



Tuesday, June 17, 2025

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

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

Three Members attended in person and 16 Members attended via Zoom.

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

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

**2) Approval of Minutes**

Since the Minutes of the May Board meeting were distributed to Board members prior to the time of this regular monthly meeting, the reading of the Minutes was dispensed with and the May 20, 2025 minutes were approved on a motion by Jeff Minich. The motion was seconded by Miles Bojanic and passed with Bering, Bojanic, Burd, Lamont, Leyh, Lloyd, Martin, Minnich, and Wells voting in favor.

**3) Secretary's Report**

No report

**4) President's Report**

No report.

**5) Treasurer's Report**

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

**6) Committee Reports**

**a) Finance Committee – Kevin Burd**

No report.

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

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

**c) Executive Committee**

Attached.

**d) Tree Health & Maintenance**

Attached.

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

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Bartlett Trees.

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



## 7) Unfinished Business

- a) None.

## 8) New Business

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



## 10) Adjournment

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

The next regular meeting will be held Tuesday, September 16, 2025, at 6:30 p.m.

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

In attendance:

Members in Person:

Betsy Barnhart, 50 3<sup>rd</sup> St.

Bob & Tammy Travitz, 505 2<sup>nd</sup> St.

Members on Zoom:

Stephanie Bost, 9 Batdorf Ave.

Pat Brosious, 203 Boehm Ave.

Linda Campbell, 402 Glossbrenner Ave.

Lydia Cochran, 505 Mills Ave.

Frank Herrmann, 205 Glossbrenner Ave.

Janelle Kuligowski, 309 8<sup>th</sup> St.

Peggy Lichty, 205 Castle Ave.

Dave Lloyd, 403 1<sup>st</sup> St.

Doug Lorenzen, 503 1<sup>st</sup> St.

Don Miller, 610 4<sup>th</sup> St.

Stephanie Seldomridge, 105 2<sup>nd</sup> St.

Christine Slotznick, 507 3<sup>rd</sup> St.

Jeff Thompson, 207 Glossbrenner Ave.

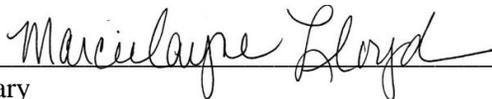
Paul Trella, 209 Weaver Ave.

Garey Wilmsen, 301 Bell Ave.

Jan Wolff, 211 8<sup>th</sup> St.

Attachments:

None



Secretary



Chairman

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