



Tuesday, November 18, 2025

At the regular monthly meeting of the Mt. Gretna Campmeeting Association Board of Managers held on Tuesday evening, November 18, 2025, in person and via Zoom Webinar, Pat Wilmsen presided.

A quorum was present including the following: In person, Miles Bojanic, Joe Lamont, Marcie Lloyd, Esther Mefferd, Jeff Minnich, and Kevin Wells; via Zoom, Ann Bering, Kevin Burd, George Leyh, and Ted Martin. One Member attended in person and twenty-two 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**

The previous meeting was the Annual Meeting; there were no minutes to approve.

**3) Secretary's Report**

No report

**4) Treasurer's Report**

- a) The October balance sheet, income/expense report, budget year-end report, and fund/project report were shared with the Board prior to the meeting.
- b) October Income/Expense Report: Rental permit income has started to come in. The final quarterly payment to the Mt. Gretna Authority was paid for the year.
- c) Year-to-Date Budget Report: Income is strong. Of note, all community activities ended on a positive financial note: The Heritage Festival by nearly \$2,000, Happy Hour & other social events by \$1,000, Movie Nights by \$1,000, the Porch Sale by \$845, the Annual Picnic by \$77, and other donations by \$516. These numbers do not include Oktoberfest, which will be reflected at the next meeting. With regard to expenses, Garbage is over budget due to unanticipated increases – but streetlights are under budget so we expect them to balance each other. Tree expenses are over budget, but will be covered with a transfer from the Tree Fund at the end of the year.
- d) Fund/Class Activity: Money was paid from the Equipment Fund for the Avant loader.

**5) Committee Reports**

**a) Finance Committee – Kevin Burd**

Will be making a motion for the 2026 budget that was part of the meeting packet. The assessment increase will be \$275 from 2025 to 2026. Kevin recognizes this sounds like a lot, but as a committee and a board, the decision was made to not only cover current year expenses, but to also fund future projects so that we are financially ready and not in a position to have to take loans. We have also worked hard to recognize income from other sources by maximizing interest, new rents for Campmeeting resources, resale certificates, etc.

Every item in the budget was examined to see what could be eliminated, but many of the expenses, i.e. utilities, are beyond our control. We have surveyed the community in the past to see what services are important to them and we will continue to survey the community to make sure expenditures are for services Members want.

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

There were no cottage sales in the previous month. Currently we have 42 short-term rental permits, or 58% of the allotted amount.

**c) Executive Committee**

Attached.



**d) Tree Health & Maintenance**

The Tree Committee report was made available in the packet prior to the meeting.

Pat drew attention to several points in that report.

Will be asking under New Business to approve a new program with Bartlett Tree Experts to create an inventory of trees that are 6" in diameter or greater, up to 2,700 trees. This database will continue to be maintained into the future.

Bartlett has also told us one of the major problems with the health of our trees is the fact that they are starving because the leaves are removed from the ground. Trees need food and water, and when they are lacking either of these they get stressed. Some of the healthiest trees in our community are around the Tabernacle where the leaves are left around the trees and mulch is placed on top of the leaves. Ivy must also be removed from trees which take nutrients from the tree. Ivy should be cut at the base of the tree and allowed to die.

Bartlett has recommended that we concentrate on treating the oak trees on Campmeeting property rather than treating the hemlocks for wooly adelgids which are now under control.

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

- (1) The B&G November meeting report was made available to the Board and to the Membership prior to the evening's meeting.
- (2) The Batdorf water line project replacement is complete.
- (3) Anyone wishing to serve on the B&G Committee in 2026 should either contact Miles or the office.
- (4) Upcoming improvement projects include:
  - (a) Heritage Park Pavilion due to increased activity as a community hub,
  - (b) Larger road repairs that can't be patched by our staff,
  - (c) Tabernacle repairs - a comprehensive list of improvements will be finished by the end of the year, prioritized, and given a special focus for fundraising,
- (5) Recent Member surveys reflect trees and grounds are major concern, so that is where we prioritize projects and expenditures. \$1,800 of the 2026 assessment goes to maintaining these buildings and grounds. This is in line with other surrounding associations.

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

Kevin Wells reported that Linda Beck is now serving on the communications committee.

**g) Grants & Funding – Ted Martin**

There has been significant fundraising for the Tabernacle over the past many years to support improvements and repairs to the building. The remaining list of projects that need to be done is still extensive, and a preliminary discussion will be held to discuss fundraising to take care of these projects.

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

The committee has been reviewing the rules over the past year. The Board is now conducting a review before revisions to the Rules & Regulations are presented to the community. The rules will likely be presented in January with a separate discussion being held for the Quiet Hours and Quiet Season rule. Our goal is to finish the readings and have the rules finalized by May.

The committee will also be addressing some changes to the bylaws.

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

No report.

**j) Nominations Committee – Esther Mefferd**

No report.

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

Linda Beck has joined the community activities and will be chairing the sub-committee of the Heritage Festival.



**l) Library Committee –Sally Marisic**

No report.

**m) Archive Committee – Don Miller**

No report.

**6) Unfinished Business**

a) None.

**7) New Business**

- a) The following motion was made by the Executive Committee via email on October 20, 2025. The Executive Committee unanimously agreed by consensus to approve the Tree Removal Permit submitted by the owners of 209 Weaver Avenue to remove a dying tree from their property at the recommendation of certified arborist Bartlett Tree Experts, and as required by their home owner's insurance policy in order to retain coverage. Resolution 2025.10.20-01.
- b) The following motion was made by the Executive Committee via email on October 21, 2025. The Executive Committee unanimously agreed by consensus to approve the expenditure of up to \$12,000 from the Tree Fund in order to complete the tree treatment work proposed by Bartlett Tree Experts in their proposal dated 10/8/2025. Resolution 2025.10.21-01.
- c) Marcie Lloyd made a motion to approve the Tree Removal Permit submitted for 701 2<sup>nd</sup> Street to remove dead trees from their property. Jeff Minnich seconded the motion. There was no further discussion, and the motion passed unanimously with Bering, Bojanic, Burd, Lamont, Leyh, Lloyd, Martin, Mefferd, Minnich, and Wells voting in favor. Resolution 2025.11.18-01.
- d) Kevin Wells made a motion to approve the Tree Removal Permit submitted for 206 Boehm Avenue to remove dead trees on their property. Esther Mefferd seconded the motion. There was no further discussion, and the motion passed unanimously with Bering, Bojanic, Burd, Lamont, Leyh, Lloyd, Martin, Mefferd, Minnich, and Wells voting in favor. Resolution 2025.11.18-02.
- e) Joe Lamont made a motion to approve the Tree Removal Permit submitted for 600 Otterbein Avenue to remove the remainder of a pine tree severely damaged in a recent wind storm. Marcie Lloyd seconded the motion. There was no further discussion, and the motion passed unanimously with Bering, Bojanic, Burd, Lamont, Leyh, Lloyd, Martin, Mefferd, Minnich, and Wells voting in favor. Resolution 2025.11.18-03.
- f) Marcie Lloyd made a motion to approve the \$31,000 Tree Inventory Proposal from Bartlett Tree Experts to inventory trees within the Campmeeting, and to create and maintain an ongoing database inventory for the purpose of caring for and managing the forest, to be paid for from the General Fund. Kevin Wells seconded the motion. During discussion, Miles asked for clarification about the frequency of tree updates and modifications to the database. There was no further discussion, and the motion passed unanimously with Bering, Bojanic, Burd, Lamont, Leyh, Lloyd, Martin, Mefferd, Minnich, and Wells voting in favor. Resolution 2025.11.18-04.
- g) Jeff Minnich made a motion to approve the 2026 budget proposal from the Finance Committee along with the corresponding 2026 fee schedule. Miles Bojanic seconded the motion. There was no further discussion, and the motion passed unanimously with Bering, Bojanic, Burd, Lamont, Leyh, Lloyd, Martin, Mefferd, Minnich, and Wells voting in favor. Resolution 2025.11.18-05.
- h) Miles Bojanic made a motion to approve the building permit application submitted for 205 4<sup>th</sup> Street to replace their sewer lateral up to the main line. Marcie Lloyd seconded the motion. There was no further discussion, and the motion passed unanimously with Bering, Bojanic, Burd, Lamont, Leyh, Lloyd, Martin, Mefferd, Minnich, and Wells voting in favor. Resolution 2025.11.18-06.

**8) Adjournment**

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The meeting adjourned at 7:12 p.m. on a motion by Miles Bojanic, seconded by Joe Lamont and passed unanimously.

The next regular meeting will be held Tuesday, December 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.

Members on Zoom:

Joe Bering, 305 8<sup>th</sup> St.

Stephanie Bost, 9 Batdorf Ave.

Pat Brosious, 203 Boehm Ave.

Linda Campbell, 402 Glossbrenner Ave.

Linda Cochran, 505 Mills Ave.

Kristi Donahue, 501 6<sup>th</sup> St.

Becca Finkenaur, 107 6<sup>th</sup> St.

Jeff Hazel, 602 Kephart Ave.

Frank Herrmann, 205 Glossbrenner Ave.

Kim Kramer, 401 6<sup>th</sup> St.

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

Peggy Lichty, 205 Castle Ave.

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

Charity Lorenzen, 105 3<sup>rd</sup> St.

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

Don Miller, 601 4<sup>th</sup> St.

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

Jeff Thompson, 207 Glossbrenner Ave.

Tammy Travitz, 502 2<sup>nd</sup> St.

Paul Trella, 209 Weaver Ave.

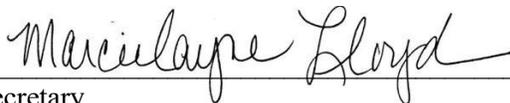
Garey Wilmsen, 301 Bell Ave.

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

Scott Zellers, Gar 1<sup>st</sup> St.

Attachments:

Executive Committee motions

  
Secretary

  
Chairman

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