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Board of Managers

ANNUAL MEETING AGENDA

Saturday, October 18, 2025 ▪ Time, 10:00 a.m.

In-person and recorded ZOOM™ Session

Sign in Reminder, Mic Reminder

- | | |
|---|------------|
| 1. CALL TO ORDER | P. Wilmsen |
| 2. ROLL CALL | M. Lloyd |
| 3. ELECTION RESULTS | E. Mefferd |
| 4. Approval of Minutes | M. Lloyd |
| a. 2024 Annual Meeting (Attached) | |
| b. September Board Meeting (Attached) | |
| 5. PRESIDENT'S REPORT | P. Wilmsen |
| 6. TREASURER'S REPORT | |
| a. Annual Reports (Attached) | |
| b. September Financial Reports (Attached) | K. Burd |
| 7. COMMITTEE REPORTS | |
| a. Finance Committee Report (Attached) | K. Burd |
| b. Property Ownership Committee (Attached) | K. Burd |
| c. Executive Committee | |
| d. Tree Health & Maintenance Committee (Attached) | P. Wilmsen |
| e. Buildings & Grounds (Attached) | M. Bojanic |
| i. October 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 |
| i. Heritage Festival | K. Wells |
| ii. Other Activities | N. Godfrey |
| l. Library Committee (Attached) | S. Marisic |
| m. Archive Committee (Attached) | D. Miller |
| 8. OLD BUSINESS | |
| 9. NEW BUSINESS | |
| a. | |
| 10. ADJOURNMENT | |

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

Open Forum Guidelines (Attached)



ANNUAL MEETING

Tuesday, November 19, 2024

The Annual Membership meeting of the Mt. Gretna Campmeeting Association had been called for Saturday, October 19, 2024 at 10:00 a.m. The necessary quorum of 48 Voting Members was not present. The Board of Managers called for a second scheduling of the Annual Membership meeting for November 19 at 6:30 p.m.

On Tuesday, November 19, 2024, a quorum of the Voting Members was present. The regular business of the Board of Managers was also conducted at the same meeting but recorded in separate minutes.

A quorum of the Board was present including the following:

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

On Zoom: Kevin Burd, Joe Lamont, George Leyh, and Kevin Wells.

Sixteen households attended in person; thirty-five households attended via Zoom.

1) Call to Order, Pat Wilmsen

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

2) Approval of Minutes

Since the Minutes of the 2023 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 2023 Annual Meeting minutes were approved on a motion by Ted Martin. The motion was seconded by Esther Mefferd and passed with Bering, Bojanic, Burd, Lamont, Leyh, Lloyd, Martin, Mefferd, Minnich, and Wells voting in favor.

3) President's Report

The President read her report which was distributed to the Board and Membership prior to the meeting. The report is attached to these minutes.

4) Affirmation Vote

There were no contested seats for the 2024 Board of Managers election seats and so their election was done by a vote of affirmation at the Annual Membership Meeting. The affirmation was received, and Miles Bojanic, Joe Lamont, Marcie Lloyd, Jeff Minnich were re-elected for a three-year term starting in January, 2025.

5) Treasurer's Report

The Treasurer's report was presented as part of the Finance Committee report.

6) Committee Reports

a) Finance Committee – Kevin Burd

The Treasurer read his report which was distributed to the Board and Membership prior to the meeting. The report is attached to these minutes.

b) Property Ownership Committee – Kevin Burd

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

c) Executive Committee – Pat Wilmsen

No report

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.

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.

f) Communications Committee – Kevin Wells & Marcie Lloyd

- (1) The committee has been sending the monthly newsletter to Members and interested parties via email and by mail subscription for the last year.
- (2) The committee also has been providing email alerts which include news about upcoming events and is exploring additional ways to provide information to the Members.
- (3) Kevin thanked the committee members that worked with him over the past year including Marcie Lloyd as co-chair, Kevin Burd, and Christine Slotznick.

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

- (1) This past year saw a growth in committee sponsored activities. In addition to a successful Heritage Festival, we added summer weekly Happy Hour events at Heritage Park and then monthly events through the Fall.
- (2) Kevin thanked his committee members of the past year, Marcie Lloyd as co-chair, Pat Allwein, Mark Flannery, Nate Godfrey, and Joy Linton. Kevin also thanked the many volunteers who assisted with the Heritage Festival.
- (3) Pat announced that Kevin Wells and Marcie Lloyd were stepping down as committee chairs and that Nate Godfrey would be taking on that role.

h) 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.

i) 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.

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

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

k) Nominations Committee – Esther Mefferd

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

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) Adjournment

The meeting adjourned at 7:25 p.m.

The next annual meeting will be held Saturday, October 18, 2025.



In Attendance:

Members in Person:

Barnhart, Betsy, 50 3rd St
Brosious, John, 203 Boehm Ave
Flannery, Mark, 211 2nd St
Gardner, Richard, 205 6th St
Hartman, Billie, 311 1st
Heberling, Tom, 210 3rd St
Hopkins, Margaret, 505 Glossbrenner Ave
Latz, Barb, 404 3rd St
Lentz, Jeff, 211 2nd St
Linton, Bill, 211 7th St
Martin, Brenda, 205 4th St
McGuire, Peggy, 111 5th St
Musick, Leeshaun, 307 2nd St
Rader, Robert, 501 6th St
Reifler, Brad, 305 1st St
Schreiber, Linda, 307 6th St
Slotznick, Christine, 507 3rd St

Members on Zoom:

Bane, Kelsey, 200 Bell Ave
Berfond, Andy, 204 Edwards Ave
Bering, Joe, 302 7th St
Bojanic, Leslie, 404 7th St
Bost, Stephanie, 9 Batdorf Ave
Brown, Yasmin, 710 5th St
Campbell, Jim, 402 Glossbrenner Ave
Clements, Allison, 600 2nd St

Collins, Gary, 601 Mills Ave
Dwyer, Constance, 704 3rd St
Engle, Susan, 705 1st St
Erb, Kenton, 408 3rd St
Finkenaur, Rebecca, 107 6th St
George, Andrea, 605 5th St
Goodman, Andrew, 109 3rd St
Guerrini, Karin, 611 1st St
Hazel, Jeffrey, 602 Kephart Ave
Herrmann, Frank, 205 Glossbrenner Ave
Kuligowski, Janelle, 204 5th St
Kuligowski, Dave, 309 8th St
Lichty, Peggy, 205 Castle Ave
Lloyd, David, 403 1st St
Lorenzen, Doug, 503 1st St
Markovits, Tim, 501 Otterbein Ave
McKenna, Larry, 309 Mills Ave
Miller, Don, 610 4th St
Neff, Diane, 305 1st St
Port, Dianne, 300 Markwood Ave
Skovira, Kevin, 202 Weaver Ave
Stuart, Sarah, 305 1st St
Thompson, Jeff, 207 Glossbrenner Ave
Welte, Robin, 505 3rd St
Wilmsen, Garey, 211 Boehm Ave
Wolff, Jan, 211 8th St
Zellers, Scott, Garage 1st St

Attachments:

President's Report
Finance Committee Report
Property Ownership Report
Tree Committee Report
Buildings & Grounds Committee Report
Grants & Funding Committee Report
Policy & Procedure Committee Report
Mt. Gretna Tabernacle Association Report
Nominating Committee Report
Library Committee Report

Secretary

Chairman

PRESIDENT ANNUAL REPORT 2024

I would like to start by thanking all the Board, the employees, and the committee chairs for all the hard work that has been accomplished this year. You will hear in the committee reports about much of this good work. Also, please note that much of the work, especially that done by our employees, you never realize, but know they work very hard on the behalf of this community.

Once you join the annual meeting, please stay till it is over, because if we lose the quorum, we have to end the annual meeting.

I am going to answer some of the comments from the Survey.

- Pinecones do not need to be separated from leaves.
- The “wall” was reported to West Cornwall Township. They did address it as they could within the law and it was lowered to meet that requirement. We have no other legal route to address it at this time.
- Community participation. Please note you can join all our blended meetings in so many ways, Zoom, in-person (yes, we have had in-person meetings for a while now), and by any type of phone. If you are not sure how to do this, please call the office. Meetings are now on set days including annual meetings, so please add them to your calendars.
- We are not serving alcohol at any of our events; they are all BYOB.
- Transparent...I am not sure how this board could be any more transparent. For example, the Bylaw changes. We worked with 2 very respected lawyers and made sure they had knowledge of PA non-profit regulations. We sent a draft of the work out prior to even having a first reading. We took suggestions and incorporated them into the revision before the first reading. We posted all the changes on our website. We had 3 readings. There were some areas of the old bylaws that did not make sense or were against PA non-profit laws. We worked to correct them. We have joined PANO (Pennsylvania Association of Nonprofit Organizations). We send out the draft Agenda and attachments before every meeting. We know that we cannot incorporate everything to please everyone but we did try our very best. We made the vote so everyone who wanted to attend, could. You did not need a computer, just a phone, we even called people who were not sure how to get into the meeting any other way. We share in so many ways. Please make sure you let the office know how and when you want to receive communications. The Property Update form is sent every year with your Assessment and how you want to be contacted is on that form.
- We do understand those of you who want traditional values maintained, but also have to take into consideration those members who do not always want these traditions to continue. We are here to represent the entire community and it is a huge balancing act. We do understand we are here to represent the community and not individuals. That is why we do these surveys to see how the community is feeling.
- We do understand that the Assessment can be a hardship. Kevin Burd will discuss this more in his report.
- We are working very hard to plant natives, when a tree comes down it is replaced with a native.

- We are working to make running the board by volunteers as easy as possible, trying to take the guess work out of some things. For example, setting a specific date for the annual meeting, saving for future projects, digitizing archives to make it easier to look back, and joining groups like PANO.
- Comments about Annual meeting. The Annual meeting is now on a set date, the 3rd Sat in Oct. Please put it on your Calendars going forward. The statement that we had better attendance in the summer is not true. We were only 4 shy of a 20% quorum last month. In the past a lot of the time they were lucky to get the 10% needed. When we talk quorum, we are talking voting members not all that attend. In the old bylaws a 10% quorum made it so if all the board showed up you already had over half the quorum need. Now as requested it takes more community input.
- There were several comments asking for us to reduce the negativity of some members. As a Board Member, I have to give everyone the right to speak. When you do speak, remember we are all in this together. The Board Members have nothing to gain by being on the Board. We all want to keep assessments down but maintain the community in a safe and effective way. Your neighbor is here because they love the community as you do. Our opinions may differ on how to go about achieving our goals, but those differences can be expressed in a neighborly manner.

Thanks to all who took the time to contact and give us your feedback. The Board also thanks all who wrote in with their positive comments.



FINANCE COMMITTEE UPDATE

Annual Meeting & October Board of Managers Meeting

2024 Assessment

- 99% of 2024 Assessments are paid in full—237 out of 240.
- The remaining three (3) 2024 Assessments were turned over to MGCA's Legal Counsel, as per policy:
 - One is a full Assessment and associated interest/legal fees (\$4,064.47).
 - One is interest/legal fees only (\$685.89).
 - One in a delinquent "monthly" payment plan (\$2,257.60)

2024 Budget

- MGCA is operating positively within this year's budget, and we are exactly where we would expect to be at this time of the year.
- Nearly all income is collected at this time.
- Thank you to the committee and board for being fiscally response with our Member's money!

PennVEST Water Tank Loan

\$1,630,000.00	▪ Loan Amount
\$1,449,122.05	▪ Total Loan Disbursements
\$1,418,706.09	▪ Current Outstanding Principal Balance
234	▪ Number of Remaining Payments
1.74%	▪ Current Interest Rate
April 1, 2044	▪ Maturity Date

Membership

- In accordance with our Bylaws, there are 240 Voting Members in the Campmeeting

2025 Assessment and Budget Proposal

- Assessment separated into three (3) parts:
 - Water Assessment: Water Tower Loan Payback and operation of the water production and distribution system.
 - Utility Assessment: "Pass-Through" utility fees that the committee has no control over:
 - Water, Sewer, Trash, Street Lights, Curbside/Dumpster Trash Removal.

- General Assessment: Community Maintenance, Staffing, Administrative and Office expenses.
- Members should anticipate a 2.5% increase for 2025 for Community Maintenance, Staffing, Administrative and Office Expense.
- The Assessment will be updated to include new payment options, and the budget will show a two-year projection along with the current board approved year.
- The 2025 Budget Proposal was reviewed. In 2025 we are proposing an assessment of \$3,317, \$86 higher than the previous year.

Committee Members

- Kevin Burd—Chair
- Miles Bojanic
- Joe Lamont
- Marcie Lloyd
- Ted Martin
- Pat Wilmsen

Mount Gretna Campmeeting

Balance Sheet Prev Year Comparison

As of December 31, 2023

	Dec 31, 23	Dec 31, 22	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
Checking Account - Jonestown	48,383	10,486	37,896	361%
ICS Shadow				
Cap Project				
B&G Emerg Fund	28,045	0	28,045	100%
Buildings				
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%
Total Buildings	14,950	0	14,950	100%
Land. Heritage Park	7,048	0	7,048	100%
Linear Structures				
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%
Total Linear Structures	173,274	0	173,274	100%
Structures				
Struc. Pillars	4,045	0	4,045	100%
Total Structures	4,045	0	4,045	100%
Water Operations	22,889	0	22,889	100%
Total Cap Project	250,251	0	250,251	100%
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%
Total ICS Shadow	580,431	0	580,431	100%
JBT CD Water Tower				
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%
Total JBT CD Water Tower	154,860	150,000	4,860	3%
MM Capital Project Fund				
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%
Total MM Capital Project Fund	0	96,567	-96,567	-100%
MM General Fund				
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%
Total MM General Fund	0	335,076	-335,076	-100%

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%
Total Checking/Savings	796,778	630,069	166,709	27%
Accounts Receivable	-79,570	-94,900	15,330	16%
Other Current Assets				
Inventory Asset	1,138	1,293	-154	-12%
Total Other Current Assets	1,138	1,293	-154	-12%
Total Current Assets	718,346	536,462	181,884	34%
TOTAL ASSETS	718,346	536,462	181,884	34%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Credit Cards	3,409	3,289	121	4%
Other Current Liabilities	3,819	2,798	1,021	37%
Total Current Liabilities	7,228	6,086	1,142	19%
Total Liabilities	7,228	6,086	1,142	19%
Equity				
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%
Total Equity	711,118	530,376	180,742	34%
TOTAL LIABILITIES & EQUITY	718,346	536,462	181,884	34%

Mount Gretna Campmeeting

Profit & Loss Prev Year Comparison

January through December 2023

	Jan - Dec 23	Jan - Dec 22	\$ Change	% Change
Ordinary Income/Expense				
Income				
Assessments				
Garage	4,410	4,200	210	5%
Home	768,393	568,994	199,399	35%
Penalties	2,336	1,864	472	25%
Total Assessments	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%
Rentals				
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%
Total Rentals	27,176	24,401	2,775	11%
Total Income	820,441	607,876	212,566	35%
Gross Profit	820,441	607,876	212,566	35%
Expense				
Administrative costs	11,561	9,880	1,681	17%
Bank Service Charges	40	0	40	100%
Buildings & Grounds				
Maintenance Expense	7,680	9,661	-1,981	-21%
Operating Expense	35,527	14,540	20,987	144%
Total Buildings & Grounds	43,207	24,201	19,006	79%
Utilities (B&G)				
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%
Water Rate				
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%
Total Water Rate	56,711	11,779	44,932	382%
Total Utilities (B&G)	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%
Professional Fees				
Accounting	3,150	3,000	150	5%
Insurance	17,052	14,839	2,213	15%
Legal Fees	6,732	10,720	-3,988	-37%
Total Professional Fees	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
Trees				
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%
Total Trees	28,320	22,945	5,374	23%
Total Expense	671,315	546,835	124,480	23%
Net Ordinary Income	149,126	61,040	88,086	144%
Net Income	149,126	61,040	88,086	144%



PROPERTY OWNERSHIP COMMITTEE UPDATE

Cottage Sales Information

	2018*	2019	2020	2021	2022	2023	2024**
Property Transfers/ New Members	7	25	16	20	26	26	6
Average Sale Price	\$168,214	\$185,646	\$195,406	\$221,500	\$280,127	\$317,500	\$282,183
Average Price per Square Foot	\$151	\$154	\$173	\$204	\$242	\$296	\$286
Increase in Sales Price from Previous Year	--	10%	5%	13%	26%	13%	(11%)
Increase in Sales Price per Square Foot	--	2%	12%	18%	18%	22%	(3%)

*Data represents the period of July 1, 2018, through December 31, 2018

**Date represents the period of January 1, 2024, through August 31, 2024

The “Numbers”

- 6 ■ New Member Orientations this year (January through August)
- 126 ■ New Members since July 1, 2018
- 53% ■ Membership turnover since July 1, 2018
- \$60.44 ■ Lowest price per square foot (2019)
- \$497.35 ■ Highest price per square foot (2023)

Committee Members

- Kevin Burd—Committee Chair
- Pat Brosious
- Kevin Wells
- Pat Wilmsen

Tree Committee Report 2024

The Tree Committee consisting of Ann Bering, Joe Bering, Vincie McMullen, Carole Miller, Kathy McKenna, Sarah Stewart, Garey Wilmsen and Pat Wilmsen.

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 Committee:

Pat Wilmsen, Chair

Ann Bering

Joe Bering

Jim Campbell (resigned 05/2024)

Kathleen McKenna

Vincie McMullen

Carole Miller

Sarah Stuart

Garey Wilmsen

Submitted by: Pat Wilmsen

2024

B&G Highlights

- Instituted maintenance plans for the Water Tower.
- Formed a sub-committee for water production consisting of Jeff Minnich, Nate Godfrey, and Bob Rader. This committee will provide closer monitoring of water production and distribution.
- Focused on improving designated community parks
- Made necessary repairs on income producing buildings (Garages, Sheds)
- The biggest project for the year was the re-paving of Markwood Avenue.
- Tabernacle
 - Oversaw the Tabernacle's roof replacement
 - Identified future projects
- Infrastructure Improvements
 - Completion of community mapping of water and sewer systems
 - Upgrades to pump house
- Established a reporting system for streetlights
- Began to identify and plan for future Community projects

2024 B&G Committee Membership:

Miles Bojanic, Chair

Nate Godfrey

Joe Lamont

George Leyh

Bill Linton

Doug Lorenzen

Jeff Minnich

Bb Rader

Kevin Skovira

Ben Slotznick

Pat Wilmsen

Submitted by Miles Bojanic

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.

2024 Nominating Committee:

Esther Mefferd, Chair

Kevin Burd

Kay Heberling

Submitted by: Esther Mefferd

Library Committee Report

October 19, 2024

Library Committee for 2024-2025

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

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

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.

Submitted by Sally Marisic and Marcie Lloyd

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

2024 Archive Committee:

Don Miller, Chair

Margaret Hopkins

George Leyh

Carole Miller

Pat Wilmsen, Ex Officio



Tuesday, September 16, 2025

At the regular monthly meeting of the Mt. Gretna Campmeeting Association Board of Managers held on Tuesday evening, September 16, 2025, in person and via Zoom Webinar, Miles Bojanic presided.

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

Two Members attended in person and 19 Members attended via Zoom.

1) Call to Order, Miles Bojanic

Miles Bojanic 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 June 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 June 17, 2025 minutes were approved on a motion by Esther Mefferd. The motion was seconded by Kevin Wells and passed with Bering, Burd, Lamont, Leyh, Lloyd, Martin, Mefferd, and Wells voting in favor.

3) Secretary's Report

No report

4) Vice-President's Report

No report.

5) 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) The finances are exactly where we expect to them to be by this time of the year both with income and expenses.
- c) At the beginning of the year, we retained ½ the operations money and put the other ½ in a CD. By doing this, we made an additional \$3,000 in interest. If there is no penalty for early withdrawal, we are going to let the money remain in the CD after its maturity date until it is needed.
- d) To date, the 2025 Heritage Festival concerts have generated a surplus of \$1,700.
- e) Other community activities have generated a surplus of \$4,000.

6) Committee Reports

a) Finance Committee – Kevin Burd

No report.

b) Property Ownership Committee – Kevin Burd

Six cottages have sold since the last meeting. Currently we have 43 short-term rental permits, or 60% of the allotted amount.

c) Executive Committee

Attached.

d) Tree Health & Maintenance

One tree removal permit will be presented under New Business with a recommendation for approval. One tree removal permit remains under review.

e) Buildings & Grounds –Chair, Miles Bojanic

- (1) The B&G July, August, and September meeting reports were made available to the Board and to the Membership prior to the evening's meeting.

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- (2) Under New Business, a motion will be made to purchase a new piece of equipment, an Avant loader, to replace an outdated and unsafe piece of current equipment. Information about the Avant was included in the information packet that was made available prior to the meeting.
- (3) A building permit was submitted for 206 Markwood; it will be presented under New Business.
- f) **Communications Committee – Kevin Wells & Marcie Lloyd**
Kevin provided information provided to him by Bill and Joy Linton on the Historic Camp Meeting Network (HCMN). The HCMN is a collaborative organization of individuals who live in religious camp meetings across North America. It was formed in 2020 with a clear purpose: To preserve and celebrate the unique identity of the camp meeting tradition, particularly its deep Methodist roots that trace back to the Second Great Awakening. Anyone wanting more information can find it on the internet.
- g) **Grants & Funding – Ted Martin**
The closeout report for the Drendel grant was completed, this grant came from the Mt. Gretna United Methodist Church for improved lighting at the Tabernacle.
- h) **Policy & Procedure – Ted Martin**
As the committee resumes meetings, we'll be looking to continue the work on Rules revisions. Will also be looking to change the bylaws to change the quorum percentage required for the Annual Meeting.
- i) **Tabernacle Association – Ted Martin, Esther Mefferd**
(1) Meeting at the end of this month for their quarterly meeting. Will be creating a small sub-committee to update the MGTA bylaws.
(2) A motion will be presented under New Business to approve nominations to the Tabernacle Board of Trustees for terms ending 2028 and for 1 year of a 2027 seat.
- j) **Nominations Committee – Esther Mefferd**
Esther encouraged everyone to send in their ballot and vote.
- k) **Community Activities & Recreation Committees – Nate Godfrey**
In Nate's absence, Kevin Wells made the following Community Activities report.
The Heritage Festival had a very successful season. Kevin thanked those who volunteered and who attended.
A Pet Blessing service will be hosted jointly by the Mt. Gretna United Methodist Church and the Campmeeting on Saturday, October 11 at 1 p.m. in the Tabernacle.
After the Annual Meeting on October 18, there will be a Board Appreciation Lunch at 1 p.m. in Heritage Park with food available for purchase from a food truck. More details will be provided via email and the Newsletter.
Halloween trick-or-treat night is coming up Friday, October 31, from 6 p.m. – 8 p.m.
- l) **Library Committee – Sally Marisic**
No report.
- m) **Archive Committee – Don Miller**
No report.

7) Unfinished Business

- a) None.

8) New Business

- a) Esther Mefferd made a motion for the MGCA to purchase an Avant loader and accessories for \$64,607, to finance the purchase over 3 years at 0% interest, and make payments for the Avant from the Equipment Fund. The motion was seconded by Marcie Lloyd. Kevin Burd added that PENNVEST was contacted



regarding the purchase financing, and they responded in writing that the Campmeeting could move forward. Kevin Burd also stated there were adequate funds available in the Equipment Fund to cover the Avant financing. There was no further discussion, and the motion passed unanimously with Bering, Burd, Lamont, Leyh, Lloyd, Martin, Mefferd, and Wells voting in favor. Resolution 2025.09.16-01.

- b) Kevin Wells made a motion to approve the nominations to the Mt. Gretna Tabernacle Association Board of Trustees:

For terms expiring in 2028: Ted Martin, Bob Kettering, Shawn Gingrich, and Ross Ellison.

To fill a 2027 seat beginning 1/1/26: Marcie Lloyd.

Esther Mefferd seconded the motion. There was no further discussion, and the motion passed unanimously with Bering, Burd, Lamont, Leyh, Lloyd, Martin, Mefferd, and Wells voting in favor. Resolution 2025.09.16-02.

- c) George Leyh made a motion to approve the Tree Removal Permit submitted for 709 3rd Street to remove dead trees on their property. The motion was seconded by Kevin Wells. There was no further discussion, and the motion passed unanimously with Bering, Burd, Lamont, Leyh, Lloyd, Martin, Mefferd, and Wells voting in favor. Resolution 2025.09.16-03.
- d) Esther Mefferd made a motion to approve the Building Permit Application submitted for 206 Markwood Avenue to expand their garage, and that if a nearby tree should die because of damage to its roots incurred by the expansion, the owner of 206 Markwood will pay for the tree's removal and plant a replacement tree. The motion was seconded by Marcie Lloyd. George asked about the West Cornwall Township permitting process. Miles stated that the WCT permit process was between the Township and the owner. There was no further discussion, and the motion passed unanimously with Bering, Burd, Lamont, Leyh, Lloyd, Martin, Mefferd, and Wells voting in favor. Resolution 2025.09.16-04.

9) Adjournment

The meeting adjourned at 6:59 p.m. on a motion by Marcie Lloyd, seconded by Ted Martin and passed unanimously.

The next regular meeting will be held Saturday, October 18, 2025, at 10:00 a.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.

Mary Ann Gray, 611 3rd St.

Members on Zoom:

Geri Benseman, 611 4th St.

Andy Berfond, 204 Edwards Ave.

Stephanie Bost, 9 Batdorf Ave.

Linda Campbell, 402 Glossbrenner Ave.

Kristi Donahue, 501 6th St.

Becca Finkenaur, 107 6th St.

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.

Diane Neff, 305 1st St.

Stephanie Seldomridge, 105 2nd St.

Christine Slotznick, 507 3rd St.

Jeff Thompson, 207 Glossbrenner Ave.

Tammy Travitz, 502 2nd St.

Paul Trella, 209 Weaver Ave.

Jan Wolff, 211 8th St.

Scott Zellers, Gar 1st St.

Attachments:

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None

DRAFT

Secretary

Chairman

Property Ownership Committee

Submitted by Kevin Burd, Committee Chair

- Certificate of Resale initiated March 15, 2025
- To date, 22 cottages transferred ownership in 2025
- To date, 7 rental permits were issued in 2025 (43 of 72 permits issued).

Finance & Audit Committee

Submitted by Kevin Burd, Committee Chair

- Balanced budget approved for 2025
- 99% of Assessments collected
- Positive financial review

Mount Gretna Campmeeting

Balance Sheet Prev Year Comparison

As of December 31, 2024

	Dec 31, 24	Dec 31, 23	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
Checking Account - Jonestown	81,125	48,383	32,743	68%
Shadow	725,023	580,431	144,592	25%
JBT CD Water Tower	159,503	154,860	4,644	3%
PV Pass Through	9,594	13,104	-3,511	-27%
Total Checking/Savings	975,245	796,778	178,468	22%
Accounts Receivable	-95,536	-79,570	-15,966	-20%
Other Current Assets				
Inventory Asset				
MGCA Historical Plaque	830	1,138	-308	-27%
Total Inventory Asset	830	1,138	-308	-27%
Undeposited Funds	281	0	281	100%
Total Other Current Assets	1,111	1,138	-27	-2%
Total Current Assets	880,821	718,346	162,475	23%
TOTAL ASSETS	880,821	718,346	162,475	23%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Credit Cards	3,236	3,409	-173	-5%
Other Current Liabilities	400	3,819	-3,419	-90%
Total Current Liabilities	3,636	7,228	-3,592	-50%
Total Liabilities	3,636	7,228	-3,592	-50%
Equity	877,185	711,118	166,067	23%
TOTAL LIABILITIES & EQUITY	880,821	718,346	162,475	23%

Mount Gretna Campmeeting

Profit & Loss Prev Year Comparison

January through December 2024

	Jan - Dec 24	Jan - Dec 23	\$ Change	% Change
Ordinary Income/Expense				
Income				
Assessments				
Garage	4,410	4,410	0	0%
Home	758,725	768,393	-9,668	-1%
Penalties	4,389	2,336	2,053	88%
Total Assessments	767,525	775,139	-7,615	-1%
Community Activities Income	753	0	753	100%
Donations OUTSIDE MGCA ONLY	3,000	300	2,700	900%
Interest Income	12,322	10,757	1,565	15%
Miscellaneous Receipts	2,824	2,269	555	25%
Rental Permit Fee	3,525	4,800	-1,275	-27%
Rentals				
Garage	16,800	16,380	420	3%
Parking	4,759	2,826	1,933	68%
Pavilion/Kitchen	300	475	-175	-37%
Security Deposits	60	-75	135	180%
Storage Sheds	5,025	5,196	-171	-3%
Tabernacle	3,100	2,374	726	31%
Rentals - Other	3,000	0	3,000	100%
Total Rentals	33,044	27,176	5,868	22%
Total Income	822,992	820,441	2,551	0%
Gross Profit	822,992	820,441	2,551	0%
Expense				
Administrative costs	21,513	11,561	9,951	86%
Bank Service Charges	40	40	0	0%
Buildings & Grounds				
Maintenance Expense	8,980	7,680	1,300	17%
Operating Expense	21,711	35,527	-13,816	-39%
Total Buildings & Grounds	30,691	43,207	-12,516	-29%
Utilities (B&G)				
Garbage	62,735	61,097	1,638	3%
Sewer	169,363	160,393	8,970	6%
Street Lights	25,482	24,383	1,099	5%
Water Rate				
Loan Repayment	73,502	29,941	43,561	146%
Water Production	40,555	26,770	13,785	52%
Total Water Rate	114,058	56,711	57,346	101%
Total Utilities (B&G)	371,639	302,585	69,054	23%
Community Activities	805	149	655	439%
Community Library	393	500	-107	-21%
Contributions - Note 2 Fin Comm	2,100	2,200	-100	-5%
Personnel	139,927	126,120	13,806	11%
Professional Fees				
Accounting	3,435	3,150	285	9%
Insurance	16,138	17,052	-914	-5%
Legal Fees	10,830	6,732	4,097	61%
Total Professional Fees	30,403	26,934	3,468	13%
Property Taxes	6,516	6,198	318	5%
Transfer to Fund/Project Net 0	200,139	123,500	76,639	62%

Mount Gretna Campmeeting
Profit & Loss Prev Year Comparison
January through December 2024

	Jan - Dec 24	Jan - Dec 23	\$ Change	% Change
Trees	18,663	28,320	-9,656	-34%
Total Expense	822,828	671,315	151,513	23%
Net Ordinary Income	165	149,126	-148,962	-100%
Net Income	165	149,126	-148,962	-100%

Restricted & Designated Fund Activity

	Balance as of <u>12/31/2023</u>	Activity during: <u>2024</u>	Balance as of <u>12/31/2024</u>
General Fund			\$77,487
Restricted Funds			
Community Activities Fund		\$100	\$100
DEP Grant	\$29,397	\$0	\$29,397
Heritage Festival	\$13,283	\$503	\$13,786
Hopkins Memorial	\$950	(\$950)	\$0
Library Program Fund		\$725	\$725
Mary Hernley Memorial	\$426	(\$426)	\$0
Designated Funds			
Operating Reserve	\$221,760	\$0	\$221,760
Seiders Fund	\$20,843	\$0	\$20,843
Survey Fund	\$1,028	(\$667)	\$361
Tree Fund	\$26,135	\$2,184	\$28,319
Capital Projects			
B&G Emergency Reserve	\$28,045	\$4,000	\$32,045
Building: Garages.Sheds (Rentals)	\$5,000	\$11,150	\$16,150
Building: Library	\$5,131	\$0	\$5,131
Buildings	\$14,709	\$34,449	\$49,158
Total Buildings:	<u>\$24,840</u>		<u>\$70,439</u>
Equipment		\$25,000	\$25,000
Land: Heritage Park	\$7,048	\$10,000	\$17,048
Linear Structures	\$173,274	\$51,500	\$224,774
Structures: Hydrants		\$6,847	\$6,847
Structures: Entrance Pillars	\$4,045	(\$3,100)	\$945
Total Buildings:	<u>\$4,045</u>		<u>\$7,792</u>
Water Operations			
Water Operations: General		\$9,250	\$9,250
Water Operations: Mains		\$10,000	\$10,000
Water Operations: Pump House		\$9,889	\$9,889
Water Operations: Maintenance Program	\$13,000	(\$7,559)	\$5,441
Water Operations: PENNVEST Principal		\$69,059	\$69,059
Total Water Operations:	<u>\$13,000</u>		<u>\$103,639</u>

Mount Gretna Campmeeting Balance Sheet

Cash Basis

As of September 30, 2025

	Sep 30, 25
ASSETS	
Current Assets	
Checking/Savings	
Checking Account - Jonestown	74,464
Shadow	298,805
JBT CD Water Tower	160,584
JBT CD 2025.03.14	400,000
PV Pass Through	8,191
Total Checking/Savings	942,046
Accounts Receivable	
Accounts Receivable	-253
Total Accounts Receivable	-253
Other Current Assets	
Inventory Asset	
MGCA Historical Plaque	676
Total Inventory Asset	676
Total Other Current Assets	676
Total Current Assets	942,469
TOTAL ASSETS	942,469
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	1,389
Other Current Liabilities	2,033
Total Current Liabilities	3,422
Total Liabilities	3,422
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	61,862
Total Equity	939,046
TOTAL LIABILITIES & EQUITY	942,469

Mount Gretna Campmeeting

Income & Expense

September 2025

Cash Basis

	Community Maintenance	Overhead	TOTAL
Ordinary Income/Expense			
Income			
Admin Fee Reimbursement	0	1,000	1,000
Assessments			
Home	829	0	829
Penalties	0	0	0
Prior Year Assessment Payments	1,167	0	1,167
Total Assessments	1,996	0	1,996
Community Activities Income			
Heritage Festival Donation	1,385	0	1,385
Happy Hour/Social Donations	166	0	166
Community Activities Income - Other	10	0	10
Total Community Activities Income	1,561	0	1,561
Interest Income	0	2,019	2,019
Miscellaneous Receipts	0	4	4
Rental Permit Fee	75	0	75
Rentals			
Garage	117	0	117
Pavilion/Kitchen	-75	0	-75
Tabernacle	2,125	0	2,125
Total Rentals	2,167	0	2,167
Total Income	5,798	3,023	8,821
Gross Profit	5,798	3,023	8,821
Expense			
Administrative costs	0	1,587	1,587
Buildings & Grounds			
Maintenance Expense	278	0	278
Operating Expense			
Dues & Subscriptions	11	0	11
Electric	277	0	277
Fuel & Oil	231	0	231
General Supplies	336	0	336
Grounds Maintenance	270	0	270
Rentals	239	0	239
Total Operating Expense	1,363	0	1,363
Total Buildings & Grounds	1,641	0	1,641
Utilities (B&G)			
Garbage	5,663	0	5,663
Street Lights	2,272	0	2,272
Water Rate			
Loan Repayment	7,156	0	7,156
Water Production	2,379	0	2,379
Total Water Rate	9,535	0	9,535
Total Utilities (B&G)	17,470	0	17,470
Community Activities			
Social Events	181	0	181
Heritage Festival	1,230	0	1,230
Community Activities - Other	61	0	61
Total Community Activities	1,472	0	1,472
Community Library	68	0	68
Personnel	7,345	5,098	12,443

Mount Gretna Campmeeting
Income & Expense
September 2025

Cash Basis

	Community Maintenance	Overhead	TOTAL
Professional Fees			
Accounting	0	3,200	3,200
Insurance	0	6,207	6,207
Legal Fees	0	-833	-833
Total Professional Fees	0	8,574	8,574
Trees	4,594	0	4,594
Total Expense	32,589	15,258	47,847
Net Ordinary Income	-26,791	-12,236	-39,027
Net Income	-26,791	-12,236	-39,027

Mount Gretna Campmeeting Income & Expense Budget vs. Actual

Cash Basis

January through September 2025

	Total Community Maintenance			Overhead			TOTAL		
	Jan - S...	Budget	% of B...	Jan - S...	Budget	% of B...	Jan - S...	Budget	% of B...
Ordinary Income/Expense									
Income									
Admin Fee Reimbursement	0			3,475			3,475	0	100%
Assessments									
Garage	4,522	4,520	100%	0			4,522	4,520	100%
Home	770,365	787,080	98%	0			770,365	787,080	98%
Penalties	190			1,055			1,245	0	100%
Prior Year Assessment Payments	5,621			0			5,621	0	100%
Total Assessments	780,698	791,600	99%	1,055			781,753	791,600	99%
Community Activities Income									
Heritage Festival Donation	11,337			0			11,337	0	100%
Happy Hour/Social Donations	2,334			0			2,334	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	355			0			355	0	100%
Total Community Activities Income	15,967			0			15,967	0	100%
Interest Income	0	0	0%	14,296	10,000	143%	14,296	10,000	143%
Miscellaneous Receipts	102			1,086	500	217%	1,188	500	238%
R&R Fines	0			100			100	0	100%
Rental Permit Fee	750	3,375	22%	0			750	3,375	22%
Rentals									
Kauffman Parking Lot	6,000	6,000	100%	0			6,000	6,000	100%
Garage	16,333	16,800	97%	0			16,333	16,800	97%
Parking	6,412	6,000	107%	0			6,412	6,000	107%
Pavilion/Kitchen	500	300	167%	0			500	300	167%
Security Deposits	250			0			250	0	100%
Storage Sheds	5,400	5,400	100%	0			5,400	5,400	100%
Tabernacle	2,125	1,875	113%	0			2,125	1,875	113%
Total Rentals	37,020	36,375	102%	0			37,020	36,375	102%
Total Income	834,537	831,350	100%	20,012	10,500	191%	854,548	841,850	102%
Gross Profit	834,537	831,350	100%	20,012	10,500	191%	854,548	841,850	102%
Expense									
Administrative costs	-3			13,166	20,275	65%	13,164	20,275	65%
Buildings & Grounds									
Maintenance Expense	4,522	10,000	45%	0			4,522	10,000	45%
Operating Expense									
Dues & Subscriptions	49			0			49	0	100%
Electric	1,984			0			1,984	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	1,822			0			1,822	0	100%
General Supplies	2,231			0			2,231	0	100%
Grounds Maintenance	1,512			0			1,512	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	260			0			260	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	28,595	40,000	71%	0			28,595	40,000	71%
Total Buildings & Grounds	33,117	50,000	66%	0			33,117	50,000	66%
Utilities (B&G)									
Garbage	57,217	67,013	85%	0			57,217	67,013	85%
Sewer	137,305	183,185	75%	0			137,305	183,185	75%
Street Lights	19,893	28,091	71%	0			19,893	28,091	71%

Mount Gretna Campmeeting Income & Expense Budget vs. Actual

Cash Basis

January through September 2025

	Total Community Maintenance			Overhead			TOTAL		
	Jan - S...	Budget	% of B...	Jan - S...	Budget	% of B...	Jan - S...	Budget	% of B...
Water Rate									
Loan Repayment	64,402	85,920	75%	0			64,402	85,920	75%
Water Production	34,259	64,080	53%	0			34,259	64,080	53%
Total Water Rate	98,662	150,000	66%	0			98,662	150,000	66%
Total Utilities (B&G)	313,077	428,289	73%	0			313,077	428,289	73%
Community Activities									
Movie Nights	2,089			0			2,089	0	100%
Social Events	670			0			670	0	100%
Heritage Festival	9,380			0			9,380	0	100%
Community Activities - Other	74	2,400	3%	0			74	2,400	3%
Total Community Activities	12,214	2,400	509%	0			12,214	2,400	509%
Community Library	479	500	96%	0			479	500	96%
Contributions - Note 2 Fin Comm	0			2,450	2,500	98%	2,450	2,500	98%
Personnel	65,227	93,125	70%	51,872	66,738	78%	117,099	159,863	73%
Professional Fees									
Accounting	0			3,280	3,450	95%	3,280	3,450	95%
Insurance	0			18,616	16,891	110%	18,616	16,891	110%
Legal Fees	0			487	10,000	5%	487	10,000	5%
Survey	0	3,000	0%	0			0	3,000	0%
Total Professional Fees	0	3,000	0%	22,384	30,341	74%	22,384	33,341	67%
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	27,243	23,483	116%	0			27,243	23,483	116%
Total Expense	567,270	710,797	80%	90,726	126,690	72%	657,996	837,487	79%
Net Ordinary Income	267,267	120,553	222%	-70,715	-116,190	61%	196,552	4,363	4,505%
Net Income	267,267	120,553	222%	-70,715	-116,190	61%	196,552	4,363	4,505%

Restricted & Designated Fund Activity

	Balance as of 8/31/2025	Activity during: September	Balance as of 9/30/2025
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	\$13,634	(\$115)	\$13,519
Library Program Fund	\$1,494	\$50	\$1,544
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
Buildings	\$76,613	\$0	\$76,613
Total Buildings:	<u>\$108,387</u>		<u>\$108,387</u>
Equipment	\$50,000	\$0	\$50,000
Land: Heritage Park	\$17,048	\$0	\$17,048
Linear Structures	\$116,059	\$0	\$116,059
Structures	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
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	<u>\$66,822</u>	<u>\$0</u>	<u>\$66,822</u>
Total Water Operations:	\$89,194		\$89,194

Annual Meeting

Tree Committee Report

Submitted by Pat Wilmsen, Committee Chair

I have met with Bartlett Tree Services, and they have done a walk-through of our community to look at the trees and what is needed to keep them alive. They have come up with a treatment plan primarily for oaks and hemlocks.

Bartlett is also going to demonstrate to the Tree Committee an app that will track trees to help the Campmeeting get a better understanding of what exactly is going on. On the following page are example pages from this app.

To date over 10 dead or dying trees have been removed from our community in 2025. Also, several trees have been damaged near cottages where work on sewer or water pipes, etc. were done. We will have to watch those trees to see how they are doing.

Please remember to remove the ivy from your trees. Also, remember property lines go to the sky, so even if a tree trunk is on Campmeeting property anything over your cottage or your property that you want to trim will be your responsibility.

ArborScope™ is a landscape management software that allows tree managers to systematically track tree maintenance needs. Developed by Bartlett Tree Experts, ArborScope™ overlays an inventory performed by Bartlett Consulting on top of Google™ Maps to provide a simple and efficient means of viewing, updating, and querying any collected information.

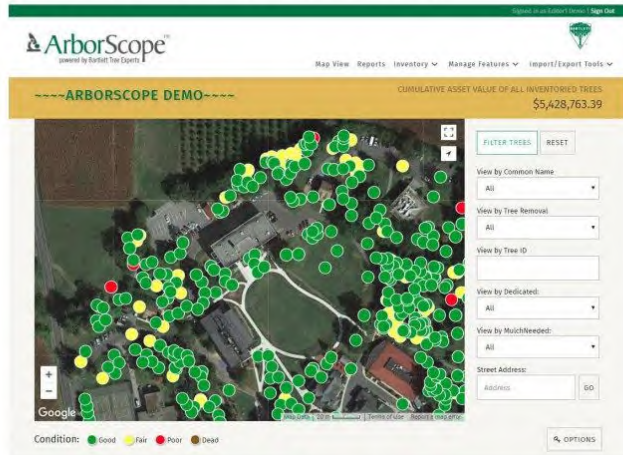


Figure 1: Map View Tab

Product Features

- Automatic Updates
- Google™ Maps
- Map Displays & Filtering
- Table Views & Exporting
- Estimated Cumulative Asset Value (\$)
- Comprehensive Tool Set
- Adding/Archiving Tree Features
- Multiple Tree Editing
- Custom Report & Mapping
- Username & Password Protection
- Public Access

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Figure 2: Inventory Reports Tab

Individual Tree Details Page

Each tree in ArborScope™ has a dedicated Tree Details Page. This page provides the ability to enter in-depth information for each tree and keep records efficiently.

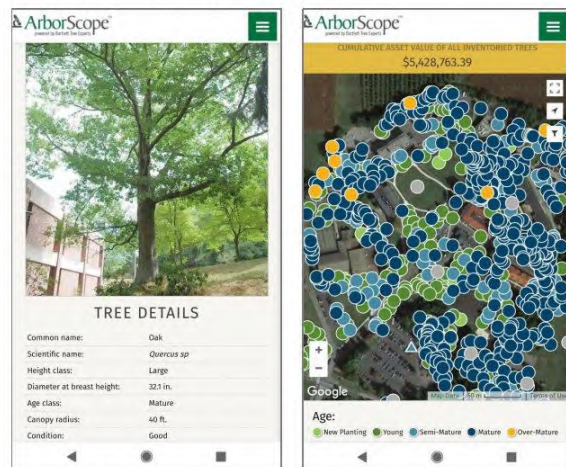
Features

- Update Tree Location
- Archive a Tree
- Update Basic Size Information
- Add New Work Recommendations
- Communication with the ArborScope™ Support Team
- View Work History
- Upload Files
- Manage Tree Risk Information
- Upload Images

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Tree benefit information (ecosystem services) from an i-Tree® Eco analysis also can be displayed through a built-in section on the Individual Tree Details Page. Adding a new tree to the inventory or removing an already inventoried tree are also very simple processes.

The ability for non-authenticated users (students, staff, neighbors, public) to interact with the inventory and basic tree information can also be granted through the creation of a public website and through the use of QR tags on the trees.



Figures 3 & 4: Example of the Tree Details page and Main Map Display page as viewed on a mobile device

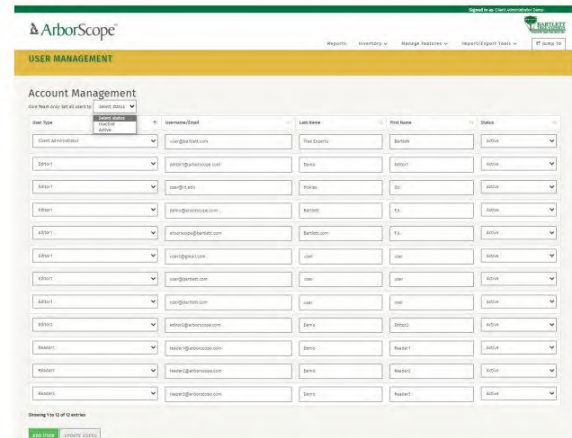


Figure 5: Example of the User Management page which allows assignment of access and privileges

By visiting <https://www.arborscope.com>, you can login and evaluate the tools, efficiency, and user-friendliness of ArborScope™, with full access.

Username: **demo@arborscope.com** Password: **arborscope**

For more information, please contact Bartlett Consulting at consulting@bartlett.com or visit www.bartlett.com/bartlett-consulting.cfm.

Bartlett Consulting is a division of The F.A. Bartlett Tree Expert Company with Consulting teams located throughout the United States, Canada, the United Kingdom, and Ireland. This highly educated, experienced, and qualified team provide a wide range of services that include tree preservation, construction monitoring, creation of management plans, tree inventories, tree risk assessments and mitigation plans, and development and support for Bartlett's web-based tree management program ArborScope™.

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2025 Annual Report

Building & Grounds Committee

Submitted by Miles Bojanic, Committee Chair

The committee has worked diligently to address the current and future needs of the Camp Meeting.

Projects completed in 2025

- Upgrades that improved the reliability and efficiency of Camp Meeting's water system
- Replacement of the water main on Batdorf Drive
- Replaced the skid loader whose age was more than 20 years old
- Installed balusters to assist in traffic control
- Began implementation of mapping program to better record Camp Meeting assets
 - Streetlights
 - Trees
 - Signage
- Tabernacle Improvements
 - Upgraded house lighting to LED's
 - Installed an emergency defibrillator
 - Improved area lighting
 - Added additional equipment for improving programming
- Exterior of library painted

Projects considered for 2026

- Restoration of the Heritage Park Pavilion
- Replacement of playground fencing
- Restoration of water pump pagodas
- Restoration of western rental garages
- Install valves on water mains to enable portion and not system shut down
- Correct current safety issues present around the tabernacle

If anyone has a desire to serve on this vital committee, please do not hesitate to contact me.

I would like to thank all members of the B&G committee for their contributions and dedication to improving the Camp Meeting.

And finally, to our Superintendent who is the face of the community and continues to show his commitment to make the Camp Meeting the pride of Mount Gretna.

October 6, 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, Joe Lamont, Bill Linton, Doug Lorenzen, Jeff Minnich, Bob Rader, Ben Slotznick, (Via Zoom) George Leyh, Kevin Skovira and Pat Wilmsen. Debby Erb was in attendance.

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

REPORTS

Superintendent Report

- The Batdorf water main replacement project began today. If the work goes as expected, the job is expected to be finished by the end of next week.
- While the job is being done, Nate and Bob are documenting all the lines that they are observing.
- The Avant loader arrived and has been getting a lot of use. Nate and Miles are investigating some ways to shelter the equipment from weather.
- Leaf pickup season starts later in October.

Water Operations

1. Water usage is down, possibly due to the repaired water leak on 1st Street.
2. Chlorine adjustments are needing to be made much more frequently. It may be due to lower water usage; the water sits longer in the tank and the chlorine dissipates.
3. The Pump House door needs to be replaced. Miles is getting a quote from two different companies that do commercial door installations.

Building Permit Application Review

1. No pending, none new.

MGCA Active Projects/Old Business

1. **Proposal for Pump House Alarm System.** The committee would like to get a solution and quote from Dourte and then run that solution past Martin Water.
2. **Tabernacle Roof Fan Donation:** Bill Linton is working with Big Ass Fans to get the revised proposal.
3. **Tabernacle Capital Improvement Projects:** The MGTA had a meeting recently. They are concerned that any fund expenditures be spent first on safety concerns such as the asphalt around the Tabernacle, rather than on ceiling fans. The committee discussed that the rotting windows in the Tabernacle are a high priority because the rot is affecting the structure.
4. **Playground:** Miles got two quotes for fencing the playground; to be partially paid for by West Cornwall Township as part of their budget. Miles is also investigating leasing the playground to WCT again so that all maintenance costs would be borne by the Township. Miles is also going to present Heritage Park Pavilion improvements to WCT as well.
5. **Streetlight Outages:** Streetlights will be checked next in October. Will add pothole checks to the inspection grids. Pothole layer will be added to Diamond Maps.
6. **Kauffman Ditch.** Bill Care got a quote from Moyer for the repair. Bill had to wait for a second quote before awarding the job to Moyer. Expect the work to be done before the first frost.
7. **Pinch Road.** Kevin reported that Joe from Lebanon PennDOT office. Budget restraints at state level can't get projects started. When they have the money, they plan to trim the trees at the end of Bell where the blind spot is, and the other is patching along the edge of Pinch Road.

8. **Rental Garages:** No update.
9. **Historic Hand Pump Gazebos.** No update.
10. **3rd Street Water Main:** No update.

New Business

1. None

Adjourn 7:20 p.m.

DRAFT

2025 Library Report

Sally Marisic for the Library Committee

The 2025 season opened for Memorial Day weekend through Labor Day. We were open for a few hours every day of the week with the exception of Monday National holidays and Art Show weekend. Saturdays were our busiest days. We slowed down in September but were open on weekends for visits. In the last weeks of September we had 33 additional adult visits and 15 children. We logged over 2,130 visits with 1,434 adults and 696 children. Shannon Fretz brought the Mt. Gretna preschool students for a morning at the Library.

Our Wednesday morning July art programs were very popular. Children and adults scattered in the park in front of the Library sharing books, art projects, and laughter. The Reading Challenge for small prizes continued to be a big draw.

On Monday evenings we hosted 9 book reviews with over 154 attendees. The programs were led by volunteers for enthusiastic discussions of current fiction and thought provoking nonfiction. One night there were 30 attendees.

We are grateful for the Board and community support. We received donations of books, furnishings, cash, and time. We had joint programs sponsored by Gretna Theater, Friends of Governor Dick, and Visit Lebanon Valley. Special thanks to Nate Godfrey and Ryan Fretz for keeping our outdoor space inviting and to the many volunteers who work behind the desk and behind the scenes.

The Library is now “down” for a long winter's nap but the committee is already planning for the 2026 season.

Annual Meeting

Archive Committee Report

Submitted by Don Miller, Committee Chair

We finished scanning all paper documents that we found relative to the following subjects. Charter, Constitution, By-Laws, Rules & Regulations. These documents found in the archives were compared and merged with the Campmeeting Office documents and posted to Google Drive.

The five books of minutes written in cursive and dating from 1891 through 1941 were transcribed into word documents by committee member Barb Latz. We are now reviewing these minutes with the hope of summarizing the contents.

We continue to do research for requested information.