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SEPTEMBER MEETING AGENDA

Tuesday, September 15, 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. July 21, 2026 (Attached) | |
| 4. SECRETARY'S REPORT | M. Lloyd |
| 5. PRESIDENT'S REPORT | P. Wilmsen |
| 6. TREASURER'S REPORT | |
| a. August 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 (Attached) | M. Bojanic |
| 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 | S. Marisic |
| m. Archive Committee (No Report) | D. Miller |
| 8. OLD BUSINESS | |
| a. x | |
| 9. NEW BUSINESS | |
| a. Building Permit Policy edit | |
| b. Tree Rule edit - 1st reading | |
| 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, July 21, 2026

At the regular monthly meeting of the Mt. Gretna Campmeeting Association Board of Managers held on Tuesday evening, July 21, 2026, Pat Wilmsen presided.

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

One Member attended in person; 21 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 June 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 June 16, 2026, minutes were approved on a motion by Miles Bojanic. The motion was seconded by Esther Mefferd and passed with Bering, Bojanic, Bost, Burd, Lamont, Lloyd, Martin, Mefferd, Minnich, and Wells voting in favor.

3) Secretary's Report

Marcie Lloyd read a letter from Shannon Fretz, MGUMC Nursery School Director, into the record. This letter is attached to these minutes.

4) President's Report

There will be no Board meeting in August.

5) Treasurer's Report

- a) The June 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) Our assets are at their highest point in the fiscal year since the assessment payment deadline was at the end of June.
- c) There were quite a few assessments paid in June, more will show on the July financials due to mail delays. Currently there are ten accounts that are late. Often the fees associated with late payments make it appear on the budget sheet as though all assessments have been received.

6) Committee Reports

a) Finance Committee – Kevin Burd

1. The committee met and discussed some items that will be under New Business.
2. Budget planning will be starting in August.

b) Property Ownership Committee – Kevin Burd

1. There was one property transfer since the last meeting for 411 2nd Street.
2. Currently there are 40 short-term rental permits issued, or 56% of the allowable permits.

c) Executive Committee – Pat Wilmsen

1. The Executive Committee met and approved some exceptions to Quiet Season – all these exceptions were due to the several day power outage (July 4 through July 8) or cottage damage from the storms.
2. The Executive Committee also met to ratify the changes to Article IV of the Mt. Gretna Tabernacle Association By-Laws, as approved by their Board of Trustees.

d) Tree Health & Maintenance – Pat Wilmsen

Still waiting for report from Bartlett Trees. However, they may be quite delayed due to the recent storms and their work backlog.



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

1. The B&G Committee did not hold their regular monthly meeting due to the extended power outage.
2. The survey results indicated a strong community concern regarding the condition of driving streets and walking paths. We have been evaluating the roads and plan to be starting some paving work in the fall.
3. Stephanie Bost reported on the plans for the Heritage Park Pavilion. A schematic has been developed for the project which doubles the size of the pavilion. This project revitalizes the current building, keeps it in line with the current aesthetic, and sets up the space for more effective use in the future.

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

No report.

g) **Grants & Funding – Ted Martin**

Shelby Larkin has continued to work on fundraising efforts for the Heritage Park Pavilion renovation project. Now that donations can be made to the Pavilion rebuild project through the MGTA, several prospective donors will move forward with their donations. A tiered giving program was also designed to offer incentives to various donor levels.

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

No report.

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

1. The MGTA Board of Trustees met in early July. They voted on a change to Article IV of the MGTA Bylaws. This vote expanded the scope of the 501(c)3 status to cover other fundraising drives in the community such as the Library Programs, Historic Building maintenance, etc. This was approved unanimously by the MGTA's Board of Trustees on July 7.
2. The MGTA will be reviewing all the By-Laws for possible revision over the next several months.

j) **Nominations Committee – Esther Mefferd**

There are three Voting Members who have put their names in for the Board of Managers for the three spots that are up for the 2027 – 2029 term.

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

No report.

l) **Library Committee – Sally Marisic**

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

m) **Archive Committee – Don Miller**

No report.

7) **Unfinished Business**

- a) None.

8) **New Business since June meeting**

- (a) Joe Lamont made a motion to accept the changes to the Mt. Gretna Tabernacle Association (MGTA) By-Laws Article IV that were proposed and accepted on July 7, 2026 by the MGTA Board of Trustees. The motion was seconded by Miles Bojanic and passed with Bojanic, Burd, Lamont, Lloyd, and Wilmsen voting in favor. **Resolution 2026.07.07-01**
- (b) Pat Wilmsen made a motion to approve the following two Quiet Season exceptions:
- (i) 609 4th Street, July 15 through July 17 for porch work, and
 - (ii) 207 Castle Avenue, July 15 for porch work.

Both exceptions were due to construction delays resulting from the previous week's storms and several days loss of electricity. The motion was seconded by Miles Bojanic and passed with Bojanic, Burd,



Lamont, Lloyd, and Wilmsen voting in favor. **Resolution 2026.07.14-01**

(c) Pat Wilmsen made a motion to approve the following three Quiet Season exceptions:

- (i) 502 2nd Street, July 15 for work at an electrical box,
- (ii) 505 7th Street, July 24, flooring work in basement, and
- (iii) 206 3rd Street, July 16, roof repair.

All exceptions were due to construction delays or damage resulting from the previous week's storms and several days loss of electricity. The motion was seconded by Marcie Lloyd and passed with Bojanic, Burd, Lamont, Lloyd, and Wilmsen voting in favor. **Resolution 2026.07.15-01**

(d) Stephanie Bost made a motion to approve the Heritage Park Pavilion drawings as the intended project design for fund-raising presentations. (Drawings were provided to the Board and are attached to these minutes.) The motion was seconded by Kevin Burd, and passed with Bering, Bojanic, Bost, Burd, Lamont, Lloyd, Martin, Mefferd, Minnich, Wells, and Wilmsen voting in favor. **Resolution 2026.07.15-02**

(e) Pat Wilmsen made a motion to grant an exception to Quiet Season for 505 7th Street for Wednesday, July 22nd, to allow for concrete work that had to be rescheduled due to the several day loss of power that occurred earlier in July. The motion was seconded by Marcie Lloyd, and passed with Bering, Bost, Burd, Lamont, Lloyd, Martin, Mefferd, Minnich, Wells, and Wilmsen voting in favor. **Resolution 2026.07.18-01**

(f) Pat Wilmsen made a motion to grant an exception to Quiet Season for 409 7th Street to allow for roof repair due to a limb that went through their roof in the recent storms. The exception would be for the week of July 20th. The motion was seconded by Jeff Minnich, and passed with Bering, Bojanic, Burd, Lloyd, Martin, Minnich, Wells, and Wilmsen voting in favor. **Resolution 2026.07.19-01**

New Business at the July meeting

- (a) The owner of 505 7th Street requested an exception to Rule # 17 (Quiet Season) in order to have paving done at their property in August. No one made a motion, therefore the request is denied.
- (b) Kevin Burd made a motion to approve edits to the General Assessment Policy as proposed by the Finance Committee. The motion was seconded by Marcie Lloyd, and passed with Bering, Bojanic, Bost, Burd, Lamont, Lloyd, Martin, Mefferd, Minnich, and Wells voting in favor. **Resolution 2026.07.21-01.**
- (c) Kevin Burd made a motion to accept the Garage, Shed, and Parking Space Lease Policy and the Lease Agreement proposed by the Executive Committee. The motion was seconded by Ted Martin, and passed with Bering, Bojanic, Bost, Burd, Lamont, Lloyd, Martin, Mefferd, Minnich, and Wells voting in favor. **Resolution 2026.07.21-02.**

9) Adjournment

The meeting adjourned at 7:00 p.m. on a motion by Ted Martin, seconded by Miles Bojanic and passed unanimously.

The next regular meeting will be held Tuesday, September 15, 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:

Betsy Barnhart, 50 3rd St.

Members on Zoom:

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.

Kristi Donahue, 501 6th St.

Celia Durall, 600 2nd St.

Andrea George, 595 5th Street

Jeffrey Hazel, 602 Kephart Ave.

Lynne Kline, 209 Glossbrenner Ave.

Peggy Lichty, 205 Castle Ave.

Dave Lloyd, 403 1st St.

Don Miller, 610 4th St.

Diane Neff, 305 1st St.

Stephanie Seldomridge, 105 2nd St.

Christine Slotznick, 507 3rd St.

Jeff Thompson, 207 Glossbrenner Ave.

Janine Tiffany, 107 2nd St.

Bob & Tammy Travitz, 502 2nd St.

Garey Wilmsen, 301 Bell Ave.

Jan Wolff, 211 8th St.

Attachments:

Letter from the MGUMC Nursery School



Mt. Gretna Campmeeting Association <office@mgca.org>

Mount Gretna Nursery School

1 messages

<Ryan & Shannon Fretz <rsfretz@verizon.net>>

07/13/2026 (3 days ago)

To: office@mgca.org <office@mgca.org>

July 13, 2026

Mount Gretna Campmeeting Association
428 Mount Gretna Rd.
Mt. Gretna, PA 17064

This letter serves as official notification as required by the Office of Child Development and Early Learning that the Mount Gretna Nursery School located at 4th and Boehm Ave, Mt. Gretna PA 17064 will be in operation Monday through Friday 9:00-11:30 September through May.

A copy of my current Emergency Operations plan has been filed with the Lebanon County Department of Emergency Services

Sincerely,
Shannon Fretz

Mount Gretna Nursery School
Located within the Mount Gretna United Methodist Church
Mt. Gretna, PA
717-964-2208 (classroom)
717-644-4305 (cell)

Mount Gretna Campmeeting

Balance Sheet

Cash Basis

As of August 31, 2026

	Aug 31, 26
ASSETS	
Current Assets	
Checking/Savings	
Checking Account - Jonestown	62,573
Petty Cash	200
Shadow	358,600
PV Pass Through	322
JBT CD Water Tower	163,722
JBT CD 2025.03.14	413,637
Total Checking/Savings	999,053
Accounts Receivable	
Accounts Receivable	-2,894
Total Accounts Receivable	-2,894
Other Current Assets	
Inventory Asset	
MGCA Historical Plaque	676
Total Inventory Asset	676
Undeposited Funds	60
Total Other Current Assets	736
Total Current Assets	996,895
TOTAL ASSETS	996,895
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	-7,156
Credit Cards	-2,506
Other Current Liabilities	1,952
Total Current Liabilities	-7,710
Total Liabilities	-7,710
Equity	
Net Assets- Temp. Restricted	
Net Assets- Temp Rest Playgroun	16,884
Net Assets- Temp. Restricted - Other	6,377
Total Net Assets- Temp. Restricted	23,261
Net Assets-Designated	130,915
Net Assets-Undesignated	146,881
Retained Earnings	411,699
Net Income	291,849
Total Equity	1,004,605
TOTAL LIABILITIES & EQUITY	996,895

Mount Gretna Campmeeting Income & Expense

Cash Basis

August 2026

	Community Maintenance	Overhead	Fundraising	TOTAL
Ordinary Income/Expense				
Income				
Admin Fee Reimbursement	0	225	0	225
Assessments				
Home	13,370	0	0	13,370
Penalties	126	1,975	0	2,101
Total Assessments	13,496	1,975	0	15,471
Community Activities Income				
Heritage Festival Donation	10,025	0	0	10,025
Happy Hour/Social Donations	413	0	0	413
Total Community Activities Income	10,438	0	0	10,438
Donations OUTSIDE MGCA ONLY	75	0	0	75
Interest Income	0	1,854	0	1,854
Miscellaneous Receipts	-3,590	54	0	-3,536
Rental Permit Fee	75	0	0	75
Rentals				
Garage	233	0	0	233
Pavilion/Kitchen	-175	0	0	-175
Total Rentals	58	0	0	58
Total Income	20,552	4,108	0	24,660
Cost of Goods Sold				
Cost of Goods Sold	0	0	0	0
Total COGS	0	0	0	0
Gross Profit	20,552	4,108	0	24,660
Expense				
Administrative costs	0	1,512	0	1,512
Buildings & Grounds				
Maintenance Expense	-2,541	0	0	-2,541
Operating Expense				
Electric	293	0	0	293
Fuel & Oil	300	0	0	300
General Supplies	63	0	0	63
Total Operating Expense	656	0	0	656
Total Buildings & Grounds	-1,885	0	0	-1,885
Utilities (B&G)				
Garbage	6,618	0	0	6,618
Sewer	237	0	0	237
Street Lights	2,312	0	0	2,312
Water Rate				
Loan Repayment	7,156	0	0	7,156
Water Production	1,724	34	0	1,758
Total Water Rate	8,880	34	0	8,914
Total Utilities (B&G)	18,047	34	0	18,081
Community Activities				
Social Events	323	0	0	323
Heritage Festival	4,000	0	0	4,000
Total Community Activities	4,323	0	0	4,323
Personnel	7,375	5,252	0	12,627
Professional Fees				
Fundraiser/Grant Writer	0	0	216	216
Accounting	0	654	0	654
Legal Fees	0	351	0	351
Total Professional Fees	0	1,005	216	1,221
Property Taxes	4,194	1,329	0	5,523

Mount Gretna Campmeeting
Income & Expense

Cash Basis

August 2026

	Community Maintenance	Overhead	Fundraising	TOTAL
Trees				
Health & Maintenance	7,040	0	0	7,040
Trees - Other	27,000	0	0	27,000
Total Trees	34,040	0	0	34,040
Total Expense	66,093	9,133	216	75,442
Net Ordinary Income	-45,541	-5,025	-216	-50,782
Net Income	-45,541	-5,025	-216	-50,782

Mount Gretna Campmeeting

Income & Expense Budget vs. Actual

January through August 2026

Cash Basis

	Total Community Maintenance			Overhead			Fundraising			TOTAL		
	Jan - A...	Budget	% of Bu...	Jan - A...	Budget	% of Bu...	Jan - A...	Budget	% of Bu...	Jan - A...	Budget	% of Budget
Ordinary Income/Expense												
Income												
Admin Fee Reimbursement	0			1,300			0			1,300	0	100%
Assessments												
Garage	4,634			0			0			4,634	0	100%
Home	833,684	862,080	97%	-72			0			833,612	862,080	97%
Penalties	259			2,767			0			3,026	0	100%
Prior Year Assessment Payments	2,500			0			0			2,500	0	100%
Total Assessments	841,077	862,080	98%	2,695			0			843,772	862,080	98%
Community Activities Income												
Heritage Festival Donation	12,475			0			0			12,475	0	100%
Happy Hour/Social Donations	1,462			0			0			1,462	0	100%
Movie Night	548			0			0			548	0	100%
Porch Sale	1,777			0			0			1,777	0	100%
Community Activities Income - Other	5			0			0			5	0	100%
Total Community Activities Income	16,267			0			0			16,267	0	100%
Donations OUTSIDE MGCA ONLY	75			0			0			75	0	100%
Interest Income	0			17,338	10,000	173%	0			17,338	10,000	173%
Miscellaneous Receipts	351			846	500	169%	0			1,197	500	239%
Rental Permit Fee	75	3,375	2%	0			0			75	3,375	2%
Rentals												
Kauffman Parking Lot	6,000	6,000	100%	0			0			6,000	6,000	100%
Garage	15,633	16,800	93%	0			0			15,633	16,800	93%
Parking	7,045	6,545	108%	0			0			7,045	6,545	108%
Pavilion/Kitchen	425	400	106%	0			0			425	400	106%
Security Deposits	150			0			0			150	0	100%
Storage Sheds	5,400	5,400	100%	0			0			5,400	5,400	100%
Tabernacle	1,200	2,000	60%	0			0			1,200	2,000	60%
Total Rentals	35,853	37,145	97%	0			0			35,853	37,145	97%
Total Income	893,699	902,600	99%	22,179	10,500	211%	0			915,878	913,100	100%
Cost of Goods Sold												
Cost of Goods Sold	0			0			0			0	0	0%
Total COGS	0			0			0			0	0	0%
Gross Profit	893,699	902,600	99%	22,179	10,500	211%	0			915,878	913,100	100%
Expense												
Administrative costs	508	720	71%	13,390	20,453	65%	0			13,898	21,173	66%
Buildings & Grounds												
Maintenance Expense	1,921	10,300	19%	0			0			1,921	10,300	19%
Operating Expense												
Dues & Subscriptions	107			0			0			107	0	100%
Electric	1,990			0			0			1,990	0	100%
Equipment Purchase	1,719			0			0			1,719	0	100%

Mount Gretna Campmeeting

Income & Expense Budget vs. Actual

January through August 2026

Cash Basis

	Total Community Maintenance			Overhead			Fundraising			TOTAL		
	Jan - A...	Budget	% of Bu...	Jan - A...	Budget	% of Bu...	Jan - A...	Budget	% of Bu...	Jan - A...	Budget	% of Budget
Fire Extinguisher Maint	193			0			0			193	0	100%
Fuel & Oil	1,936			0			0			1,936	0	100%
General Supplies	1,413			0			0			1,413	0	100%
Grounds Maintenance	5,330			0			0			5,330	0	100%
Painting	243			0			0			243	0	100%
Parking & Roads	881			0			0			881	0	100%
Pest Control	568			0			0			568	0	100%
Rentals	42			0			0			42	0	100%
Restroom Maintenance	276			0			0			276	0	100%
Snow Removal	8,236			0			0			8,236	0	100%
Operating Expense - Other	0	41,000	0%	0			0			0	41,000	0%
Total Operating Expense	22,935	41,000	56%	0			0			22,935	41,000	56%
Buildings & Grounds - Other	0			0			0			0	0	0%
Total Buildings & Grounds	24,856	51,300	48%	0			0			24,856	51,300	48%
Utilities (B&G)												
Garbage	52,100	78,895	66%	0			0			52,100	78,895	66%
Sewer	151,034	202,957	74%	0			0			151,034	202,957	74%
Street Lights	18,431	27,827	66%	0			0			18,431	27,827	66%
Water Rate												
Loan Repayment	57,246	85,920	67%	0			0			57,246	85,920	67%
Water Production	35,201	70,080	50%	34			0			35,235	70,080	50%
Total Water Rate	92,447	156,000	59%	34			0			92,482	156,000	59%
Total Utilities (B&G)	314,012	465,679	67%	34			0			314,046	465,679	67%
Community Activities												
Movie Nights	2,580	2,000	129%	0			0			2,580	2,000	129%
Social Events	757			0			0			757	0	100%
Heritage Festival	5,167			0			0			5,167	0	100%
Picnic	0	400	0%	0			0			0	400	0%
Yard Sale	164			0			0			164	0	100%
Total Community Activities	8,667	2,400	361%	0			0			8,667	2,400	361%
Community Library	482	500	96%	0			0			482	500	96%
Contributions - Note 2 Fin Comm	1,050			1,050	2,500	42%	0			2,100	2,500	84%
Personnel	66,062	98,258	67%	51,107	72,702	70%	0			117,169	170,960	69%
Professional Fees												
Fundraiser/Grant Writer	0			0			266			266	0	100%
Accounting	0			4,054	3,600	113%	0			4,054	3,600	113%
Insurance	0			12,714	17,736	72%	0			12,714	17,736	72%
Legal Fees	0			1,736	10,000	17%	0			1,736	10,000	17%
Survey	0	3,000	0%	0			0			0	3,000	0%
Total Professional Fees	0	3,000	0%	18,503	31,336	59%	266			18,769	34,336	55%
Property Taxes	5,421			1,686	7,178	23%	0			7,107	7,178	99%
Transfer to Fund/Project Net 0	113,000	113,000	100%	0			0			113,000	113,000	100%

Mount Gretna Campmeeting

Income & Expense Budget vs. Actual

January through August 2026

Cash Basis

	Total Community Maintenance			Overhead			Fundraising			TOTAL		
	Jan - A...	Budget	% of Bu...	Jan - A...	Budget	% of Bu...	Jan - A...	Budget	% of Bu...	Jan - A...	Budget	% of Budget
Trees												
Health & Maintenance	12,386	37,527	33%	0			0			12,386	37,527	33%
Memorial Tree/Bench	42			0			0			42	0	100%
Stump Removal	450	1,500	30%	0			0			450	1,500	30%
Tree Removal	10,325	5,000	207%	0			0			10,325	5,000	207%
Trees - Other	31,000			0			0			31,000	0	100%
Total Trees	54,203	44,027	123%	0			0			54,203	44,027	123%
Total Expense	588,261	778,884	76%	85,770	134,169	64%	266			674,297	913,053	74%
Net Ordinary Income	305,438	123,716	247%	-63,591	-123,669	51%	-266			241,580	47	514,001%
Net Income	305,438	123,716	247%	-63,591	-123,669	51%	-266	0	100%	241,580	47	514,001%

Restricted & Designated Fund Activity

	Balance as of <u>7/31/2026</u>	Activity during: <u>August</u>	Balance as of <u>8/31/2026</u>
Restricted Funds			
Community Activities Fund	\$5,239	\$0	\$5,239
Community Projects Fund	\$604	\$0	\$604
DEP Grant	\$27,362	(\$850)	\$26,512
Heritage Festival	\$15,427	(\$88)	\$15,339
Library Program Fund	\$1,650	\$0	\$1,650
Designated Funds			
Operating Reserve	\$221,760	\$0	\$221,760
Seiders Fund	\$200	\$0	\$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	\$53	\$0	\$53
Buildings	<u>\$103,144</u>	<u>\$0</u>	<u>\$103,144</u>
Total Buildings:	\$134,971		\$134,971
Equipment	\$56,230	(\$1,795)	\$54,435
Land: Heritage Park	\$15,758	\$0	\$15,758
Linear Structures	\$106,059	\$0	\$106,059
Structures		\$0	
Water Operations			
Water Operations: General	\$9,250	\$0	\$9,250
Water Operations: Mains	\$22,397	\$0	\$22,397
Water Operations: Pump House	\$2,936	\$0	\$2,936
Water Operations: Maintenance Program	\$5,441	\$0	\$5,441
Water Operations: PENNVEST Principal	<u>\$66,872</u>	<u>\$0</u>	<u>\$66,872</u>
Total Water Operations:	\$106,896		\$106,896

Executive Committee – Motions Passed

On Wednesday, August 26, 2026, the Executive Committee voted via email to approve the following motion.

Pat Wilmsen made a motion to grant an exception to the Quiet Season rule for 502 6th Street for the installation of a hand rail, required by their insurance carrier, and with a deadline prior to the end of Quiet Season. The motion was seconded by Joe Lamont and passed with Bojanic, Burd, Lamont, Lloyd, and Wilmsen voting in favor. **Resolution 2026.08.26-01**

Board – E-Mail Motion Passed

507 7th Street submitted a Tree Removal Permit for the removal of a dead tree from their property. The tree is leaning towards their cottage. The Tree Committee reviewed the application and recommends approval

On Thursday, August 27, 2026, the Board voted via email to approve the following motion.

Pat Wilmsen made a motion to approve the Tree Removal Permit submitted by 507 7th for the removal of a dead tree from their property, removal and tree replacement to be in accordance with the signed, submitted tree removal permit. The motion was seconded by Ted Martin and passed with Bering, Bojanic, Bost, Burd, Lamont, Lloyd, Martin, Mefferd, Minnich, Wells, and Wilmsen voting in favor. **Resolution 2026.08.27-01**

Board – E-Mail Motion Passed

404 3rd Street submitted a Tree Removal Permit for the removal of a dead tree from their property. The Tree Committee reviewed the application and recommends approval.

On Wednesday, September 2, 2026, the Board voted via email to approve the following motion.

Kevin Burd made a motion to approve the Tree Removal Permit submitted by 404 3rd Street for the removal of a dead tree from their property, removal and tree replacement to be in accordance with the signed, submitted tree removal permit. The tree will be replanted on their property, but not in the same location. The motion was seconded by Marcie Lloyd and passed with Bering, Bojanic, Bost, Burd, Lamont, Lloyd, Martin, Minnich, Wells, and Wilmsen voting in favor. **Resolution 2026.09.02-01**

Committee Report

Brief overview of meeting and key activities

Committee Name: Executive
Meeting held on: 9/8/2026
Work completed: •

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

Project / Task 1: Garage E7 – Selling
Status: In Progress
Update: Advertisements have been placed around the community and on Facebook. Bidding starts later this month.
Issues or risks if any:

Project / Task 2: Permanent Office Location
Status: In Progress
Update: Update: Miles waiting for assessment from Ravenwood Restoration.
Issues or risks if any:

Project / Task 4: Reserve Study with Falcon Group
Status: Completed
Update: Scheduling a review meeting with the Falcon Group. Have some adjustments to project financing we would like them to make. Kevin and Miles are proposing that the results be used for the 2028 budget moving forward, not the 2027 budget.
Issues or risks if any:

Project / Task 8: Community Benchmark Survey
Status: In Progress
Update: The committee looked at the initial results of the biannual survey which closes on September 11. Will review the results with the Board at the Working Session.
Issues or risks if any:

Project / Task 9: Personnel Review for 2027 Budget
Status: In Progress
Update: Kevin and Miles asked the committee to consider making the full-time positions salaried. Kevin will forward the federal criteria to the Executive Committee for their consideration. The committee was also asked to consider changing office hours to Tuesday through Thursday during the off-season between Labor Day and Memorial Day.
Issues or risks if any:

Project / Task 10: Legal Representation
Status: In Progress
Update: The committee discussed the current matters being discussed with attorney.

Issues or risks if any:

Project / Task 11: Tree Rule and Building Permit Policy
Status: In Progress
Update: Pat asked the Execs about altering the Tree Rule so the Tree Committee could approve tree removal permits for trees declared dead by a certified arborist; the Execs agreed. Pat asked the Execs about altering the Building Permit Policy so that the Tree Committee would also need to give a recommendation for asphalt related building permits.

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: 10/13/2026

Work/Goals for next meeting: •

Attachments

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

Submitted by: Deborah Erb

August 3, 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 (Via Zoom), Joe Lamont, Ben Slotznick and Pat Wilmsen. 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 lettering is up on the Tabernacle.
2. The B&G staff is focusing on seasonal maintenance and projects.

Water Report

1. The MGCA purchased the backup water tank sensor for tank water level. We are waiting to get an installation cost estimate before deciding whether or not to install the new one with the active warranty or let it stay on shelf until needed.

Action Points

Nate will find out how long the warranty is on the recently purchased unit.

Will get installation cost for sensor.

2. Doug Lorenzen continues to look into Well #2's viability as a backup water supply option for the Campmeeting.

Building Permit Application Review

1. No permits.

MGCA Active Projects/Old Business

1. **Heritage Park Pavilion:** Stephanie reported that the bids are due by August 7. When they are received, the sub-committee will review and report back to the B&G.
2. **Pillar Restoration:** Stephanie reported that she is trying to find more pictures of the original pillars and is working with some vendors to get cost of restoration.
3. **Tree Committee:** Pat reported that the tree study has been received. The Tree Committee is going to meet to review the information and work to prioritize action points.
4. **Water Bottle Fill Station:** The water bottle fill station for the Tabernacle has been installed.
5. **Paving:** The paving estimate has come in. The committee will review, decide on priorities, and consider input from the Tree Committee regarding impact to tree roots. The committee also wants to wait until the reserve study is back before making final commitments.
6. **Capital Reserve Study.** No update. Will contact to ask when final report will be ready.
7. **Garage Doors:** Scheduled to be installed during September.
8. **Streets and Storm Water Drainage:** No update.
9. **Heritage Park Fence:** The vendor has received the materials and will install sometime after Labor Day.
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.

New Business

1. Question – what is the MGCA’s responsibility to repair or replace items that are donated to the Campmeeting including Memorial Trees, Memorial Benches, their associated plaques, etc. Ben suggested that moving forward we have a clear policy for maintaining and replacement. The committee suggested that we offer to replace a missing memorial tree plaque with the current style. If the donor wants something more elaborate, they can pay for it. They suggest a policy be written to cover this eventuality.

Adjourn 7:45 p.m.

DRAFT



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.

August 31, 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, Nate Godfrey, Joe Lamont, Bill Linton, Jeff Minnich, Bob Rader, (Via Zoom), Stephanie Bost, Pat Wilmsen. Doug Lorenzen and Ben Slotznick were excused.

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

REPORTS

Superintendent Report – Nate Godfrey

1. The Merv was taken in to have a new clutch installed.
2. The summer work is finishing up and staff is preparing for fall projects.
3. Carter was hit heavily by the recent deluge. The stone may need to be compacted.

Water Report

1. Tower sensor – still don't have an installation estimate. Our certified water operator recommends putting the new one on the shelf rather as the backup unit.
2. Winter engine – renewing the preventive maintenance contract.
3. Bob Rader will follow up with Kohl's again to ask for cost to install a well level indicator. Will also ask for documentation on pump.

Building Permit Application Review

1. No active building permits.

MGCA Active Projects/New Business

1. **Storm Water runoff from Borough:** Drain from Temple Avenue diverts water across Pinch Rd. to Batdorf; the Borough solved problems years ago by covering drain with rubber mat. The mat has torn and needs to be repaired. Will raise issue with Bill Care.

MGCA Active Projects/Old Business

1. **Heritage Park Pavilion:** Received bids, they were all high. Requested contractors to rework their proposals to meet our limitations. Similar design alteration recommendations are coming back from contractors. All contractors are asking that we come back with exactly what we want before they redo their bids.
2. **Tree Committee:** The Tree Committee put caution tape around all the trees on MGCA land that were identified as dead as part of the survey. Will be getting an estimate on taking the 10 dead trees down. The committee is also looking into treatment for the red zone (at-risk) trees.
3. **Garage Doors:** Scheduled for installation in Sep by Abner Glick.
4. **Heritage Park Fence:** Fence scheduled shortly after Labor Day.
5. **Tabernacle window installation week of 8th of September**
6. **Ravenwood going to look at feasibility of office on 2nd floor of Tabernacle.**
7. **Streets and Storm Water Drainage:** The water from the east to the west is the greatest issue, the recent deluge accentuated where the greatest problems are.
8. **Paving:** Can't do anything until the spring – Martins is full.
9. **Capital Reserve Study.** The report has been sent to the Campmeeting, fine tuning is needed.
10. **Pillar Restoration:** Nothing new.

11. **Streetlights.** MetEd will decide sometime in the near future that our current lights will be taken away and replaced with more modern LED lights. Determine in this committee whether or not we want to start replacing their streetlights with our own.
12. **Streetlight Outages:** No update.
13. **Pinch Road.** No update.
14. **Historic Hand Pump Gazebos.** No update.
15. **3rd Street Water Main:** No update.

Adjourn 7:25 p.m



LISTED IN THE NATIONAL REGISTER
OF HISTORIC PLACES

Mt. Gretna Campmeeting Association

Building Permit Policy

Purpose: To provide the policy for administration of the Building Permit Application referenced in the Mt. Gretna Campmeeting Association Rules & Regulations

Policy Detail:

General Guidance

1. When planning a project in the Campmeeting, the Member should contact the MGCA Office to schedule a meeting with a representative of the Buildings & Grounds Committee (B&G) to review the project.
2. This meeting will address the requirements necessary for the project's approval.
3. If no approvals are required, the Member will then be able to proceed with the project.
4. If approvals are required, the process will be explained at that time. There is a \$50 Building Permit Application ~~fee due with the building permit submittal~~ billed, and due at time of approval.
5. Building Permits are valid for 1 year from the date of Board approval and must commence within 6 months of the date of approval.
6. All work must be completed within 1 year from the date of approval.
7. The Buildings & Grounds Committee, in consultation with the Executive Committee, reserves the right to take appropriate action and to charge the MGCA Member for any expense incurred by the Campmeeting to make necessary or emergent corrections or corrections not made within the specified time.
8. Building permits and zoning permits may also be required by West Cornwall Township (WCT). It is the Member's responsibility to meet all WCT requirements.
9. Construction materials and debris must be removed in a reasonable amount of time.

Situations Requiring a Campmeeting Building Permit

1. Any project which alters the boundaries of an existing structure,
2. Installation or repair of a driveway, parking area, or placement of impervious material (Note: paving permits require joint recommendations of the B&G and Tree Committees),
3. Exterior relocation, upgrade, or addition to plumbing, HVAC, and electrical systems,
4. Installation or relocation of propane or oil tanks,
5. Remodeling and/or replacement of a porch,

6. Installation or changes for the cottage's connection to the public sewer and/or water system, or
7. Construction of any permanent fence, wall, or art installations or structures which function as or appear to be fences or walls~~istic creation~~.

Situations Not Requiring a Campmeeting Building Permit

1. Painting (exterior or interior),
2. Replacement of siding,
3. Replacement of windows,
4. Replacement of roofs, and
5. Small general repairs and maintenance.

Building Permit Application Process

1. All building permits are first reviewed by the B&G Committee, or in the case of asphalt permitting, the B&G and Tree Committees. Upon review they may request additional information, or if no additional information is required, they will make a recommendation to the Board of Managers to either approve or not approve the application.
2. Building permits must include a drawing of the project including:
 - a. Property lines with all setbacks,
 - b. Existing structures,
 - c. Proposed construction, and
 - d. Streets.
3. Additional detailed information may be required based on the complexity of the project (scaled drawings, survey sealed and certified by a Licensed Surveyor, etc.) at the owner's expense.
4. Contractor details including license # and certificate of insurance.
5. Cost of the project.

Additional Information

1. Easements may be required if the project encroaches on Campmeeting property. See the Easement policy.
2. Variances are subject to approval by both the MGCA and West Cornwall Township.
3. Construction must comply with the established "Quiet Hours" and "Quiet Season" days and hours.

Discretionary Power: Unless specified above within the policy, discretionary power lies with the Board of Managers or the Executive Committee in emergency situations.

Dates: Adoption: February 17, 2026

Revision:

Rescission:

Rule #16: Trees

(a) Tree problems may be found by certified arborists or certified foresters, by MGCA Members, or by residents. All problems with trees should be reported ~~to The Campmeeting Association office~~ with a “Request” through the Member’s portal.

(b) Trees provide a unique beauty and add to the value of Campmeeting property. Prior to removing any tree, MGCA Members must submit a Tree Removal Permit Application. Live tree removals ~~which~~ must be approved by the Board of Managers, certified dead tree removals may be approved by the Tree Committee. Applications ~~can be obtained on the Mt. Gretna Campmeeting website~~ can be accessed through the Member’s portal. A current plot plan/survey must be attached to the application. Members will be responsible to have the tree stump ground and to plant a native tree at least five feet tall in accordance with the parameters on the tree removal permit application. Applications and emergency removals are subject to the approval of the Board of Managers. In emergency situations, contact the office.

(c) When the Board of Managers approves a tree removal permit, the property owner of the tree has the responsibility for expenses of the removal, stump grinding, and replanting. If the tree is directly on a property line shared with the Campmeeting, then the expense will be shared equally by the member and the MGCA.

1. Tree removal applications for trees showing signs of life.

Members must submit a tree evaluation as part of the tree removal permit application from a certified arborist or a

certified forester if the tree shows any signs of life; the evaluation must also state if there are any treatment options which could save the tree.

2. Tree removal applications for dead trees.

An evaluation by a certified arborist or certified forester will not be necessary for a dead tree as determined by the MGCA Tree Committee Chair or their designee.

3. Trimming.

Property lines go to the sky. Any branches growing over Members' properties are their responsibility. It is recommended, but not required, that Members consult with the office before conducting any tree trimming.

(d) Taking down or removing trees, dead or alive, from personal and/or Campmeeting property without an approved permit from the Board of Managers is a significant violation of the rules of The Campmeeting and warrants a fine.

Removal of a tree with a diameter of less than five inches and taller than three feet will incur a fine of \$5,000 per tree.

Removal of a tree with a diameter larger than five inches will incur a fine of \$10,000 per tree. In addition, any legal fees incurred to collect this fine will be the financial responsibility of the Member.

(e) Wood from downed trees must be removed within 10 working days. Exceptions for removal may be requested from the Tree Committee. If MGCA Members do not have the means to remove the wood from a downed tree, they may contract with the Mt. Gretna Campmeeting Association to have it removed on a rate per hour basis.

(f) Planting of trees.

Trees on MGCA Property may be planted only by the

MGCA. Trees on Private Property must be planted in cooperation with the Tree Committee to ensure it is an appropriate tree and is planted where it will not adversely interfere with power lines, sewer lines, or water lines.

(g) Maintaining trees.

The MGCA recommends that all Members remove ivy from trees on their property. The MGCA will remove ivy from all trees growing on MGCA property.