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JUNE MEETING AGENDA

Tuesday, June 16, 2026 ▪ Time, 6:30 p.m.

In person & recorded ZOOM™ Session

- | | |
|---|------------|
| 1. CALL TO ORDER | P. Wilmsen |
| 2. ROLL CALL | M. Lloyd |
| 3. APPROVAL OF MINUTES | M. Lloyd |
| a. May 26, 2026 (Attached) | |
| 4. SECRETARY'S REPORT | M. Lloyd |
| 5. PRESIDENT'S REPORT | P. Wilmsen |
| 6. TREASURER'S REPORT | |
| a. May Financial Reports (Attached) | K. Burd |
| 7. COMMITTEE REPORTS | |
| a. Finance Committee Report | K. Burd |
| b. Property Ownership Committee | K. Burd |
| c. Executive Committee (Attached) | |
| d. Tree Health & Maintenance Committee | P. Wilmsen |
| e. Buildings & Grounds | M. Bojanic |
| i. June B&G Meeting Notes (Attached) | |
| f. Communications Committee | K. Wells |
| g. Grants & Funding Committee | T. Martin |
| h. Policy & Procedure Committee | T. Martin |
| i. 2nd Reading - Rules & Regulations edits | |
| i. Tabernacle Association | T. Martin |
| j. Nominating Committee | E. Mefferd |
| k. Community Activities/Recreation Committee | N. Godfrey |
| l. Library Committee | S. Marisic |
| m. Archive Committee (No Report) | D. Miller |
| 8. OLD BUSINESS | |
| a. Formal announcement: 2nd Reading of Rules & Regulations to edit Rules 10, 13, and 17 | |
| 9. NEW BUSINESS | |
| a. Vote to accept Rule 10, 13, and 17 revisions. | |
| b. Mount Gretna Volunteer Fire Company land request | |
| 10. ADJOURNMENT | |

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

Open Forum Guidelines (Attached)



Tuesday, May 26, 2026

At the regular monthly meeting of the Mt. Gretna Campmeeting Association Board of Managers held on Tuesday evening, May 26, 2026, Pat Wilmsen presided.

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

36 Households 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 April 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 April 21, 2026, minutes were approved on a motion by Ted Martin. The motion was seconded by Esther Mefferd and passed with Bering, Bojanic, Bost, Burd, Lloyd, Martin, Mefferd, Minnich, and Wells voting in favor.

3) **Secretary's Report**

No report.

4) **President's Report**

Pat had sent a document to the Voting Members who had registered to attend the Special Meeting, reiterating why the Board recommended to revert the quorum back to 10%. That memo is attached to these minutes.

Pat thanked all those who had registered for the two attempts to hold a Special Meeting to vote on changes to the Bylaws that are reserved for Voting Members. 59 Voting Members registered for the 2nd attempt at a Special Meeting. After waiting over 10 minutes, only 40 Voting Members were in attendance of the required 20% quorum of 48, and therefore the Special Meeting could not be called to order. Because of this, in accordance with our Bylaws, the decision now passes to the Board of Managers.

Pat also thanked everyone who took the time to respond to her survey. 86 members responded, representing 80 cottages or 34% of the cottages. Because the answers were open-ended, it will take more time to analyze the responses. We plan to have this ready by the next Board Meeting.

The firm conducting our reserve study told us the document should be ready by the beginning of June.

5) **Treasurer's Report**

- a) The April balance sheet, income/expense report, budget year-end report, and fund/project report were shared with the Board prior to the meeting and were part of the published meeting packet.
- b) Expenses appear to be a bit high at this time of year, but this is due to spring repair of some pot holes. In addition, the quarterly sewer bill to the Mt. Gretna Authority was paid in April.
- c) 181 cottages have paid their assessment. Assessments are due by the end of June. All other income is in line with expectations for this time of year.
- d) Tree removal expenses appear high but can be offset by the Tree Fund if necessary at year's end.

Committee Reports

a) **Finance Committee – Kevin Burd**

No meeting, no report.

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

1. No transfers have occurred since the last meeting.
2. Currently there are 40 short-term rental permits issued, or 56% of the allowable permits.

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MtGretnaCampmeeting.com
Filename: 2026.05.26 Minutes Draft



c) **Executive Committee**

The Executive Committee report was made available to the Board and to the Membership prior to the evening's meeting.

Pat drew attention to the possible sale of Campmeeting-owned garage E7. We do not yet know the reserve recommendations that are going to come from the Reserve Study. Selling this garage might be necessary to reach that reserve amount. In addition, the garage is in need of repairs. The evaluation of the B&G is that it would be less expensive to tear it down and rebuild it, but the expense of doing so cannot be justified by the amount of rent received. For both reasons, the Executive Committee is recommending its sale.

d) **Tree Health & Maintenance**

Two tree removal permits were submitted and will be presented under New Business.

Bartlett Tree Services has not yet begun our tree inventory; weather has delayed their planned start date.

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

1. The B&G May meeting report was made available to the Board and to the Membership prior to the evening's meeting. Miles encouraged Members to read the meeting notes as many upcoming projects affecting the community were discussed.
2. Many projects have been moving forward – especially at the Tabernacle.
3. Many Members expressed a concern about pot holes and street disrepair in the Community Survey. Plans are underway to not only continue repairing pot holes, but to evaluate street repairs. We expect to do more work on the streets in the fall.
4. Other major building improvement projects are now on pause while we enter the summer season. Exceptions will be the replacement of the Pump House door and the fence replacement at the Heritage Park playground; both projects have been delayed by supply chain issues.

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

Kevin encouraged Members to keep up with emails and texts from the office that keep the community updated on Campmeeting events. If you're not getting emails or texts, it could be that you did not elect to receive them. Contact the office to make sure you're on the list.

g) **Grants & Funding – Ted Martin**

1. We hired Shelby Larkin to fill the role of the Grant writer/Fundraiser for the Mt. Gretna Campmeeting and the Mt. Gretna Tabernacle Association. One of her first projects will be to work on the plans for renovating the pavilion at Heritage Park.
2. Ted announced that the Bible Festival donated \$10,000 towards improvement work at the Tabernacle. Ted thanked them for their generous donation.

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

1. A report was submitted with the meeting packet.
2. There will be items to present under New Business. One of them is a new policy, the MGCA Property Preservation & Alteration Policy. This is meant to create a practice to how we work on Campmeeting's historic buildings.
3. In addition, the 1st Reading of proposed changes to Rules #10, #13, and #17 will be presented under New Business.

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

No formal meeting in the past month.

j) **Nominations Committee – Esther Mefferd**

No report.

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

1. Pat thanked Dale & Marie Martin for their generosity in providing the chicken barbecue for the



Annual Picnic, which was a great success.

2. Pat also reported that at the first 2026 Happy Hour, fundraising started for the improvement/restoration of the pavilion.
3. The Activities Committee also made over \$1,000 from their Porch Sale and breakfast sandwich sale.

l) Library Committee –Sally Marisic

No report.

m) Archive Committee – Don Miller

No report.

6) Unfinished Business

None

7) New Business

- a) In February of 2026, many of the rules in our Rules & Regulations book were revised. However, at that time we were not yet ready to present recommended changes to rules #10, #13, and #17. Revisions to those rules were given their first reading at tonight's meeting.

Rule #10 is being changed to reflect that most of the building permit requirements have been moved to the Building Permit Policy.

Rule #13 has been edited to encourage Members to identify their curb stops and make sure that they are in working order, and also to encourage Members to sign an MGCA Curb-Stop Emergency Access Authorization. This form will be made available through our website if the rule revision is adopted after its 2nd reading.

Rule #17 was a challenging revision. Only changes to Quiet Season (as opposed to Quiet Hours) were considered. Many members did not want any changes. Many members wanted an allowance for the use leaf blowers. The goal was to create a clear, narrow, unambiguous, easily enforceable leaf blower allowance, accessible to full-time residents as well as weekenders. During Quiet Season, it would allow the use of leaf blowers only from 3 p.m to 6 p.m. on Fridays, which is also the time period generally used by grounds staff to run leaf blowers.

Members are welcome to submit their comments to the Board about these proposed changes.

- b) Originally, the Board was only going to vote on the proposed Bylaw changes which did not fall within the category of "by statute committed exclusively to the Members of the Association." However, because a quorum could not be reached in either of two Special Meetings called for this purpose, a motion was made as follows. Having had two (2) readings at regular board meetings, I, Ted martin, make a motion to approve the Bylaw changes proposed in the April 20, 2026 2nd reading draft according to the Bylaws. The motion was seconded by Bojanic and passed with Bering, Bojanic, Bost, Burd, Lloyd, Martin, Mefferd, Minnich, and Wells voting in favor. **Resolution 2026.05.26-01.**
- c) The focus of the edits to the Leaf Collection Procedure are to direct Members to put their leaf piles next to streets so that the piles do not block traffic or create fire hazards. Miles Bojanic made a motion to accept the proposed edits to the Leaf Collection Procedure. Jeff Minnich seconded the motion. Discussion followed. Stephanie Bost asked that the procedure consider leaf collection by request outside of the official leaf collection time periods. Miles Bojanic stated this would be brought up for consideration at the next Buildings & Grounds meeting. The motion passed with Bering, Burd, Lloyd, Martin, Mefferd, Minnich and Wells voting in favor and Bost voting against. **Resolution 2026.05.26-02.**
- d) The Restricted & Designated Fund Policy is being amended to state that the MGCA does not have to accept donations, and to encourage donors to state what they want their funds to be used towards. Kevin Burd made a motion to accept the proposed edits to the Restricted & Designated Fund Policy. The motion was seconded by Jeff Minnich and passed with Bering, Bojanic, Bost, Burd, Lloyd, Martin, Mefferd,



- Minnich, and Wells voting in favor. **Resolution 2026.05.26-03.**
- e) Ted Martin stated that the MGCA Property Preservation & Alteration Policy establishes how the Campmeeting will go about making changes to its historic properties. This applies only to MGCA-owned property, not member properties. Ted Martin made a motion to adopt the MGCA Property Preservation & Alteration Policy. The motion was seconded by Miles Bojanic and passed with Bering, Bojanic, Bost, Burd, Lloyd, Martin, Mefferd, Minnich, and Wells voting in favor. **Resolution 2026.05.26-04.**
 - f) Garage E7 is a Campmeeting-owned stand-alone garage. Even if the sale of the garage were not necessary to provide required reserve funds, it is the recommendation of the Buildings & Grounds Chair to sell the building because of the high cost to tear down and rebuild the garage. Miles Bojanic made a motion to put the Campmeeting owned garage, E7, up for sale, the method of sale and timing to be determined over the next month or two. The motion was seconded by Kevin Burd. During discussion, Treasurer Kevin Burd pointed out that the garages do not have their own independent fund. If the garage requires extensive repairs, those expenses would be born by the entire community through assessments. Miles Bojanic added that the MGCA pays property tax on this building. Ted Martin asked that a picture of the garage be included, and it is posted as an attachment to these minutes. Stephanie asked if we had an idea of the value of the garage. Pat responded that we can set a reserve, but that because most garages have either passed through the family or sold privately, there is no true sale of a garage to get a comp. The motion passed with Bering, Bojanic, Bost, Burd, Lloyd, Martin, Mefferd, Minnich, and Wells voting in favor. **Resolution 2026.05.26-05.**
 - g) 209 Mills Avenue submitted a Tree Removal Permit for a dead tree on their property. The Tree Committee reviewed the application and recommend its approval. Jeff Minnich made a motion to approve the Tree Removal Permit submitted by 209 Mills Avenue to remove a dead tree from next to their property, removal and tree replacement to be in accordance with the signed, submitted tree removal permit. The motion was seconded by Miles Bojanic and passed with Bering, Bojanic, Bost, Burd, Lloyd, Martin, Mefferd, Minnich, and Wells voting in favor. **Resolution 2026.05.26-06.**
 - h) 502 6th Street submitted a Tree Removal Permit for a live tree next to their property due to an insurance related issue. The Tree Committee reviewed the application and does not recommend its approval. Marcie Lloyd made a motion to deny approval of the Tree Removal Permit submitted by 502 6th Street to remove a live tree. The motion was seconded by Esther Mefferd. During discussion, Members of the Board recommended that the owner investigate Westfield Insurance and Erie Insurance which have insured cottages with trees in close approximation to the cottage. The motion passed with Bering, Bojanic, Bost, Burd, Lloyd, Martin, Mefferd, Minnich, and Wells voting in favor. **Resolution 2026.05.26-06.**

8) Adjournment

The meeting adjourned at 6:33 p.m. on a motion by Ted Martin, seconded by Jeff Minnich and passed unanimously.

The next regular meeting will be held Tuesday, June 16, 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:

The April Meeting was Zoom only

Members on Zoom:

Mike Allwein, 311 2nd St.
Geraldine Benseman, 611 4th St.
Andy Berfond, 204 Edwards Ave.
Joseph Bering, Jr., 305 8th St.
Pat Brosious, 203 Boehm Ave.
Linda Campbell, 402 Glossbrenner Ave.
Lydia Cochran, 505 Mills Ave.
Gary Collins, 601 Mills Ave.
Celia Durall, 60 2nd St.
Connie Dwyer, 704 3rd St.
Sue Engle, 705 1st St.
Rebecca Finkenaur, 107 6th St.
Paul & Tammy Friendshuh, 209 Mills Ave.
Andrea George, 605 5th St.
Jeffrey Hazel, 602 Kephart Ave.
Margaret Hopkins, 505 Glossbrenner Ave.

Janelle Kuligowski, 309 8th St.
George Leyh, 301 6th St.
Peggy Lichty, 205 Castle Ave.
Bill Linton, 211 7th St.
Dave Lloyd, 403 1st St.
Doug Lorenzen, 503 1st St.
Tim Markovitz, 501 Otterbein Ave.
Don Miller, 610 4th St.
Diane Neff, 305 1st St.
Bob Rader, 501 6th St.
Stephanie Seldomridge, 105 2nd St.
Christine Slotznick, 507 3rd St.
Jeff Thompson, 207 Glossbrenner Ave.
Janine Tiffany, 107 2nd St.
Bob Travitz, 502 2nd St.
Paul Trella, 209 Weaver Ave.
Robin Welte, 505 3rd St.
Garey Wilmsen, 301 Bell Ave.
Jan Wolff, 211 8th St.
Scott Zellers, 1st Garage

Attachments:

Special Meeting memo, from President to Voting Members registered to attend the 2nd attempt of a Special Meeting
Picture of Garage E7

In order to expedite the Special Meeting, please read the text below. The agenda is attached to this email.

Proposal to Adjust the Quorum Requirement

An important issue affecting our community's ability to conduct business effectively is our current quorum requirement.

Over the past several meetings, we have faced repeated delays, cancellations, and rescheduling because we did not have enough members present to meet the quorum. This has prevented us from making decisions, approving necessary actions, and moving important community matters forward.

The purpose of this proposal is not to reduce accountability or participation. The purpose is to ensure our organization can function efficiently and responsibly.

The Current Challenge

Our current quorum threshold of 20% was changed in 2024 from the historic 10% in response to some community feedback:

- 1 To encourage participation,
- 2 To ensure fair representation, and
- 3 And to protect community interests.

However, in practice, the requirement has become increasingly difficult to meet.

As a result:

- 1 Meetings are postponed,
- 2 Important decisions are delayed,
- 3 Volunteers and board members become discouraged,
- 4 Community projects stall, and
- 5 Administrative costs and scheduling burdens increase.

Most importantly, a small number of absences can prevent the entire community from conducting business — even when those who are present are prepared and engaged.

Why This Matters

When meetings repeatedly fail to reach quorum:

- 1 We lose momentum,
- 2 We waste time and resources,
- 3 Residents become frustrated, and
- 4 Participation can actually decrease further over time.

Ironically, a quorum rule designed to protect governance can begin to hinder governance altogether.

A community should be able to function consistently, make timely decisions, and respond to issues without unnecessary delays.

What We Are Proposing

We are proposing a reasonable reduction in the quorum requirement.

This adjustment would:

- 1 Make it easier to conduct official business,
- 2 Reduce canceled meetings,
- 3 Improve operational efficiency, and
- 4 Allow decisions to be made by those who are actively participating.

This is not about excluding anyone.

Every Voting Member would still:

- 1 Have the right to attend,
- 2 Speak, and
- 3 Vote.

The proposal simply recognizes the reality of current participation levels and helps ensure that the community can continue operating effectively.

Addressing Common Concerns

Concern 1: "Will fewer people make important decisions?"

A lower quorum does not remove anyone's voice — it ensures decisions can actually be made by the Voting Members instead of being made by the Board.

Concern 2: "Does lowering quorum reduce accountability?"

No.

All existing voting procedures, transparency requirements, notices, and member rights remain exactly the same.

The only change is the minimum attendance needed to officially conduct business.

Concern 3: "Shouldn't we focus on increasing attendance instead?"

Absolutely — and we should continue encouraging participation.

But experience has shown that relying solely on higher attendance has not solved the problem. Adjusting quorum is a practical solution that allows the organization to function while we continue improving engagement.

Benefits of Adjusting Quorum

By lowering the quorum requirement, we can:

- 1 Hold productive meetings more consistently,
- 2 Avoid repeated rescheduling,
- 3 Reduce wasted administrative effort,
- 4 Make timely decisions,
- 5 Improve continuity of operations, and
- 6 Encourage confidence in the organization's ability to function effectively.

Most importantly, we can ensure that community business moves forward with more community input.

A Practical and Responsible Change

Many organizations, associations, and governing bodies periodically reassess quorum requirements as participation patterns change over time.

This is a normal governance adjustment — not an extreme measure.

Good governance means adapting rules when they no longer serve the organization effectively.

Closing

At the end of the day, this proposal is about keeping our community functional, efficient, and responsive.

We all want:

- 1 Productive meetings,
- 2 Informed decisions, and
- 3 A community that can operate smoothly.

Lowering the quorum requirement is a practical step toward achieving those goals.

I encourage everyone to consider this proposal thoughtfully and support a change that will help our community move forward more effectively.

Thank you. ☺

[2025.03.26Special Meeting AGENDA.pdf](#)

Photograph of Garage E7



Mount Gretna Campmeeting
Balance Sheet
As of May 31, 2026

Cash Basis

	May 31, 26
ASSETS	
Current Assets	
Checking/Savings	
Checking Account - Jonestown Shadow	45,673
	401,714
JBT CD Water Tower	163,142
JBT CD 2025.03.14	410,164
PV Pass Through	7,945
Total Checking/Savings	1,028,637
Accounts Receivable	
Accounts Receivable	-2,266
Total Accounts Receivable	-2,266
Other Current Assets	
Inventory Asset	676
Undeposited Funds	40
Total Other Current Assets	716
Total Current Assets	1,027,087
TOTAL ASSETS	1,027,087
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	-5,855
Total Accounts Payable	-5,855
Credit Cards	
JBT CC	561
Lowe's Credit Card	117
Total Credit Cards	678
Other Current Liabilities	
Payroll Liabilities	293
Total Other Current Liabilities	293
Total Current Liabilities	-4,884
Total Liabilities	-4,884
Equity	
Net Assets- Temp. Restricted	23,261
Net Assets-Designated	130,915
Net Assets-Undesignated	146,881
Retained Earnings	411,699
Net Income	319,214
Total Equity	1,031,970
TOTAL LIABILITIES & EQUITY	1,027,087

**Mount Gretna Campmeeting
Income & Expense
May 2026**

Cash Basis

	Community Maintenance	Overhead	TOTAL
Ordinary Income/Expense			
Income			
Admin Fee Reimbursement	0	200	200
Assessments	24,847	0	24,847
Community Activities Income			
Happy Hour/Social Donations	100	0	100
Movie Night	15	0	15
Porch Sale	1,423	0	1,423
Community Activities Income - Other	5	0	5
Total Community Activities Income	1,543	0	1,543
Interest Income	0	2,247	2,247
Miscellaneous Receipts	240	39	279
Rentals			
Garage	151	0	151
Total Rentals	151	0	151
Total Income	26,781	2,486	29,267
Cost of Goods Sold			
Cost of Goods Sold	0	0	0
Total COGS	0	0	0
Gross Profit	26,781	2,486	29,267
Expense			
Administrative costs	0	1,778	1,778
Buildings & Grounds			
Maintenance Expense	3,431	0	3,431
Operating Expense			
Electric	217	0	217
Fuel & Oil	249	0	249
General Supplies	225	0	225
Grounds Maintenance	416	0	416
Painting	61	0	61
Total Operating Expense	1,168	0	1,168
Total Buildings & Grounds	4,599	0	4,599
Utilities (B&G)			
Garbage	7,381	0	7,381
Sewer	237	0	237
Street Lights	2,301	0	2,301
Water Rate			
Loan Repayment	7,156	0	7,156
Water Production	3,030	0	3,030
Total Water Rate	10,186	0	10,186
Total Utilities (B&G)	20,105	0	20,105
Community Activities			
Social Events	112	0	112
Heritage Festival	200	0	200
Yard Sale	164	0	164
Total Community Activities	476	0	476

**Mount Gretna Campmeeting
Income & Expense
May 2026**

Cash Basis

	<u>Community Maintenance</u>	<u>Overhead</u>	<u>TOTAL</u>
Community Library	446	0	446
Personnel	7,898	5,284	13,182
Trees	4,400	0	4,400
Total Expense	<u>37,924</u>	<u>7,063</u>	<u>44,986</u>
Net Ordinary Income	<u>-11,142</u>	<u>-4,577</u>	<u>-15,719</u>
Net Income	<u><u>-11,142</u></u>	<u><u>-4,577</u></u>	<u><u>-15,719</u></u>

Mount Gretna Campmeeting

Income & Expense Budget vs. Actual

January through May 2026

Cash Basis

	Total Community Maintenance			Overhead			TOTAL		
	Jan - M...	Budget	% of B...	Jan - M...	Budget	% of B...	Jan - M...	Budget	% of Budget
Ordinary Income/Expense									
Income									
Admin Fee Reimbursement	0			675			675	0	100%
Assessments									
Garage	3,641			0			3,641	0	100%
Home	663,885	862,080	77%	0			663,885	862,080	77%
Penalties	133			292			425	0	100%
Prior Year Assessment Payments	1,000			500			1,500	0	100%
Total Assessments	668,659	862,080	78%	792			669,451	862,080	78%
Community Activities Income									
Happy Hour/Social Donations	100			0			100	0	100%
Movie Night	15			0			15	0	100%
Porch Sale	1,423			0			1,423	0	100%
Community Activities Income - Other	5			0			5	0	100%
Total Community Activities Income	1,543			0			1,543	0	100%
Donations OUTSIDE MGCA ONLY	0			0			0	0	0%
Interest Income	0			11,099	10,000	111%	11,099	10,000	111%
Miscellaneous Receipts	240			418	500	84%	658	500	132%
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	15,983	16,800	95%	0			15,983	16,800	95%
Parking	7,045	6,545	108%	0			7,045	6,545	108%
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%
Total Rentals	35,828	37,145	96%	0			35,828	37,145	96%
Total Income	706,270	902,600	78%	12,984	10,500	124%	719,254	913,100	79%
Cost of Goods Sold									
Cost of Goods Sold	0			0			0	0	0%
Total COGS	0			0			0	0	0%
Gross Profit	706,270	902,600	78%	12,984	10,500	124%	719,254	913,100	79%

Mount Gretna Campmeeting Income & Expense Budget vs. Actual January through May 2026

Cash Basis

	Total Community Maintenance			Overhead			TOTAL		
	Jan - M...	Budget	% of B...	Jan - M...	Budget	% of B...	Jan - M...	Budget	% of Budget
Expense									
Administrative costs	486	720	68%	8,020	20,453	39%	8,506	21,173	40%
Buildings & Grounds									
Maintenance Expense	3,913	10,300	38%	0			3,913	10,300	38%
Operating Expense									
Dues & Subscriptions	105			0			105	0	100%
Electric	1,064			0			1,064	0	100%
Equipment Purchase	570			0			570	0	100%
Fuel & Oil	1,006			0			1,006	0	100%
General Supplies	3,468			0			3,468	0	100%
Grounds Maintenance	1,580			0			1,580	0	100%
Painting	61			0			61	0	100%
Parking & Roads	847			0			847	0	100%
Pest Control	351			0			351	0	100%
Rentals	42			0			42	0	100%
Snow Removal	8,236			0			8,236	0	100%
Operating Expense - Other	0	41,000	0%	0			0	41,000	0%
Total Operating Expense	17,331	41,000	42%	0			17,331	41,000	42%
Buildings & Grounds - Other	0			0			0	0	0%
Total Buildings & Grounds	21,244	51,300	41%	0			21,244	51,300	41%
Utilities (B&G)									
Garbage	26,411	78,895	33%	0			26,411	78,895	33%
Sewer	99,119	202,957	49%	0			99,119	202,957	49%
Street Lights	11,576	27,827	42%	0			11,576	27,827	42%
Water Rate									
Loan Repayment	35,779	85,920	42%	0			35,779	85,920	42%
Water Production	26,661	70,080	38%	0			26,661	70,080	38%
Total Water Rate	62,440	156,000	40%	0			62,440	156,000	40%
Total Utilities (B&G)	199,545	465,679	43%	0			199,545	465,679	43%
Community Activities									
Movie Nights	2,526	2,000	126%	0			2,526	2,000	126%
Social Events	112			0			112	0	100%
Heritage Festival	750			0			750	0	100%
Picnic	0	400	0%	0			0	400	0%
Yard Sale	164			0			164	0	100%
Total Community Activities	3,552	2,400	148%	0			3,552	2,400	148%

Mount Gretna Campmeeting
Income & Expense Budget vs. Actual
 January through May 2026

Cash Basis

	Total Community Maintenance			Overhead			TOTAL		
	Jan - M...	Budget	% of B...	Jan - M...	Budget	% of B...	Jan - M...	Budget	% of Budget
Community Library	451	500	90%	0			451	500	90%
Contributions - Note 2 Fin Comm	0			1,050	2,500	42%	1,050	2,500	42%
Personnel	37,892	98,258	39%	32,008	72,702	44%	69,899	170,960	41%
Professional Fees									
Accounting	0			0	3,600	0%	0	3,600	0%
Insurance	0			5,501	17,736	31%	5,501	17,736	31%
Legal Fees	0			624	10,000	6%	624	10,000	6%
Survey	0	3,000	0%	0			0	3,000	0%
Total Professional Fees	0	3,000	0%	6,125	31,336	20%	6,125	34,336	18%
Property Taxes	0			1,584	7,178	22%	1,584	7,178	22%
Transfer to Fund/Project Net 0	113,000	113,000	100%	0			113,000	113,000	100%
Trees	9,101	44,027	21%	0			9,101	44,027	21%
Total Expense	385,272	778,884	49%	48,787	134,169	36%	434,059	913,053	48%
Net Ordinary Income	320,998	123,716	259%	-35,803	-123,669	29%	285,195	47	606,799%
Net Income	320,998	123,716	259%	-35,803	-123,669	29%	285,195	47	606,799%

Restricted & Designated Fund Activity

	Balance as of <u>4/30/2026</u>	Activity during: <u>May</u>	Balance as of <u>5/31/2026</u>
Restricted Funds			
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	\$1,650	\$0	\$1,650
Designated Funds			
Operating Reserve	\$221,760	\$0	\$221,760
Seiders Fund	\$5,843	(\$5,643)	\$200
Survey Fund	\$7,361	\$0	\$7,361
Tree Fund	\$25,574	\$0	\$25,574
Capital Projects			
B&G Emergency Reserve	\$23,549	\$0	\$23,549
Building: Garages.Sheds (Rentals)	\$31,774	\$0	\$31,774
Building: Heritage Park Pavilion	\$0	\$53	\$53
Buildings	\$118,961	(\$47,215)	\$71,746
Total Buildings:	\$150,735		\$103,573
Equipment	\$61,614	(\$1,795)	\$59,819
Land: Heritage Park	\$17,048	(\$1,290)	\$15,758
Linear Structures	\$106,059	\$0	\$106,059
Structures		\$0	\$0
Water Operations			
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
Total Water Operations:	\$111,642		\$111,642

Committee Report

Brief overview of meeting and key activities

Committee Name: Executive
Meeting held on: 6/9/2026
Key topics discussed: •
Work completed: • Grant Writer/Fundraiser hired

Current Status of Projects / Assignments (if more than four attach additional form)

Project / Task 1: Garage E7 – Selling
Status: In Progress
Update: The board agreed to sell the garage. The current renter has been informed and is aiming to vacate the garage by July. A plan has not been finalized for how to sell the property, but several interested propertie

Issues or risks if any:

Project / Task 2: Permanent Office Location
Status: In Progress
Update: Update: Miles has not contacted Bill Barlow yet.
Issues or risks if any:

Project / Task 3: Grant Writer/Fundraiser Position
Status: Completed
Update: Shelby Larkin was hired as a 1099 contractor to fill the grant writer/fundraiser position. She is meeting weekly with Ted Martin to review the progress of her work.

Issues or risks if any:

Project / Task 4: Reserve Study with Falcon Group
Status: In Progress
Update: The Falcon Group requested additional information and it was submitted. We're waiting to hear what their next step is.

Issues or risks if any:

Project / Task 5: Noise complaints re 311 6th St mini-split
Status: Completed
Update: The unit is not violating current MGCA rules. The Execs agreed to check with West Cornwall Township to see if there were any violations there, and ask Debby to contact owner again to bring to their attention. UPDATE: Owner was contacted and replied that they would address the faulty unit.

Issues or risks if any:

Project / Task 6: Revision of Garage/Shed/Parking Lease documents

Status: In Progress
Update: The policy and lease agreement have all been revised and are in their final draft form. The Policy & Procedure Committee reviewed them as well and asked if renter's insurance would be required. The Finance Committee discussed and agreed that a waiver could be signed instead. The forms will be revised and submitted to the Board for their review at the July board meeting.

Issues or risks if any:

Project / Task 7: Fire Co. Proposed Land Purchase
Status: In Progress
Update: The Mt. Gretna Volunteer Fire co. has put forth a formal proposal to buy two tracts of land from the Mt. Gretna Campmeeting. After extensive discussion, the Executive Committee agreed to recommend to the Board of Managers that the land would be gifted to the Fire Company, but that the MGCA would no longer make annual contributions to the Fire Company. There was also discussion about negotiating some other points as part of the contract such as the use of the siren, a right of way to Boulevard from our remaining parcel, etc.

Issues or risks if any:

Project / Task 8: August meeting
Status: Completed
Update: The Executive Committee is going to propose that there is not an August board meeting.

Issues or risks if any:

Project / Task 9: Working Session start time
Status: Completed
Update: The Executive Committee will propose that the Working Session start time is changed from 5:30 pm to 6:30 pm to be in line with all the other committee meeting start times.

Issues or risks if any:

Project / Task 10: Construction Hours
Status: Completed
Update: An MGCA Member asked the Executive Committee to consider adding construction hours, to limit construction in the evenings year-round. The committee discussed and agreed not to move the suggestion forward.

Issues or risks if any:

Decisions Made by Committee (if applicable)

Motion/Decision:

Outcome:

Vote (if applicable):

Recommendations to the Board (if more than two attach additional form)

Recommendation:

Rationale (brief explanation):

Example motion wording:

Items Requiring Board Direction

List unresolved issues needing clarification: •

Next Steps

Next Meeting: 7/14/2026

Work/Goals for next meeting: • Miles – Bill Barlow, Tabernacle Office

Attachments

List any attachments such as documents, plans, etc. •

Submitted by: Deborah Erb

June 1, 2026 – Meeting Notes

Hybrid Meeting of the B&G Committee at the Mt. Gretna Campmeeting's Office and via Zoom teleconference.

Members of the B&G Committee present: (In person) Miles Bojanic, Stephanie Bost, Nate Godfrey, Doug Lorenzen, Jeff Minnich, Ben Slotznick (Via Zoom), Pat Wilmsen. Joe Lamont, Bill Linton, and Bob Rader were excused.

Miles Bojanic opened the meeting at 6:30 p.m.

REPORTS

Superintendent Report – Nate Godfrey

1. The new Tabernacle stage will require regular cleaning, unlike the previous stage. This will add additional work to the regular summer duties.
2. Though leaf collection period has ended, there are Members still putting leaf piles out for pickup along the roads and also in the parks. A lengthy discussion ensued about how to handle these piles. Some of the topics explored:
 - Should the MGCA pick up leaves outside the stated time periods,
 - Should the Leaf Collection policy be changed to make the pickup period longer or shifted to cover a different set of weeks,
 - Is it the responsibility of MGCA staff to pick up piles of leaves or the Member's responsibility to dispose of them,
 - How to more effectively communicate to Members when the leaf pick-up periods are,
 - Charging Members for pickup of leaves outside the stated periods,
 - How do we use the Superintendent's time efficiently, knowing that there are limitations to what the Superintendent and their staff can accomplish,
 - Should there be designated leaf pick-ups through the summer.

The final recommendation was to pick up the large pile placed in the public park, and to not pick up leaf piles from Member property until fall collection starts. Later in the year, the committee will explore the possibility of changing the weeks of the spring leaf collection to go beyond Memorial Day weekend.

3. The committee also discussed green waste pickup. They affirmed that while the MGCA *will* provide periodic leaf and stick pickup service, we *will not* pick up or dispose of green waste. The exception to this will be Batdorf Avenue, where a weekly pickup of green waste will be offered.
4. Periodically, there is still illegal large item dumping happening around the dumpsters. The committee discussed possible solutions including a trail camera. They agreed to send out another email reminder to Members with the picture.
5. Members are still mixing sticks and leaves and putting leaves and sticks on the incorrect piles behind the garage. This results in expense – either in our labor to separate the materials, or the expense of not separating and then paying to have it hauled away. [Note: last year we paid

Water Report

1. Doug Lorenzen reported that he has made some progress in determining how we might be able to use water from Well #2 by solving the turbidity problem. Doug needs to find out how to get samples from Well #2 for a contractor that he is working with.

Building Permit Application Review

1. 505 7th Street supplied the requested information related to their building permit. With this additional information, the committee was able to determine that no building permit is required for their work.

MGCA Active Projects/Old Business

1. **Culvert Grids:** The committee reviewed the estimate to put custom grids over the pipe ends.

Culvert grids do not appear to be required – we're not going to move forward.

2. **Water Bottle Fill Station:** The water bottle fill station for the Tabernacle is on backorder.
3. **Garage Doors:** Revisited decision from a few months ago. Instead of the former plan, the committee decided to replace the garage doors on the west side with the same type that was used on the east side. This will save around \$5,000.
4. **Streets and Storm Water Drainage:** Miles reported that he was working with Kresge to do some regrading/drainage work to improve how storm water is carried out of the Campmeeting. He has reviewed several road intersections with Kresge.
5. **Paving:** Has reviewed roads with Martin Paving to get an estimate to repave 1st Street, 4th Street, and the larger pot holes that can't be repaired with cold patch.
6. **Heritage Park Pavilion:** The committee discussed various options to improve the pavilion. After discussion, the consensus was to keep the bathroom, but to tear down and rebuild a larger structure which will aesthetically fit into the Campmeeting and look like it could be the original pavilion. Stephanie Bost volunteered to work on putting the final floor plan draft together and to get estimates from various contractors. Nate Godfrey and Jeff Minnich will work with Stephanie.
7. **Heritage Park Fence:** The vendor is experiencing delays in getting the fence in. The committee agreed the fence can be installed any time during the summer as the materials are available.
8. **Capital Reserve Study.** The Falcon Group has asked for additional data before preparing their final report.
9. **Pillar Restoration:** Stephanie has contacted some masons to get estimates.
10. **Streetlights.** No update.
11. **Streetlight Outages:** No update.
12. **Pinch Road.** No update.
13. **Historic Hand Pump Gazebos.** No update.
14. **3rd Street Water Main:** No update.

Adjourn 8:15 p.m.



Large pile of leaves placed in a public park after the end of leaf pickup period.



Large pile of pine needles left on the stick pile – will clog chipping equipment and will need to be moved/separated by hand over to the leaf area.



Illegal dumping, large items being left outside the dumpsters.

Rule #10: Building Permits

~~(a) When building, remodeling, or renovating their properties, MGCA Members must obtain all required building permits and comply with all applicable building codes as mandated by West Cornwall Township including those which govern the installation of plumbing, heating systems, and electrical lines and equipment.~~

~~(b) Renovation work and construction projects which alter the external boundaries of an existing structure, including the installation of driveways or parking areas, also require a Campmeeting Building Permit. A Campmeeting Building Permit is obtained by contacting the Mt. Gretna Campmeeting office during normal business hours. A plot plan is required, and a current property survey may be required to be attached to the Application. Applications are subject to approval by the Board of Managers. No Permit shall be required from the Board of Managers for painting, siding, or routine general maintenance of any building.~~

~~(c) If a variance is needed, the MGCA Members shall come before the Board of Managers at a regular meeting with construction plans to explain the project. If the Board votes in favor of the homeowner, the President will sign the building permit. If the Board votes against the plans for a variance, the building permit will not be signed and the Lebanon County Planning Department will be so informed. If there is a hearing by the homeowner before the zoning Board to obtain a variance, the President and/or an appointed representative of the Board, shall attend the hearing to voice opposition to granting the variance.~~ Campmeeting building permits may be required for exterior projects and renovations. Building permit

requirements and the application process is in accordance with the MGCA Building Permit Policy. This policy and related forms are available on the MGCA website and from the MGCA Office.

Rule #13: Sewer, ~~and~~ Water Lines, and Curb Stops

MGCA Members are responsible for sewer lines from their structures to the main connection,.

Members are also responsible for their water lines to and including the curb stops, and ~~for keeping~~ are encouraged to make sure the curb stops is identifiable and in working order. It is strongly encouraged that Members complete a Curb Stop Emergency Access Authorization form; without this form the MGCA may not access Member owned curb stops in an emergency.

The relocation, upgrading, or addition of household waste lines or water lines which must be connected to Campmeeting sewer and water mains must be inspected by a licensed plumber or electrical inspection agency before any work is done on the property. A Campmeeting Building Permit must be obtained by contacting the MGCA business office during regular business hours.

Rule #17: Quiet Hours and Quiet Season

(a) In the interest of preserving the peace and quiet beauty of The Campmeeting and respecting your neighbors, Quiet Hours shall be maintained all day Sunday, 10 p.m. to 7 a.m. Monday through Thursday, and 11 p.m. to 7 a.m. Friday and Saturday.

(b) Out of respect for residents and the summer programs held in the Tabernacle, special noise abatement rules are in effect July 15 through and including August 31. This is commonly referred to as “Quiet Season.” High decibel power tools (80 decibels and above), ~~such as saws and leaf blowers~~, and manual work, such as framing and roofing, are prohibited. Moderate noise created by indoor work is acceptable. Painting and landscaping are permitted.

Leaf blowers are permissible for use only on Fridays from 3 p.m. -6 p.m. This time is generally when Campmeeting staff are conducting leaf blowing activities in the community. No Member exceptions outside of Board-identified emergencies to this rule will be made, including weather disruptions. Exceptions to Quiet Season include lawn-maintenance equipment on Batdorf, and testing and running of generators, heat pumps, air conditioners, and split units.

-During the Quiet Season, permitted work must be confined to the hours between 8:30 a.m. and 4:30 p.m. Monday through Saturday.

An exception shall be made for the Superintendent of Grounds.

(c) ~~Respect for neighbors' quiet enjoyment will be considered in enforcement of noise rules regarding Quiet Hours and Quiet Season.~~ With the approval of the Board of Managers, emergency repairs to buildings or service lines are permitted during designated quiet times. MGCA Members must contact the Mt. Gretna Campmeeting Association office to request emergency approvals.