



Tuesday, July 19, 2022

At the regular monthly meeting of the Mt. Gretna Campmeeting Association Board of Managers, held on Tuesday evening, July 19, 2022, in person at the Mt. Gretna United Methodist Church and via Zoom Webinar, Hal Myers presided.

A quorum was present including the following: (in person) Esther Mefferd, Hal Myers, Ted Martin, (via Zoom) Carmen Bianco, Kevin Burd, Don Dale, Joe Lamont, Katcha Neale, Tammy Travitz, and Pat Wilmsen.

23 Members attended via Zoom, 22 Members attended the meeting in person.

1) Call to Order, Hal Myers

The President called the meeting to order at 6:30 p.m.

2) Approval of Minutes

- a) Since the Minutes were distributed to Board members prior to the time of this regular monthly meeting, the reading of the Minutes was dispensed with and the revised June Minutes were approved on a motion by Ted Martin, seconded by Kevin Burd, and approved unanimously.

3) President's Report

- a) Correspondence was in the meeting packet and is attached to these minutes.

4) Treasurer's Report

- a) The Jan-June expenses compared to budget report and the June balance sheet were shared with the Board prior to the meeting and are attached to these minutes.
- b) Pat Wilmsen reported that if income and expenditures continue as expected, that we will be on budget for the year. There are a few areas where caution needs to be shown; she has reported to committee chairs about these areas.
- c) Joe Lamont expressed his thanks for all the work that has been done to monitor the number of complex transactions that have taken place this year.
- d) Hal Myers added that the refinement of our QuickBooks use continues. Reports are being made more usable and readable, and some fine tuning of expense categories has been made per our accountant's suggestion as part of the annual review.
- e) Don Dale made a motion to accept the Treasurer's June report. Kevin Burd seconded the motion and it passed unanimously.

5) Committee Reports

a) Buildings & Grounds – Interim Chair, Hal Myers

- (1) The B&G July meeting report was made available to the Board and to the Membership via the MGCA website prior to the evening's meeting. Highlights of that report are presented below:
 - (a) Since the last meeting, four building permit applications were submitted to the B&G. One was returned to the Member as incomplete. The B&G is recommending the other three permits for approval, and they will be presented under New Business.
- (2) Ad-Hoc Tree Health & Maintenance Committee – Pat Wilmsen
 - (a) **Arborist/Forester:** Pat Wilmsen has been trying to find an arborist or forester to evaluate MGCA trees. Pat has received a proposal from Goods for a comprehensive assessment that she is first going to review with the tree committee before presenting it to the B&G and Board of Managers.



- (b) **Community Garden.** Volunteers have been putting in an enormous number of hours to continue to clear out weeds from the garden. It is looking better although there is still a considerable amount of work to be done.
- (3) Zoning Working Group, Ben Slotznick, George Leyh, Don Dale, and John Brosious
- (a) Hal Myers delivered Ben Slotznick's report. Their group has been evaluating the draft ordinances from West Cornwall Township (WCT), and they are putting together comments and questions for the August 8 public hearing. Don Dale added that John, George, and himself together with Ben have taken all the comments and reviewed in detail the proposed ordinances that pertain to the Campmeeting. Ben has put an enormous amount of time assembling all the comments together and forwarding to the Board of Supervisors as well as Jeff Steckbeck, the township zoning officer. Don encouraged all Members to attend the August 8 WCT meeting to voice their comments and concerns.
- (4) Project Review:
- (a) Tabernacle Bell Tower: The bell tower has been out of service for some time. A quote has been received for the repair work and it has been passed on to the Mt. Gretna Tabernacle Association. This work will not commence until after Quiet Season.
- (b) Tabernacle Public Restrooms: These rooms are functional, but have a great deal of aesthetic problems. A quote has been received to get a facelift for these rooms, epoxy floors, repair countertops, improve lighting, etc. This will also be addressed with the Tabernacle Association.
- (c) Tabernacle tension ring and support pillars: The engineering inspection indicated that these need some work. We've received a quote from Light-Heigel to write the specifications for this work. Once the specs are finalized, we can get bids on the actual repairs. There is a possibility that a partial funding grant may be available due to the historic nature of the building.
- (5) Tabernacle Renovation Working Group, Ted Martin
- (a) The MGTA has met to review the building project fund and commitments. Much of the recent work to the Tabernacle came from this fund. While discussing the two new projects (bell tower and bathrooms), the MGTA is moving ahead to find funding for the tower, but need to fundraise in order to cover these projects and future projects. Much of the previous building fund came from Bible Festival attendees; Ted plans an appeal to the Bible Festival and MGCA to replenish the fund.
- (b) Related to the Cassel Room project and chair storage project, the MGTA's Bible Festival had quite a few surplus metal folding chairs. These have all found new homes after advertising their availability first to MGCA Members and then to the greater Mount Gretna community via Facebook.
- (6) Water Tank Replacement Project, Joe Lamont
- (i) The MGCA now has a quote from HRG financial services to support the phases of the PennVest loan. This includes activities such as making settlement of the loan, perform and administer the disbursements of the charges throughout the life of the construction, and then the loan closeout when the project is finished. The proposal is currently being evaluated while waiting to see what contractor may be awarded the water tower bid to determine if HRG is a good fit to work with that contractor.
- (ii) There are seven contractors that have been invited to submit bids for the water tower project.



- (iii) The submitted bids will be opened on Thursday, July 28, at the HRG offices. Some board members have asked if they may be able to participate in the process or observe viz Zoom. Joe will investigate. However, regardless of that capability, the bid status will be communicated to the community shortly after their opening and/or at the annual meeting.
- (iv) Carmen Bianco asked what the process would be following the bid opening up to the possible award of a bid. Joe responded that we would see which vendors decide to submit a bid, their bids will be reviewed with HRG's experts to determine which ones are compliant, and then to determine which bids will get us the most value for expenditure. There is an administrative process to work through with PennVest to enter into an agreement – that is something we will learn more about as we evaluate the HRG proposal for administering the PennVest grant. Joe anticipates that there would be a Board working session to be able to discuss all the components together.
- (7) Hal Myers reported that no one from the B&G Committee has come forward to pick up the chair position. Hal indicated that an email would be sent to the Membership to make them aware that there is an open position that must be filled. If no one steps forward, it will be up to the B&G and Board as to how to move forward.
- b) Communications Committee – Hal Myers**
- (1) The summer newsletter was sent out on July 4th. Hal thanked Kevin Burd, Kevin Wells, and Christine Slotznick for getting the newsletter out in a timely fashion.
 - (2) A reminder email was sent to the Membership regarding Quiet Season.
 - (3) A Member recently asked about text messages from the office. Texting was an option presented to the Membership, but at budget time last year the MGCA did not realize there would be an additional cost associated to exercise texts in addition to emails through SendinBlue. The decision was made not to use texting until funding was made available in the budget.
- c) Community Activities & Recreation Committees – Tammy Travitz**
- (1) The quoit bed is back in use on Saturday mornings at 9 a.m. Anyone who would like to play is welcome to join them.
 - (2) There are two remaining shows for the Heritage Festival. Kevin Wells, Esther Mefferd, and Paula Deppen have been a great help in hosting these shows.
 - (3) The committee is going to meet to start thinking about next year's shows and planning for the picnic. Have received around 50 RSVPs for the annual picnic so far. An additional SendinBlue reminder will be sent out with regard to the picnic RSVP deadline.
 - (4) Ad-Hoc Library Committee –Sally Marisic
 - (a) The written report is attached to these minutes.
- d) Executive Committee**
- (1) No report.
 - (2) Ad-Hoc Advancement Committee – Pat Brosious
 - (a) Not present, no report.
 - (3) Ad-Hoc Archives Committee – Don Miller
 - (a) A detailed index has been created for maps and surveys and they are being filed in the Campmeeting flat file.
 - (b) Further detailed indexes are being made for other MGCA documents such as rules and regulations,



minutes, deeds, etc.

(4) Ad-Hoc Policy & Procedures Committee – Katcha Neale

- (a) Met to propose revised language for Rule #17, the noise rule, following the June meeting vote to revise. Draft language was submitted to the Board for their consideration prior to the meeting.

e) **Finance Committee – Pat Wilmsen**

- (1) The committee met to continue to discuss the 2023 budget. Pat Wilmsen hopes to have a draft budget together for the August meeting.
- (2) Pat met with our new accountant as part of the 2022 financial review. Overall, she was very pleased with our QuickBooks set up and record keeping.
- (3) There are 5 assessments still outstanding, some of these 5 have made partial payments but not the full amount. At the end of this month statements will be sent to these members with assessed fees and interest.

f) **Nominations Committee – Esther Mefferd**

- (1) Esther thanked those who have helped with the voting process. Esther urged all Members to vote by mailing in their ballot if they had not already done so.
- (2) Kevin Burd is acting as Judge of Elections for this election. The election board remains the same as it was at the beginning of the year, himself, Marcie Lloyd, Sally Marisic, and Jim Campbell. In this election Marcie and Sally will be inspectors and Jim will serve as alternate inspector. Kevin added that as of this meeting, 104 ballots have been received from the 232 possible voting Members. Hal added that sometimes in the past inspectors were chosen at random. However, the process to count ballots now that the MGCA is doing an entirely mail-in ballot is much easier when inspectors have already participated in that process. Hal reiterated that the exact same process has been used for the last several elections and it is a rigorous process that has many double-checks built in to assure an accurate count.

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

- (1) Kevin reported that 2 cottages have transferred ownership. Darren Hitz purchased 207 7th Street, and Margaret Lichty purchased 205 Castle Avenue. There are two additional cottages that are scheduled to be transferred by month end.
- (2) Of the 72 short-term rental permits permitted by Rule 20 and the associated policy, 52 permits have been issued to date.

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

- (1) Neither Ted Martin nor Esther Mefferd had anything to add to the information presented earlier as part of the B&G report.
- i) Kevin Burd made a motion to approve the committee reports. Seconded by Pat Wilmsen, the motion passed unanimously.

6) **Old Business**

a) **Reduction of Board Members**

Last month, the Board voted to reduce the number of managers from 11 to 10. The By-Laws require a reading at two regular board meetings and then a 2/3 vote of the Board of Managers to make a change. Tonight was the first reading. Hal invited Board comment. Hal also invited Member comment, not only at this meeting but also via mail or email.

Ted Martin indicated that he thinks the community needs a strong recommendation explaining why this is necessary or an action that should be supported at this time. He also stated that an even number of board



members is not ideal for voting purposes since you can end with a tie.

Tammy Travitz commented that with the number of board members that are required to populate committees, that reducing the number of board members makes it even more difficult for committees. She is also thinking that due to attrition the Board is already down a member and that it may be better to keep a higher number so that there is a cushion.

Joe Lamont thinks that staying with 11 Members is the better approach. There is plenty of work to do and we've been functioning this way for a long time. Does not think that considering reorganizing the Board is a good use of our time right now.

Kevin Burd stated that it is good to have an odd number of managers. Kevin thinks that 9 is the number we should go to based on his experience with working with smaller boards and the evidence in the book *Race for Relevance*. Kevin thinks the work should be done at the committee level and just brought to the board for approval. Kevin suggested that at some time in the future all the By-Laws should be reviewed at some point to determine if it is the most effective guideline at this time.

Carmen Bianco is not clear on the benefits of reducing the number. With the other issues that the Board needs to manage, he thinks this is not a compelling argument that this change needs to be made right now.

b) **Noise Rule**

Hal started the discussion by stating that the Board voted to change the rule at last month's meeting, but that the rule would not actually change until the language was voted on. Last month's vote was therefore an intent to change rather than an actual change. Hal noted that last month's meeting was rather chaotic due to the technical challenges and went extremely long. It was not a great forum for a careful consideration of certain business that was presented, and a new element was introduced at the meeting that had not been present in earlier proposals that were put out to the membership.

While Hal noted that Policy & Procedure had drafted language based on the Board's intent, Hal put forth that based on community feedback and the environment of the decision that the Board may want to discuss further or giving the issue more time for feedback and not acting on actual language until the August meeting.

Carmen Bianco: This rule is clearly one that is very important to the community. The nature of the discussion and decision at the June meeting did not do justice to either the Board or the Membership. He suggested that the Board consider a motion to rescind the June decision. The Board needs to take time to hear the voice of its Members.

Don Dale: Made a motion to rescind the June vote to change the quiet hour rule. It was seconded by Ted Martin and the discussion continued.

Joe Lamont: The communities in the county work with 10 p.m. as a noise cessation time in general. Based on conversations with some Members, he suggests we stay with 10 p.m. rule.

Tammy Travitz: Don Miller reported that his archive work shows there are no minutes that report the vote changing the beginning of quiet hours from 11 p.m. to 10 p.m. In addition, talking to Members on the street does not necessarily represent what the entire Membership wants. Tammy advocated doing a survey to the entire Membership.

Pat Wilmsen: Agrees that a survey would be the way to make sure this decision reflects what the entire community wants.

Katcha Neale: Agrees a survey would be helpful.

There was no further discussion on rescinding the vote passed last month to change the quiet hours rules,



and the motion passed unanimously.

c) **Noise Rule Survey**

Pat Wilmsen made a motion that the MGCA conducts a survey to get community feedback about possible changes to the noise rule as well as other topics of import to the MGCA. Katcha Neale seconded the motion.

During discussion, Ted Martin wondered if a better time to conduct a survey would be towards the end of the year after the election and a group was able to carefully put together various survey questions.

Hal pointed out that a full-blown survey is a larger project that would take months to put together, but a focused survey on the noise rule alone could be done in a short period of time.

Pat agreed to change her motion to conduct a focused survey to determine community sentiment on specific changes to the quiet hour rule, to be completed by the August board meeting.

Esther offered that we should wait and do one larger survey.

Ted Martin called the question. The motion passed unanimously.

7) New Business

- a) Building Permit Application – MGUMC. The church has applied to extend the borders of the church building in order to install an elevator. The B&G Committee reviewed the application and voted to recommend its approval to the board. Esther Mefferd made a motion to approve the building permit, Don Dale seconded the motion. The motion passed unanimously.
- b) Building Permit Application – 511 6th Street has applied to enclose a small portion of a porch as part of a kitchen renovation. The bump out would be 4' x 9'9". The B&G Committee reviewed the application and voted to recommend its approval to the board. Don Dale made a motion to approve the building permit as submitted, the motion was seconded by Pat Wilmsen. There was no further discussion and the motion passed unanimously.
- c) Building Permit Application – 205 Castle Avenue has applied to install 2 propane tanks on their property. A survey submitted with the application demonstrates the tanks will be on Member property. The tanks will be installed by a certified contractor. The B&G Committee reviewed the application and voted to recommend its approval to the board. Don Dale made a motion to approve the building permit with the caveat that the tanks be enclosed per our regulations. Ted Martin seconded the motion. There was no discussion and the motion was passed unanimously. Pat Wilmsen commented that the tank enclosure will not be able to be built during Quiet Season.
- d) A request was submitted by the owners of 204 Otterbein for an exception to Quiet Season to complete a siding and window replacement job that was started earlier in the year. The required materials are finally available to complete the job. According to our rules and regulations, the board needs to approve this request. Hal's recommendation is that the board approves the exception with the stipulation of two maximum work days with working hours from 9 a.m. to 5 p.m. Esther Mefferd made a motion to approve the Quiet Season exception, noting that water is getting in the house until the repair is complete. Pat Wilmsen seconded the motion. There was no further discussion and the motion passed unanimously. Kevin Burd suggested that we let the community know that this work had been approved during Quiet Season.
- e) Pat Wilmsen informed the Board that when the HRG project was approved last year, the Board voted to release funds to cover the HRG contract, but not miscellaneous costs that would occur as part of this project apart from HRG's work. These costs have included items such as DEP permit application fees,



advertising the categorical exclusion, water testing, etc. Pat Wilmsen made a motion to transfer \$2,115.35 from the B&G Emergency Fund to the water tank project to cover these miscellaneous expenses. Joe Lamont seconded the motion. There was no discussion, but Hal noted that in the future as the MGCA approaches projects we need to make sure we allocate funds for miscellaneous expenses and reimbursables that may be associated with the project. The motion passed unanimously.

8) Community Comment

Marcie Lloyd, 403 1st Street. Marcie reinforced Hal's earlier statement that the ballot counting process is tedious but with many careful double-checks to ensure an accurate count.

Margaret Hopkins, 505 Glossbrenner, thanked the Board for rescinding the quiet hours motion. She also requested that the community receive an explanation as to why lessening the number of board members would be a desirable goal and that more time might be necessary to arrive at a decision rather than just 1 month. She also asked the board to consider having a hybrid annual meeting. Finally, suggested changing the agenda so that community comments don't come after the Board has already voted.

Linda Campbell, 402 Glossbrenner, stated that the noise rule change was approved in February 2012 as part of the total revision of the Rules and Regulations published in June 2012. The Ad Hoc committee began work on revisions in late 2010 and worked throughout 2011, presenting the document for final approval in early 2012. She was a member of both the committee and the board during this time. The absence of the secretary on the night of the vote necessitated a substitute secretary and resulted in less detailed minutes. However, the changes were approved by unanimous vote.

Tom Heberling, 210 3rd Street, expressed concern about the additional money voted to HRG. He asked who from the Board is going to ask what the future costs there may be so that the future costs are known.

Bill Linton, 211 7th Street, asked when the bids would be available for review, has an engineering background and is interested to see what is and what is not included. Also asked if the distribution piping may need to be updated as part of this process and where would the funding for that come from.

Don Miller, 610 4th Street, addressed some of the points raised in an election postcard that was sent to the Membership from some of the candidates. Don Miller asked that all correspondence to the board, even individual board members, and the responses to that correspondence be published as part of the monthly minutes. Don thanked the Board for their excellent work and their willingness to take on challenging projects. In response to Linda Campbell's comment, Don noted that this was the only rule change that was not read into the minutes.

Ted Martin responded that unless all candidates were going to be given time to address the community, that any comments about the board candidates should be restricted.

Bruce Gettle, 407 2nd Street, wondered why the annual meeting and picnic were not together with board members present for both so that there could be dialogue with the community.

Lou LaRicci, 409 7th Street, didn't understand the need for a quiet hours survey when the community was already solicited for comment regarding the issue. Asked that those comments be taken into consideration along with survey results.

Joy Linton, 211 7th Street, thinks the board members are obligated to be present at meetings with the community at the monthly meetings and at the annual meeting. Meeting together to have face-to-face discussions is a key part of who we are and how we build community.

Judy Bojko, 712 5th Street, asked if there still be any time to consider joining the water authority given that construction prices are rising.

Hal Myers answered this question, even though the Board has decided to concentrate on the water tower, that if



the bid results and/or other circumstances dictate a need to revisit discussions with the Authority, the Board would do so.

Paul Maulfaire, 206 4th Street, asked if there was opportunity to address West Cornwall Township beyond the August meeting. Asked if there was a large difference between what the community voted to approve with funding and the actual amount, would the community get to vote again.

Hal responded that all the information would be provided to the community.

Paul also questioned why the board is considering reducing their number.

Dave Lloyd, 403 1st Street. Once the bids are opened, when will the board make their official acceptance. Hal responded that acceptance would be made either at a regular board meeting or at a special board meeting, called according to the requirements of the by-laws.

Ted Martin, thanked Marcie Lloyd and Bob Rader for their technical assistance and Hal Myers and Kevin Burd for their help to get a successful hybrid meeting in place.

Esther Mefferd asked if it was possible to consider having the annual meeting be a hybrid meeting. Hal stated the only reason an annual hybrid meeting had not been considered for the Ebenezer room at the MGUMC was the anticipated crowd level. We also didn't think there was time to work out the technical requirements to host a hybrid meeting at either the Tabernacle or the Fire Hall for this year.

Bob Travitz, 502 2nd Street, suggested that having a hybrid meeting at the Fire Hall with its open bays would present a number of technological problems that may not be able to be solved quickly or inexpensively. Stated that if the Authority came to the MGCA with a better deal, we could still consider that while we're working on the water tank.

9) New Business – Part 2

- (a) Discussing the possibility of a hybrid annual meeting, Kevin said we should be concerned about maximum numbers. Carmen stated we would need to find what the maximum occupancy of the Ebenezer room is. Pat stated that if we stay with an all Zoom meeting, that a viewing area does need to be established for the community who do not have internet access. Ted Martin made a motion to rescind the motion passed at the June Board meeting to have a zoom only annual meeting. Esther Mefferd seconded the motion. The motion passed with 5 votes in favor, 3 votes against.

Pat Wilmsen made a motion that we investigate the possibility of holding a hybrid annual meeting at or near the location of the annual picnic, and if that is not feasible, we will revert back to a zoom only meeting with a common viewing area for those with no internet access, to be determined by July 24th. Ted Martin seconded the motion. The motion passed with 7 votes in favor, 2 votes against.

10) Adjournment

The meeting was adjourned at 8:53 p.m. on a motion by Esther Mefferd, seconded by Pat Wilmsen, and unanimously approved.

The next regular meeting will be held Tuesday, August 16, 2022, at 6:30 p.m.



Mt. Gretna Campmeeting
LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES

Attachments:

Agenda

Correspondence:

Connie Pierce, 505 Glossbrenner Avenue, Quiet Hours

Joy Linton, 211 7th Street, Annual Meeting

Karrie Hontz, 309 7th Street, Board Size

Margaret Hopkins, 505 Glossbrenner, Quiet Hours

Paula Deppen, 511 5th Street, Board Size

Linda Campbell, 402 Glossbrenner Avenue, Enclosures for fuel tanks and mini-splits

June Treasurer's Report

July B&G Committee Meeting Minutes

Building Permits:

MGUMC

511 6th Street

205 Castle Avenue

B&G Project List – July updates

Library Committee Report

Secretary

Chairman