Mt. Gretna Campmeeting
Listed in the National Register of Historic Places

Tuesday, September 15, 2026

At the regular monthly meeting of the Mt. Gretna Campmeeting Association Board of Managers held on Tuesday evening, September 15, 2026, Pat Wilmsen presided.

A quorum was present including the following: In person, Miles Bojanic, Marcie Lloyd, Esther Mefferd, and Jeff Minnich, and via Zoom Stephanie Bost, Kevin Burd, Joe, Lamont, Kevin Wells, and Pat Wilmsen. Ted Martin was excused. Ann Bering was having technical difficulties and was only able to join as an attendee.

No members attended in person; twenty-three 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 July 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 July 21, 2026, minutes were approved on a motion by Miles Bojanic. The motion was seconded by Joe Lamont and passed with Bojanic, Bost, Burd, Lamont, Lloyd, Mefferd, Minnich, and Wells voting in favor.

3) Secretary's Report

No report.

4) President's Report

The President's report was read and is attached to these minutes.

Pat Wilmsen also reminded Members of the Annual Meeting which is scheduled for Saturday, October 17, at 10 am in the Fire Hall. Due to the sound problems experienced at last year's meeting, new protocols have been put into place to a much better sound experience for anyone participating in the meeting through Zoom.

Pat also announced that the regular October board meeting, normally scheduled for the 3rd Tuesday of the month, will not be held. Any regular board business will be conducted on Saturday, October 17 either before or after the Annual Meeting.

5) Treasurer's Report

a) The August 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) The income and expenses are what we expect at this time of year.
c) Happy Hour and the Heritage Festival have been completely self-funded. We will report the end of season numbers for the Heritage Festival next month.

6) Committee Reports

a) <u>Finance Committee – Kevin Burd</u>

1. The committee met to discuss some delinquent account matters.
2. The 2027 budget process has been started.

b) <u>Property Ownership Committee – Kevin Burd</u>

1. Three properties have transferred since the last time the board met.
   a. 100 4th Street
   b. 601 Kephart Avenue, and
   c. 100 Glossbrenner Avenue
2. Currently there are 40 short-term rental permits issued, or 56% of the allowable permits.

c) <u>Executive Committee – Pat Wilmsen</u>

1. The Executive Committee met several times. The meeting notes are attached.

d) <u>Tree Health & Maintenance – Pat Wilmsen</u>

The Tree Survey has been received back from Bartlett Tree Service. The web based interactive map

showing the surveyed trees will be shared with the membership shortly. The map shows which trees are in good health, fair health, poor health, and which trees are dead. Members will need to know their property lines to know which trees are on their property.
The Tree Committee has identified all dead trees on Campmeeting land that could cause harm to a structure with yellow caution tape. An estimate is being put together to take down these trees.
Related to the survey, the Tree Committee is also looking at a treatment plan to keep the trees healthy.

e) Buildings & Grounds – Miles Bojanic
1. The B&G Committee meeting notes were distributed in the meeting packet prior to the meeting.
2. Are continuing to evaluate the infrastructure, buildings, and landscaping to ensure necessary maintenance and preservation is occurring.
3. Most 2026 projects have been completed. The garage doors will be replaced this month.

f) Communications Committee – Kevin Wells & Marcie Lloyd
No report.

g) Grants & Funding – Ted Martin
Report attached to these minutes.

h) Policy & Procedure – Ted Martin
Report attached to these minutes.

i) Tabernacle Association – Ted Martin, Esther Mefferd
Report attached to these minutes.

j) Nominations Committee – Esther Mefferd
No report.

k) Community Activities & Recreation Committees – Nate Godfrey
No report.

l) Library Committee –Sally Marisic
No report.

m) Archive Committee – Don Miller
No report.

7) Unfinished Business
a) None.

8) New Business since July meeting
(a) Pat Wilmsen made a motion via email to approve a Quiet Season Exception for the Mt. Gretna United Methodist Church on Wednesday, July 29, in order to have the solar panels cleaned. Sap was being deposited onto the panels from a damaged tree and there was a delay in the tree removal in June and July. 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 2026.07.27-01**

(b) Pat Wilmsen made a motion via email to approve a Tree Removal Application submitted by 505 3rd Street for the removal of a dead Birch tree located at the rear of house and a dead Hemlock tree located at the rear property. Both are approved to be removed at the snag level, and the replacement trees must be native trees from the approved list, to be planted anywhere in the owner's backyard. The motion was seconded by Miles Bojanic and passed with Bering, Bojanic, Bost, Burd, Lloyd, Martin, Mefferd, Minnich, Wells, and Wilmsen voting in favor. **Resolution 2026.08.12-01**

(c) 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**

(d) 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**

(e) 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**

New Business at the September meeting

(f) The policy is being changed so that any building permit projects that could have an impact on trees will also need to have a recommendation from the Tree Committee before Board approval. Miles Bojanic made a motion to accept the edits to the Building Permit Policy proposed by the Executive Committee. The motion was seconded by Joe Lamont and passed with Bojanic, Bost, Burd, Lamont, Lloyd, Mefferd, Minnich, and Wells voting in favor. **Resolution 2026.09.15-01.**

(g) A tree rule edit was part of the meeting packet. Its first reading was presented at tonight's meeting and is open for community comment. The second reading of the tree rule edit will be presented and possibly voted on at the October meeting.

9) Adjournment

The meeting adjourned at 6:47 p.m. on a motion by Minnich, seconded by Lamont and passed unanimously.

The next meeting will be the Annual Meeting, Saturday, October 17, 2026 at 10:00 a.m.

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

In attendance:
Members in Person: None

Members on Zoom:
Gerie Benseman, 611 4th St.
Joseph Bering, Jr., 305 8th St.
Bishop, Pam, 503 1st St.
Pat Brosious, 203 Boehm Ave.
Linda Campbell, 402 Glossbrenner Ave.
Lydia Cochran, 505 Mills Ave.
Gary Collins, 601 Mills Ave.
Celia Durall, 600 2nd St.
Bob Finkenaur, 107 6th St.
Jeffrey Hazel, 602 Kephart Ave.
Janelle Kuligowski, 309 8th St.
Peggy Lichty, 205 Castle Ave.
Bill Linton, 211 7th St.
Dave Lloyd, 403 1st St.
Tim Markovits, 501 Otterbein Ave.
Don Miller, 610 4th 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.
Robin Welte, 505 3rd St.
Jan Wolff, 211 8th St.
Scott Zellers, Garage 1st St.

Attachments:
September 16, 2026 President's Report
September 16, 2026 Grants & Funding, Policy & Procedure, and Tabernacle Association Reports

Marcilayne Lloyd
Secretary

Patricia Wilmsen
Chairman

PRESIDENT'S REPORT

Survey Feedback and Moving Forward

First, I want to sincerely thank everyone who took the time to complete our survey. Your willingness to share your thoughts, concerns, and suggestions is greatly appreciated. Your feedback is extremely valuable to us and helps the board identify areas where we can improve, communicate more effectively, and continue making decisions that are in the best interest of our community.

As we continue to review the survey results, I would like to clarify a few items that came up either through the survey or through other communications.

Activities Committee

First, our Activities Committee deserves our congratulations. They did not use any of the money allocated to them for activities. In fact, they were able to turn a profit.

That is a wonderful accomplishment, but it could not happen without the tremendous support of our volunteers. From collecting money at Heritage Festival, to donating hot dogs and other supplies, to setting up and cleaning up after Happy Hour, so many members of our community give their time, energy, and resources to make these events successful. Nate does not get paid for the time he spends on Activities he too is volunteering his time.

We are truly blessed to have a community where so many people are willing to step forward and help.

Garage Auction

The garage that will soon be offered at public auction is being sold for several reasons. It is an asset that can be costly to maintain and continue repairing. If it meets the reserve price, the sale will generate revenue that can help keep costs down for the community. It is also a relatively small asset that provides an opportunity to accomplish these goals without impacting the services and facilities that are important to our community.

We have worked through the waiting list to provide garages and sheds to those who have been waiting, and I know there are still people waiting. If you are unsure whether you are on the garage waiting list or the shed waiting list, please contact the office so we can make sure you are on the appropriate list.

Board Appreciation Luncheon

I also want to clarify that the Board Appreciation Luncheon is **not sponsored by Campmeeting and is not being paid for with your assessment fees**.

This is a wonderful example of our community coming together to show appreciation for those who volunteer their time to serve on the board. This very generous community is putting this event together, and I, for one, truly appreciate the thought, effort, and generosity that are going into it. It is a very meaningful gesture to all of us who volunteer our time.

Understanding What the Board Can Control

As we continue to analyze the survey results, we will keep you informed about what we are hearing and what we can do to address your concerns.

It is also important, however, to understand that not every issue raised is within the authority of the Campmeeting Board.

For example, the request regarding the fire department siren is completely outside the control of this board. Likewise, some of the issues mentioned in the survey are governed by rules and regulations under the jurisdiction of **West Cornwall Township**, rather than Campmeeting.

If you are unfamiliar with those regulations, I encourage you to become familiar with them. Understanding which matters fall under Campmeeting's responsibility and which fall under the Township's authority will help all of us better understand how decisions are made and where concerns should be directed.

Looking Ahead

One of our goals as a board is not simply to address today's issues, but to create a strong foundation for the future. We want to develop clear procedures, better documentation, and roadmaps that will make it easier for future boards to understand how our community operates and to build upon the work that has already been done.

We will continue to look for ways to improve communication, preserve the history and knowledge of our community, and make the transition from one board to the next as smooth as possible.

Most importantly, we want to continue listening. Your feedback gives us an opportunity to understand what matters to our community and where we can do better.

As always, thank you to everyone who helps make this such a wonderful place. Whether you serve on a committee, volunteer at an event, help behind the scenes, or simply step forward when your community needs you, **we are grateful for each and every volunteer.**

Ted Martin Committee Reports

Brief overview of meetings and key activities

Committee Name: Grants and Funding

- Meeting held on: Ongoing Supervision and collaboration with Fundraising Consultant Shelby Larkin. Committee chair and Larkin meet weekly on Friday for overall updates on fundraising activities. Committee chair and Larkin as well as Buildings and Grounds Committee chair, board reps, Board president, and Campmeeting Superintendent meet on Mondays to update efforts on Heritage Park renovation project.

Work completed:

- In early September, the Heritage Park Project received both a $10K and a $1K gift dedicated to the park renovation project.
- Larkin designed and monitors a website for the Heritage Park Project
- Larkin reached out to area businesses to introduce the Heritage Park Project using collateral materials designed to support the effort.
- Larkin continues to communicate with numerous community members on efforts to support the Heritage Park Project.
- Planning underway to design and execute an Autumn to year's end campaign to raise funding for the Heritage Park Project.
- To date, the effort has raised approximately $25K.

Issues or risks if any: Raising money will always be hard no matter the environment.

Committee Name: Policy and Procedure

- Efforts to review by-laws of the Tabernacle Association put on hold until after Labor Day.

Work Completed:

- In coordination with Executive Committee, Policy and Procedure edited the Permit Policy. Edits will be presented to the Board on 9/15.
- In coordination with the Executive Committee, Policy and Procedure edited the Tree Rule to clarify the involvement of the Tree Committee. First reading of the edited Tree Rule will be presented to the Board on 9/15.

Issues or risks if any: Reviewing and re-writing the Tabernacle Association by-laws will be time-consuming and require care.

Committee Name: Tabernacle Association

- No formal meeting. Tabernacle Association chair appeared at Bible Festival concert on 8/30 to provide attendees with an update on ongoing building restoration and maintenance and to thank them for their generosity in support of the Tabernacle.