



Tuesday, December 16, 2025

At the regular monthly meeting of the Mt. Gretna Campmeeting Association Board of Managers held on Tuesday evening, December 16, 2025, Pat Wilmsen presided. Due to icy conditions, the meeting was Zoom only.

A quorum was present including the following: via Zoom, Kevin Burd, Joe Lamont, George Leyh, Jeff Minnich, and Kevin Wells. Ann Bering joined at 6:35. Miles Bojanic joined at 6:42. Marcie Lloyd, Ted Martin and Esther Mefferd, were excused.

Twenty Members attended via Zoom.

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

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

2) **Approval of Minutes**

Since the Minutes of the November 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 November 18, 2025 minutes were approved on a motion by Jeff Minnich. The motion was seconded by Kevin Burd and passed with Burd, Lamont, Leyh, Minnich, and Wells voting in favor.

3) **Secretary's Report**

Joe Lamont gave the Secretary's report. The Mount Gretna Art Show donated \$1,000 to the Campmeeting; a thank you note was sent.

4) **President's Report**

This was George Leyh's last board meeting for his 3-year term; Pat Wilmsen thanked him for his 3 years of service on the Board of Managers and on various committees.

5) **Treasurer's Report**

- a) The November balance sheet, income/expense report, budget year-end report, and fund/project report were shared with the Board prior to the meeting.
- b) November Income/Expense Report: Where we expect to be.
- c) Year-to-Date Budget Report: The resale certificates have generated over \$4,000 in income. As of the end of November, all Community Activities ended with a surplus. Expenses are where they are expected to be.

6) **Committee Reports**

a) **Finance Committee – Kevin Burd**

No report.

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

There were two transfers since the last meeting, 506 3rd Street and 204 Weaver Avenue. Currently we have 43 short-term rental permits, or 60% of the allotted amount.

c) **Executive Committee**

Pat informed Members that the Executive Committee was looking into conducting a reserve study. A reserve study is a long-range capital planning tool that helps boards anticipate and prepare for the repair and replacement of their community's common assets. A reserve study includes both an in-depth analysis of the property's physical condition and a thorough examination of current reserve funds. The resulting reserve study report presents a prioritized schedule of capital projects and a reserve funding plan to offset future costs associated with repairing and replacing the common assets over the next 30 years.

d) **Tree Health & Maintenance**

Signed the contract for the Tree Survey discussed at last month's meeting. The inventory should be

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complete by May 2026.

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

(1) The B&G December meeting report was made available to the Board and to the Membership prior to the evening's meeting.

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

No report.

g) **Grants & Funding – Ted Martin**

No report.

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

Except for the Quiet Season rule, the first reading of the revised rules will be presented at the January meeting.

i) **Tabernacle Association – Ted Martin, Esther Mefferd**

Some members of the Tabernacle Association are meeting to prioritize improvements to the Tabernacle.

j) **Nominations Committee – Esther Mefferd**

No report.

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

No report.

l) **Library Committee –Sally Marisic**

No report.

m) **Archive Committee – Don Miller**

No report.

7) **Unfinished Business**

a) None.

8) **New Business**

a) Jeff Minnich made a motion to approve the building permit application submitted for 209 Weaver Avenue to relocate their HVAC system. Kevin Wells seconded the motion. There was no further discussion, and the motion passed unanimously with Bering, Bojanic, Burd, Lamont, Leyh, Minnich, and Wells voting in favor. Resolution 2025.12.16-01.

9) **Adjournment**

The meeting adjourned at 6:45 p.m. on a motion by Jeff Minnich, seconded by Joe Lamont and passed unanimously.

The next regular meeting will be held Tuesday, January 20, 2025, at 6:30 p.m.

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



In attendance:

Members in Person:

None, the meeting was Zoom only.

Members on Zoom:

Stephanie Bost, 9 Batdorf Ave.
Pat Brosious, 203 Boehm Ave.
Linda Campbell, 402 Glossbrenner Ave.
Gary Collins, 601 Mills Ave.
Kristi Donahue, 501 6th St.
Paul & Tammy Friendshuh, 209 Mills Ave.
Jeff Hazel, 602 Kephart Ave.
Janelle Kuligowski, 309 8th St.

Peggy Lichty, 205 Castle Ave.
Bill Linton, 211 7th St.
Dave Lloyd, 403 1st St.
Charity Lorenzen, 105 3rd St.
Don Miller, 601 4th St.
Diane Neff, 305 1st St.
Christine Slotznick, 507 3rd St.
Jeff Thompson, 207 Glossbrenner Ave.
Janine Tiffany, 107 2nd St.
Garey Wilmsen, 301 Bell Ave.
Jan Wolff, 211 8th St.

Attachments:

None

MarciLayne Lloyd

Secretary

Patricia Wilmsen

Chairman