these events are run on a volunteer base. Some activities are for the Campmeeting only, and some are for the greater Gretna area. All events are family friendly. Some of the events included:
  - (a) The New Year's Eve Buzzard Drop,
  - (b) Christmas Tree Bonfire,
  - (c) Porch Sale,
  - (d) Annual Picnic with the largest turnout in recent history – thanks to Dale & Marie Martin for their donation of a pig roast,
  - (e) Friday Happy Hours,
  - (f) Red, White, and Brew Tailgating party for July 4<sup>th</sup>.
  - (g) Movie Series,
  - (h) Autumn Fest, and
  - (i) Oktoberfest,
- (2) Heritage Park has seen more use over the last few years than ever before. The facilities are being used to capacity.
- (3) Donations received for all the social events more than covered all the expenses. We expect there to be a surplus of several thousand which we will ask to be added to the Community Activities fund for use in future years.
- (4) Kevin Wells reported that the Heritage Festival had another successful season. There were 11 performances this past summer, and all donations received in 2025 covered festival expenses. Nate Godfrey thanked Kevin for the years he has chaired the Heritage Festival.

**k) Quorum Check and Membership Vote**

**l) Library Committee – Sally Marisic**

Sally Marisic's report was distributed to the Board and Membership prior to the meeting. The report is attached to these minutes.

**m) Archive Committee – Don Miller**

Don Miller's report was distributed to the Board and Membership prior to the meeting. The report is attached to these minutes.

**7) New Business**

Kevin Burd noted that after extensive research, the MGC is opting to move forward with an online platform called EasyHOA. The goal is for a 2026 roll out, and Members will receive communications via newsletter and email.

**8) Public Comment**

Becca Finkenauer, 107 6<sup>th</sup> – gave feedback regarding Zoom sound issues during today's meeting.

Linda Beck, 114 Otterbein – discussed the new Mount Gretna magazine.

Christine Slotznick, 507 3<sup>rd</sup> Street – discussed her request for a revision to the Quiet Season rule.

Peggy Lichty, 205 Castle Avenue – talked about the upcoming Board Appreciation Lunch.

Marcie Lloyd, 403 1<sup>st</sup> Street - thanked Pat Wilmsen for the extensive time she donates to the Campmeeting in her role as President.

**9) Adjournment**

The meeting adjourned at 11:14 a.m.

The next annual meeting will be held Saturday, October 17, 2026.



In Attendance:

Voting Members in Person:

Adams, Louise, 304 6<sup>th</sup> St  
Beck, Edward, 114 Otterbein Ave  
Benseman, Gerry, 611 4<sup>th</sup> St  
Bishop, Pam, 503 1st  
Brosious, Pat, 203 Boehm Ave  
Campbell, Jim, 207 Glossbrenner Ave  
Crawford, Laurie, 311 1<sup>st</sup> St  
Erb, Deborah, 408 3<sup>rd</sup> St  
Gardner, Richard, 205 6<sup>th</sup> St  
Godfrey, Nate, 511 6<sup>th</sup> St  
Heberling, Tom, 210 3<sup>rd</sup> St  
Herrmann, Frank, 205 Glossbrenner Ave  
Kreider, Melissa, 111 1<sup>st</sup> St  
Latz, Barb, 404 3<sup>rd</sup> St  
Lichty, Peggy, 205 Castle Ave  
Linton, Bill, 211 7<sup>th</sup> St  
Markovits, Tim, 501 Otterbein Ave  
May, Robin, 507 5<sup>th</sup> St  
McGuire, Peggy, 111 5<sup>th</sup> St  
Miller, Don, 610 4<sup>th</sup> St  
Schreiber, Linda, 307 6<sup>th</sup> St  
Skovira, Kevin, 202 Weaver Ave

Slotznick, Christine, 507 3<sup>rd</sup> St  
Somers, Dermot, 209 4<sup>th</sup> St  
Trella, Paul, 209 Weaver Ave  
White, Janelle, 203 Markwood Ave  
Wolff, Janis 211 8<sup>th</sup> St

Voting Members on Zoom:

Berfond, Andy, 204 Edwards Ave  
Bojanic, Leslie, 404 7<sup>th</sup> St  
Bojko, Judy, 712 5<sup>th</sup> St  
Bost, Stephanie, 9 Batdorf Ave  
Cochran, Lydia, 505 Mills Ave  
Engle, Susan, 705 1<sup>st</sup> St  
Finkenaaur, Rebecca, 107 6<sup>th</sup> St  
Friendshuh, Paul, 209 Mills Ave  
Guerrini, Karin, 611 1<sup>st</sup> St  
Kuligowski, Janelle, 204 5<sup>th</sup> St  
Seldomridge, Stephanie, 105 2<sup>nd</sup> St  
Thompson, Jeff, 207 Glossbrenner Ave  
Travitz, Bob, 502 2<sup>nd</sup> St  
Welte, Robin, 505 3<sup>rd</sup> St  
Zellers, Scott, Garage 1<sup>st</sup> St

Attachments:

Finance Committee Report  
Tree Committee Report  
Buildings & Grounds Committee Annual Report  
Grants & Funding Committee Report  
Policy & Procedure Committee Report  
Mt. Gretna Tabernacle Association Report  
Library Committee Report  
Archive Committee Report

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Secretary

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Chairman