



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**

- a) 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.
- b) 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.
- c) 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.
- d) 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.

6) **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.

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2. Currently there are 40 short-term rental permits issued, or 56% of the allowable permits.
- 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 – 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.

7) **Unfinished Business**

None

8) **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.**

9) Adjournment

The meeting adjourned at 7:33 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. ☺

[2025.05.26Special Meeting AGENDA.pdf](#)

Photograph of Garage E7

