



Tuesday, January 20, 2026

At the regular monthly meeting of the Mt. Gretna Campmeeting Association Board of Managers held on Tuesday evening, January 20, 2026, Pat Wilmsen presided.

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

No Members attended in person; 18 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) Election of Officers

- a) President. Kevin Burd made a motion to nominate Pat Wilmsen to the position of President of the Mt. Gretna Campmeeting Association for 2026. Marcie Lloyd seconded the motion. Pat accepted the nomination, and the motion passed unanimously with Pat Wilmsen abstaining.
- b) Vice-President. Marcie Lloyd made a motion to nominate Miles Bojanic to the position of Vice-President of the Mt. Gretna Campmeeting Association for 2026. Jeff Minnich seconded the motion. Miles accepted the nomination, and the motion passed unanimously with Miles Bojanic abstaining.
- c) Secretary. Kevin Wells made a motion to nominate Marcie Lloyd to the position of Secretary of the Mt. Gretna Campmeeting Association for 2026. Esther Mefferd seconded the motion. Marcie accepted the nomination, and the motion passed unanimously with Marcie Lloyd abstaining.
- d) Treasurer. Pat Wilmsen made a motion to nominate Kevin Burd to the position of Treasurer of the Mt. Gretna Campmeeting Association for 2026. Ted Martin seconded the motion. Kevin accepted the nomination, and the motion passed unanimously with Kevin Burd abstaining.
- e) Officer-at-Large. Miles Bojanic made a motion to nominate Joe Lamont to the position of Officer-at-Large of the Mt. Gretna Campmeeting Association for 2026. Jeff Minnich seconded the motion. Joe accepted the nomination, and the motion passed unanimously with Joe Lamont abstaining.

3) Approval of Minutes

Since the Minutes of the December 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 December 16, 2025 minutes were approved on a motion by Ted Martin. The motion was seconded by Jeff Minnich and passed with Bering, Bojanic, Bost, Burd, Lamont, Lloyd, Martin, Mefferd, Minnich, and Wells voting in favor.

4) Secretary's Report

No report.

5) President's Report

No report

6) Treasurer's Report

- a) The December balance sheet, income/expense report, budget year-end report, and fund/project report were shared with the Board prior to the meeting.
- b) Expenditures were within budget for 2025 due to Board members and Committee chairs being careful with the use of their funds.
- c) Balance Sheet notes – there is a negative balance under Accounts Receivable due to some members paying their assessment before the invoice date of January 1, 2026.
- d) YTD Budget notes – some expenses were lower than budget, others were higher, but all were within



expectations as new circumstances were managed throughout the year. We ended the year with a surplus; the movement of the surplus to funds will be addressed under New Business.

7) Committee Reports

a) Finance Committee – Kevin Burd

b) The committee met to discuss the year-end budget report. The motion addressing movements to and from funds based on the year-end report will be presented under New Business. Property Ownership Committee – Kevin Burd

There were no transfers since the last meeting.

c) Executive Committee

Executive minutes are attached.

d) Tree Health & Maintenance

1. Starting in March or April, the tree survey will commence.
2. Tree removals requests submitted this time of year will require a certified arborist recommendation since there is no way for the Tree Committee to verify whether or not the tree is dead.
3. The tree removal expenses went over the 2025 budget, but were able to be covered by the Tree Fund.

e) Buildings & Grounds –Chair, Miles Bojanic

1. The B&G January meeting report was made available to the Board and to the Membership prior to the evening's meeting.
2. Continue to plan for spring projects to revitalize Heritage Park, the rental garages, and the Tabernacle. Improvements to the Tabernacle are being discussed with the Mt Gretna Tabernacle Association, and the Bible Festival committee.
3. MetEd has started to replace streetlight bulbs, but they no longer have access to the orange glow bulbs that we are accustomed to. The replacement bulbs are cool white/daylight LED lights. The B&G will be trying to work with MetEd to determine what alternatives we have to the new lights.

f) Communications Committee – Kevin Wells & Marcie Lloyd

1. Kevin Wells thanked all the residents who are submitting photographs for the newsletter.
2. Members who do not live in Gretna full-time have communicated to Kevin that they really enjoy seeing the photographs.

g) Grants & Funding – Ted Martin

1. Ted thanked Pat Brosious and Andrea George for their willingness to serve on the committee, Pat and Andrea both stepped down from the committee at the end of 2025.
2. Ted asked any Member who would like to help with writing grants and applying for funding to consider being part of the committee.

h) Policy & Procedure – Ted Martin

1. Ted thanked the committee members who over the past year to revise the Rules & Regulations. The 1st reading of the proposed revisions were part of the meeting packet and are also posted to the MGCA website. The focus of these revisions has been to:
 - Make the rules clearer,
 - Eliminate any overlap with West Cornwall Township ordinances,
 - Provide updates to rules where necessary to make them timely and accurate,
 - And add one rule to deal with non-biodegradable materials during events.
2. The Building Permit Rule, the Water/Sewer Line Rule, and the Quiet Hour/Quiet Season rule revisions will be presented at a later date; any changes to those rules are not part of this packet. The Board is reviewing the Bylaws, primarily to adjust the quorum back to its original number of 10%.

i) Tabernacle Association – Ted Martin, Esther Mefferd

The MGTA was part of a meeting with representatives from B&G, the Bible Festival, and the MGCA.



They discussed the priority of building projects for the Tabernacle, and how these projects would be funded.

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.

8) Unfinished Business

a) None.

9) New Business

a) Passed at an Executive Committee Meeting: Recommended by the Finance Committee and in order to enable an immediate signing of the contract, Pat Wilmsen made a motion to fund the Reserve Study from The Falcon Group Proposal, not to exceed \$12,000, to be paid for from the General Fund. Seconded by Joe Lamont, the Executive Committee, with the addition of Ted Martin, approved unanimously. Resolution 2026.01.13-01.

b) Kevin Burd made a motion to appoint Kevin Wells to head the Election Board and therefore be Judge of Election. Seconded by Miles Bojanic, the motion passed with Bering, Bojanic, Bost, Burd, Lamont, Lloyd, Martin, Mefferd, Minnich, and Wells voting in favor. Resolution 2026.01.20-01.

c) Miles Bojanic made a motion to approve the following fund transfers, to be effective 12/31/2025.

- Tree removal expenses were higher than the budget, \$8,266.46 from the Tree Fund to the 2025 tree budget,
- The Heritage Festival and Community Activities raised more money than their expenses, \$1,957.35 from the 2025 surplus to the Heritage Festival Fund,
- \$4,383.15 from the 2025 surplus to the Community Activities Fund,
- \$50.40 from the 2025 budget surplus to the PennVest Loan Repayment Fund,
- The water budget included a plan to transfer \$22,000 to the Water Main Reserve fund at year's end, \$22,397.34 from the 2025 budget surplus to the Water Main Fund,
- No surveys were required in 2025, the budget amount is being set aside for future years, \$3,000 from the 2025 budget surplus to the Survey Fund,
- The B&G had considerable savings due to no major snow events and other savings measures, \$11,347.40 from the 2025 budget surplus to the Building Fund, and
- \$20,000 from the 2025 budget surplus to the Linear Structure Fund.

Seconded by Kevin Burd, the motion passed after discussion with Bering, Bojanic, Bost, Burd, Lamont, Lloyd, Martin, Mefferd, Minnich, and Wells voting in favor. Resolution 2026.01.20-02.

d) While proposed revisions to the Building Permit Rule, the Sewer and Water Line Rule, and the Quiet Hours/Quiet Season Rule (Rules #10, 13, and 17) will be presented at a future meeting, the first reading of proposed revisions to the remainder of the Rules & Regulations booklet were presented. The proposed revisions were made available to the Board and the Membership prior to the meeting as part of the meeting attachments, were posted to the website, and are attached to these minutes.

e) When the quorum was changed from 10% to 20% in 2024, reaching a quorum for the annual meeting became extremely difficult. After much discussion, the Board has determined that it is best to change the quorum back to 10% which will require a vote by the membership. The bylaws have also been reviewed



for other minor updates and clarifications. The draft timeline for the presentation of this bylaw review is presented below. The Board invites community comment, but *only* on the edits proposed by the Board – not on other existing bylaws.

- 01/19 - Executive Committee edits presented to the Board at Working Session. Ask for other comments/edits/revisions.
- 02/12 - Final draft sent to Membership as part of February meeting packet.
- 02/16 - Executive Committee presents final draft to Board at Working Session.
- 02/17 - 1st Reading
- 02/20 - Special meeting announcement emailed to members
- 03/01 - Newsletter announces special meeting
- 03/17 - 2nd Reading - if no major changes made after 1st meeting.
- 04/01 - Formal announcement of the Special Meeting to Membership.
- 04/21 - Special meeting, Zoom only, to be held prior to the regular meeting of the Board of Managers, vote to be held via EasyHOA portals.
- 04/21 - Regular monthly board meeting, Zoom only

10) Adjournment

The meeting adjourned at 7:15 p.m. on a motion by Miles Bojanic, seconded by Esther Mefferd and passed unanimously.

The next regular meeting will be held Tuesday, February 17, 2026, 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

Members on Zoom:

Joe Bering, 305 8th St.

Pam Bishop, 503 1st St.

Pat Brosious, 203 Boehm Ave.

Linda Campbell, 402 Glossbrenner Ave.

Gary Collins, 601 Mills Ave.

Kristi Donahue, 501 6th St.

Sue Engle, 705 1st St.

Frank Herrmann, 205 Glossbrenner Ave.

Peggy Lichty, 205 Castle Ave.

Bill Linton, 211 7th St.

Dave Lloyd, 403 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.

Garey Wilmsen, 301 Bell Ave.

Attachments:

Executive Committee Minutes


Secretary


Chairman