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# MARCH MEETING AGENDA

Tuesday, March 17, 2026 ▪ Time, 6:30 p.m.

In-person and recorded ZOOM™ Session

## Sign in Reminder, Mic Reminder

- |  |            |
|--|------------|
| 1. <b>CALL TO ORDER</b>                      | P. Wilmsen |
| 2. <b>ROLL CALL</b>                          | M. Lloyd   |
| 3. <b>APPROVAL OF MINUTES</b>                | M. Lloyd   |
| a. February 17, 2026 (Attached)              |            |
| 4. <b>SECRETARY'S REPORT</b>                 | M. Lloyd   |
| 5. <b>PRESIDENT'S REPORT</b> (Attached)      | P. Wilmsen |
| 6. <b>TREASURER'S REPORT</b>                 |            |
| a. February Financial Reports (Attached)     | K. Burd    |
| 7. <b>COMMITTEE REPORTS</b>                  |            |
| a. Finance Committee Report                  | K. Burd    |
| b. Property Ownership Committee              | K. Burd    |
| c. Executive Committee (No report)           |            |
| d. Tree Health & Maintenance Committee       | P. Wilmsen |
| e. Buildings & Grounds                       | M. Bojanic |
| i. March B&G Meeting Notes (Attached)        |            |
| f. Communications Committee                  | K. Wells   |
| g. Grants & Funding Committee                | T. Martin  |
| h. Policy & Procedure Committee              | T. Martin  |
| i. Tabernacle Association                    | T. Martin  |
| j. Nominating Committee                      | E. Mefferd |
| k. Community Activities/Recreation Committee | N. Godfrey |
| l. Library Committee (No report)             | S. Marisic |
| m. Archive Committee (No Report)             | D. Miller  |
| 8. <b>OLD BUSINESS</b>                       |            |
| 9. <b>NEW BUSINESS</b>                       |            |
| 10. <b>ADJOURNMENT</b>                       |            |

OPEN FORUM (Please Pre-Register by contacting the office and providing your Name, MGCA Cottage Address, and topic.)

Open Forum Guidelines (Attached)



Tuesday, February 17, 2026

At the regular monthly meeting of the Mt. Gretna Campmeeting Association Board of Managers held on Tuesday evening, February 17, 2026, 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, Stephanie Bost, Kevin Burd, Ted Martin, and Pat Wilmsen.

No Members attended in person; 16 Members attended via Zoom.

### 1) **Call to Order, Miles Bojanic**

Miles Bojanic 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 January 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 January 20, 2026, minutes were approved on a motion by Esther Mefferd. The motion was seconded by Joe Lamont and passed with Bering, Bojanic, Bost, Burd, Lamont, Lloyd, Martin, Mefferd, Minnich, and Wells voting in favor.

### 3) **Secretary's Report**

No report.

### 4) **President's Report**

No report

### 5) **Treasurer's Report**

- a) The January balance sheet, income/expense report, budget year-end report, and fund/project report were shared with the Board prior to the meeting.
- b) The income in January's report is primarily from assessments. To take advantage of the early pay discount, annual assessments need to be received by February 28.
- c) Most fund activity is due to budgeted fund activity from 2026 and from re-allocation votes made during the January board meeting.
- d) The new property management system for the Campmeeting will be rolled out to the Members in early March.

### 6) **Committee Reports**

#### a) **Finance Committee – Kevin Burd**

No report

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

1. There was one property transfer since the last board meeting at 609 6<sup>th</sup> Street.
2. Currently there are 40 short-term rental permits issued, or 66% of the allowable permits.

#### c) **Executive Committee**

No report

#### d) **Tree Health & Maintenance**

No report

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

1. The B&G February meeting report was made available to the Board and to the Membership prior to the evening's meeting.
2. The streetlight lamp replacements have brought in quite a few complaints due to their brightness. That issue is being addressed with MetEd; we hope to find a resolution in the near future.

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MtGretnaCampmeeting.com

Filename: 2026.02.17 Minutes Draft



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

No report.

**g) Grants & Funding – Ted Martin**

1. The Library Program fund received a \$200 grant from the Cicada Festival to purchase supplies for the upcoming season.
2. The Grants & Funding Committee still needs new members.

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

1. Tonight completes the 2<sup>nd</sup> reading of proposed revisions to the Rules & Regulations handbook. These changes were part of the meeting packet made available to the community. Several members submitted proposed edits after the 1<sup>st</sup> reading. Many of those comments generated changes to the 2<sup>nd</sup> reading document; the changes were not significant enough to require a new 1<sup>st</sup> reading. The ~~draft~~ 2<sup>nd</sup> reading will be voted on under New Business.
2. The 1<sup>st</sup> reading of changes to the Bylaws was presented as part of the meeting packet and is now open to community comment. Comments from Members are welcome ~~but~~ and should only address the proposed changes. The most significant change is to revert the quorum back to its original 10% from the 20% it was changed to in 2024, due to the increasing difficulty in getting enough Members to come to fulfill the quorum requirement.
3. There is a new policy proposed to oversee the Building Permit Process. This policy was part of the meeting packet made available to the community and will be voted on under New Business.
4. The MGCA Home Rental Policy is being revised so that the short-term rental definition will match the West Cornwall Township definition; it is being changed from less than 12 months to less than 30 days. The proposed revisions were part of the meeting packet made available to the community and will be voted on under New Business.

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

1. Ted is composing a fundraising appeal for upcoming projects to the Tabernacle.
2. An application was also submitted to the MGUMC Drendel grant for work along the western ~~façade~~ facade of 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) The draft schedule for the Bylaws revisions is as follows.

February 17	1 <sup>st</sup> Reading
March 1	Newsletter article on revisions and Special Meeting
March 2	Special meeting announcement emailed to Members on or before this date
March 17	2 <sup>nd</sup> Reading – if no major changes made after 1 <sup>st</sup> Reading
April 1	Formal announcement of Special Meeting to Membership
April 21	Special Meeting, Zoom only, to be held prior to the regular meeting of the Board of Managers, vote to be held via new MGCA website portals
	Note: If Zoom is a problem, please notify the office
April 21	Regular monthly board meeting, Zoom only



## 8) New Business

- a) Ted Martin made a motion to adopt the 2<sup>nd</sup> Reading of the revisions to the Rules & Regulations handbook. Seconded by Marcie Lloyd, the motion passed with Bering, Bojanic, Bost, Burd, Lamont, Lloyd, Martin, Mefferd, Minnich, and Wells voting in favor. Resolution 2026.02.17-01.
- b) Jeff Minnich made a motion to adopt the Building Permit Policy that was presented as part of the meeting packet and at tonight's meeting. Seconded by Ted Martin, the motion passed with Bering, Bojanic, Bost, Burd, Lamont, Lloyd, Martin, Mefferd, Minnich, and Wells voting in favor. Resolution 2026.02.17-02.
- c) Joe Lamont made a motion to adopt the revisions to the Home Rental Policy that were presented as part of the meeting packet and at tonight's meeting. Seconded by Jeff Minnich, the motion passed with Bering, Bojanic, Bost, Burd, Lamont, Lloyd, Martin, Mefferd, Minnich, and Wells voting in favor. Resolution 2026.02.17-03.

## 9) Adjournment

The meeting adjourned at 6:51 p.m. on a motion by Marcie Lloyd, seconded by Esther Mefferd and passed unanimously.

The next regular meeting will be held Tuesday, March 17, 2026, at 6:30 p.m.

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

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Secretary

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Chairman



In attendance:

Members in Person:

None

Members on Zoom:

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

Pat Brosious, 203 Boehm Ave.

Linda Campbell, 402 Glossbrenner Ave.

Lydia Cochran, 505 Mills Ave.

Gary Collins, 601 Mills Ave.

Sue Engle, 705 1<sup>st</sup> St.

Peggy Lichty, 205 Castle Ave.

Bill Linton, 211 7<sup>th</sup> St.

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

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

Diane Neff, 305 1<sup>st</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.

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

Attachments:

None

DRAFT

## President's Report March 2026

I want to start out by thanking Debby and Kevin Burd for all the hard work they have put into getting our new association's portal up and running. I can't tell you how many hours went into this to get it to work appropriately for us. Special thanks to Debby as she was the one who put in all the nitty-gritty and went back-and-forth with the organization to get all her questions answered so we can meet your needs.

We have been asked why we chose this if we're not an HOA. Although we are a private community and a nonprofit organization, this platform meets our needs. It provides a way to communicate with you, provides surveys, protects your privacy, allows for voting, etc. I can tell you that Chautauqua and the Heights are both looking at this application also.

We also have one comment about the Bylaw changes, asking us to leave the quorum as it is. We would have no problem leaving the quorum as it is if it weren't for the fact that the last two annual meetings we have either not met the quorum or just barely met the quorum. Please remember that even at 10% that's just a minimum you need to hold a meeting of voting members. If more show up, it will still require 2/3 of however many show up to pass something that requires a member vote.

I hope you have noticed that the Tabernacle Association is doing a fundraiser. The Tabernacle has many areas of improvement that are needed and we are looking for the communities help to accomplish all the repairs needed. Thank you in advance.

**Mount Gretna Campmeeting**  
**Balance Sheet**  
As of February 28, 2026

Cash Basis

	Feb 28, 26
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Checking Account - Jonestown	127,679
Shadow	465,674
JBT CD Water Tower	161,939
JBT CD 2025.03.14	406,667
PV Pass Through	8,412
<b>Total Checking/Savings</b>	1,170,372
<b>Accounts Receivable</b>	
Accounts Receivable	-622
<b>Total Accounts Receivable</b>	-622
<b>Other Current Assets</b>	
<b>Inventory Asset</b>	
MGCA Historical Plaque	676
<b>Total Inventory Asset</b>	676
Undeposited Funds	26,036
<b>Total Other Current Assets</b>	26,713
<b>Total Current Assets</b>	1,196,462
<b>TOTAL ASSETS</b>	<b>1,196,462</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	-6,344
Credit Cards	1,907
Other Current Liabilities	2,042
<b>Total Current Liabilities</b>	-2,395
<b>Total Liabilities</b>	-2,395
<b>Equity</b>	
<b>Net Assets- Temp. Restricted</b>	
Net Assets- Temp Rest Playground	16,884
Net Assets- Temp. Restricted - Other	6,377
<b>Total Net Assets- Temp. Restricted</b>	23,261
Net Assets-Designated	130,915
Net Assets-Undesignated	146,881
Retained Earnings	411,699
Net Income	486,101
<b>Total Equity</b>	1,198,857
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,196,462</b>

# Mount Gretna Campmeeting Income & Expense February 2026

Cash Basis

	Community Maintenance	Overhead	TOTAL
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Admin Fee Reimbursement	0	200	200
<b>Assessments</b>			
Garage	662	0	662
Home	375,559	0	375,559
Penalties	-455	455	0
Prior Year Assessment Payments	500	0	500
<b>Total Assessments</b>	376,266	455	376,721
Interest Income	0	2,089	2,089
Miscellaneous Receipts	0	-4	-4
<b>Rentals</b>			
Garage	11,200	0	11,200
Parking	1,405	0	1,405
Storage Sheds	1,763	0	1,763
<b>Total Rentals</b>	14,368	0	14,368
<b>Total Income</b>	390,634	2,740	393,374
<b>Gross Profit</b>	390,634	2,740	393,374
<b>Expense</b>			
Administrative costs	0	1,324	1,324
<b>Buildings &amp; Grounds</b>			
Maintenance Expense	-17	0	-17
<b>Operating Expense</b>			
Dues & Subscriptions	84	0	84
Electric	176	0	176
Fuel & Oil	96	0	96
Snow Removal	4,483	0	4,483
<b>Total Operating Expense</b>	4,839	0	4,839
<b>Total Buildings &amp; Grounds</b>	4,822	0	4,822
<b>Utilities (B&amp;G)</b>			
Garbage	6,343	0	6,343
Sewer	210	0	210
Street Lights	2,299	0	2,299
<b>Water Rate</b>			
Loan Repayment	7,156	0	7,156
Water Production	2,226	0	2,226
<b>Total Water Rate</b>	9,381	0	9,381
<b>Total Utilities (B&amp;G)</b>	18,233	0	18,233
<b>Community Activities</b>			
Movie Nights	2,526	0	2,526
<b>Total Community Activities</b>	2,526	0	2,526
Personnel	6,359	6,189	12,547
<b>Trees</b>			
Tree Removal	720	0	720
<b>Total Trees</b>	720	0	720
<b>Total Expense</b>	32,660	7,512	40,172
<b>Net Ordinary Income</b>	357,974	-4,773	353,202
<b>Net Income</b>	<b>357,974</b>	<b>-4,773</b>	<b>353,202</b>

# Mount Gretna Campmeeting Income & Expense Budget vs. Actual

January through February 2026

Cash Basis

	Total Community Maintenance			Jan - ...	Overhead		Jan - Feb 26	TOTAL		
	Jan - Feb 26	Budget	% of ...		Budget	% of ...		Budget	% of Budget	
<b>Ordinary Income/Expense</b>										
<b>Income</b>										
Admin Fee Reimbursement	0			275			275	0	100%	
Assessments										
Garage	3,641			0			3,641	0	100%	
Home	567,563	862,080	66%	0			567,563	862,080	66%	
Penalties	-321			746			425	0	100%	
Prior Year Assessment Payments	500			0			500	0	100%	
<b>Total Assessments</b>	<b>571,383</b>	<b>862,080</b>	<b>66%</b>	<b>746</b>			<b>572,129</b>	<b>862,080</b>	<b>66%</b>	
Interest Income	0			4,195	10,000	42%	4,195	10,000	42%	
Miscellaneous Receipts	0			104	500	21%	104	500	21%	
Rental Permit Fee	0	3,375	0%	0			0	3,375	0%	
Rentals										
Kauffman Parking Lot	6,000	6,000	100%	0			6,000	6,000	100%	
Garage	15,400	16,800	92%	0			15,400	16,800	92%	
Parking	5,890	6,545	90%	0			5,890	6,545	90%	
Pavilion/Kitchen	0	400	0%	0			0	400	0%	
Security Deposits	200			0			200	0	100%	
Storage Sheds	5,400	5,400	100%	0			5,400	5,400	100%	
Tabernacle	1,200	2,000	60%	0			1,200	2,000	60%	
<b>Total Rentals</b>	<b>34,090</b>	<b>37,145</b>	<b>92%</b>	<b>0</b>			<b>34,090</b>	<b>37,145</b>	<b>92%</b>	
<b>Total Income</b>	<b>605,473</b>	<b>902,600</b>	<b>67%</b>	<b>5,321</b>	<b>10,500</b>	<b>51%</b>	<b>610,794</b>	<b>913,100</b>	<b>67%</b>	
<b>Gross Profit</b>	<b>605,473</b>	<b>902,600</b>	<b>67%</b>	<b>5,321</b>	<b>10,500</b>	<b>51%</b>	<b>610,794</b>	<b>913,100</b>	<b>67%</b>	

# Mount Gretna Campmeeting Income & Expense Budget vs. Actual

January through February 2026

Cash Basis

Expense	Total Community Maintenance			Jan - ...	Overhead		Jan - Feb 26	TOTAL	
	Jan - Feb 26	Budget	% of ...		Budget	% of ...		Budget	% of Budget
<b>Expense</b>									
Administrative costs	16	720	2%	2,768	20,453	14%	2,784	21,173	13%
<b>Buildings &amp; Grounds</b>									
Maintenance Expense	893	10,300	9%	0			893	10,300	9%
<b>Operating Expense</b>									
Dues & Subscriptions	96			0			96	0	100%
Electric	507			0			507	0	100%
Equipment Purchase	127			0			127	0	100%
Fuel & Oil	324			0			324	0	100%
General Supplies	29			0			29	0	100%
Rentals	42			0			42	0	100%
Snow Removal	6,898			0			6,898	0	100%
Operating Expense - Other	0	41,000	0%	0			0	41,000	0%
<b>Total Operating Expense</b>	<b>8,022</b>	<b>41,000</b>	<b>20%</b>	<b>0</b>			<b>8,022</b>	<b>41,000</b>	<b>20%</b>
Buildings & Grounds - Other	7			0			7	0	100%
<b>Total Buildings &amp; Grounds</b>	<b>8,922</b>	<b>51,300</b>	<b>17%</b>	<b>0</b>			<b>8,922</b>	<b>51,300</b>	<b>17%</b>
<b>Utilities (B&amp;G)</b>									
Garbage	6,343	78,895	8%	0			6,343	78,895	8%
Sewer	47,204	202,957	23%	0			47,204	202,957	23%
Street Lights	4,613	27,827	17%	0			4,613	27,827	17%
Water Rate									
Loan Repayment	14,312	85,920	17%	0			14,312	85,920	17%
Water Production	5,939	70,080	8%	0			5,939	70,080	8%
<b>Total Water Rate</b>	<b>20,251</b>	<b>156,000</b>	<b>13%</b>	<b>0</b>			<b>20,251</b>	<b>156,000</b>	<b>13%</b>
<b>Total Utilities (B&amp;G)</b>	<b>78,411</b>	<b>465,679</b>	<b>17%</b>	<b>0</b>			<b>78,411</b>	<b>465,679</b>	<b>17%</b>
<b>Community Activities</b>									
Movie Nights	2,526	2,000	126%	0			2,526	2,000	126%
Picnic	0	400	0%	0			0	400	0%
<b>Total Community Activities</b>	<b>2,526</b>	<b>2,400</b>	<b>105%</b>	<b>0</b>			<b>2,526</b>	<b>2,400</b>	<b>105%</b>
Community Library	0	500	0%	0			0	500	0%
Contributions - Note 2 Fin Comm	0			1,050	2,500	42%	1,050	2,500	42%
Personnel	16,424	98,258	17%	13,802	72,702	19%	30,226	170,960	18%
<b>Professional Fees</b>									
Accounting	0			0	3,600	0%	0	3,600	0%
Insurance	0			0	17,736	0%	0	17,736	0%
Legal Fees	0			332	10,000	3%	332	10,000	3%
Survey	0	3,000	0%	0			0	3,000	0%
<b>Total Professional Fees</b>	<b>0</b>	<b>3,000</b>	<b>0%</b>	<b>332</b>	<b>31,336</b>	<b>1%</b>	<b>332</b>	<b>34,336</b>	<b>1%</b>
Property Taxes	0			0	7,178	0%	0	7,178	0%
Transfer to Fund/Project Net 0	113,000	113,000	100%	0			113,000	113,000	100%

# Mount Gretna Campmeeting Income & Expense Budget vs. Actual

January through February 2026

Cash Basis

	Total Community Maintenance			Jan - ...	Overhead		Jan - Feb 26	TOTAL	
	Jan - Feb 26	Budget	% of ...		Budget	% of ...		Budget	% of Budget
<b>Trees</b>									
Health & Maintenance	0	37,527	0%	0		0	37,527	0%	
Stump Removal	0	1,500	0%	0		0	1,500	0%	
Tree Removal	2,975	5,000	60%	0		2,975	5,000	60%	
<b>Total Trees</b>	<b>2,975</b>	<b>44,027</b>	<b>7%</b>	<b>0</b>		<b>2,975</b>	<b>44,027</b>	<b>7%</b>	
<b>Total Expense</b>	<b>222,274</b>	<b>778,884</b>	<b>29%</b>	<b>17,951</b>	<b>134,169</b>	<b>13%</b>	<b>240,225</b>	<b>26%</b>	
<b>Net Ordinary Income</b>	<b>383,199</b>	<b>123,716</b>	<b>310%</b>	<b>-12,630</b>	<b>-123,669</b>	<b>10%</b>	<b>370,569</b>	<b>47</b>	<b>788,444%</b>
<b>Net Income</b>	<b>383,199</b>	<b>123,716</b>	<b>310%</b>	<b>-12,630</b>	<b>-123,669</b>	<b>10%</b>	<b>370,569</b>	<b>47</b>	<b>788,444%</b>

## Restricted & Designated Fund Activity

	<b>Balance as of <u>1/31/2026</u></b>	<b>Activity during: <u>February</u></b>	<b>Balance as of <u>2/28/2026</u></b>
<b>Restricted Funds</b>			
Community Activities Fund	\$5,239	\$0	\$5,239
Community Projects Fund	\$2,500	\$0	\$2,500
DEP Grant	\$29,397	\$0	\$29,397
Heritage Festival	\$15,577	\$0	\$15,577
Library Program Fund	\$1,644	\$200	\$1,844
<b>Designated Funds</b>			
Operating Reserve	\$221,760	\$0	\$221,760
Seiders Fund	\$20,843	\$0	\$20,843
Survey Fund	\$7,361	\$0	\$7,361
Tree Fund	\$25,094	\$480	\$25,574
<b>Capital Projects</b>			
B&G Emergency Reserve	\$23,549	\$0	\$23,549
Building: Garages.Sheds (Rentals)	\$31,774	\$0	\$31,774
Buildings	\$118,961	\$0	\$118,961
<b>Total Buildings:</b>	<u>\$150,735</u>		<u>\$150,735</u>
Equipment	\$72,721	(\$1,795)	\$70,927
Land: Heritage Park	\$17,048	\$0	\$17,048
Linear Structures	\$106,059	\$0	\$106,059
Structures		\$0	\$0
<b>Water Operations</b>			
Water Operations: General	\$9,250	\$0	\$9,250
Water Operations: Mains	\$22,397	\$0	\$22,397
Water Operations: Pump House	\$7,682	\$0	\$7,682
Water Operations: Maintenance Program	\$5,441	\$0	\$5,441
Water Operations: PENNVEST Principal	\$66,872	\$0	\$66,872
<b>Total Water Operations:</b>	<u>\$111,642</u>		<u>\$111,642</u>