



Tuesday, January 21, 2025

At the regular monthly meeting of the Mt. Gretna Campmeeting Association Board of Managers, held on Tuesday evening, January 21, 2025, in person and via Zoom Webinar, Pat Wilmsen presided.

A quorum was present including the following: In person, Miles Bojanic, Esther Mefferd, Jeff Minnich, and Pat Wilmsen; via Zoom, Kevin Burd, Joe Lamont, Marcie Lloyd, Ted Martin, and Kevin Wells. Ann Bering joined via Zoom 7 minutes into the meeting, and George Leyh joined via Zoom 10 minutes into the meeting.

Two Members attended in person and eighteen Members 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

- a) Since the Minutes of the November 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 November 19, 2024 minutes were approved on a motion by Ted Martin. The motion was seconded by Jeff Minnich and passed with Bojanic, Burd, Lamont, Lloyd, Martin, Mefferd, Minnich, and Wells voting in favor.

There was no regular meeting of the Board of Managers in December 2024.

3) Election of Officers

- a) President. Kevin Burd made a motion to nominate Pat Wilmsen to the position of President of the Mt. Gretna Campmeeting Association for 2025. Joe Lamont seconded the motion. Pat accepted the nomination, and the motion passed unanimously with Pat Wilmsen abstaining.
- b) Vice-President. Esther Mefferd made a motion to nominate Miles Bojanic to the position of Vice-President of the Mt. Gretna Campmeeting Association for 2025. Jeff Minnich seconded the motion. Miles accepted the nomination, and the motion passed unanimously with Miles Bojanic abstaining.
- c) Secretary. Jeff Minnich made a motion to nominate Marcie Lloyd to the position of Secretary of the Mt. Gretna Campmeeting Association for 2025. Kevin Wells seconded the motion. Marcie accepted the nomination, and the motion passed unanimously with Marcie Lloyd abstaining.
- d) Treasurer. Marcie Lloyd made a motion to nominate Kevin Burd to the position of Treasurer of the Mt. Gretna Campmeeting Association for 2025. Esther Mefferd seconded the motion. Kevin accepted the nomination, and the motion passed unanimously with Kevin Burd abstaining.
- e) Officer-at-large. Miles Bojanic made a motion to nominate Joe Lamont to the position of Officer-at-Large of the Mt. Gretna Campmeeting Association for 2025. Marcie Lloyd seconded the motion. Joe accepted the nomination, and the motion passed unanimously with Joe Lamont abstaining.

4) President's Report

There was no President's report.

5) Treasurer's Report

- a) The December balance sheet, income/expense report, budget year-end report, and fund/project report were shared with the Board prior to the meeting.
- b) The Accounts Receivable line on the balance sheet reports shows a negative balance, reflecting pre-payments of the 2025 assessment. These pre-payments will be recorded as income in January.
- c) The Bible Festival's payment for ½ the 2024 Tabernacle operating expenses is shown under Miscellaneous income on the December income/expense report. On this same report you can see that more 2025 Rental Permit fees were paid. The miscellaneous income also includes a \$1,000 donation from the Art Show.



- d) All 2024 assessments have not been collected; we are working our way through the steps of the policy and these collections are currently with our legal counsel. However, the late fees paid in 2024 covered most of the budget income not received in 2024. Once collected, this will be shown as 2025 income.
- e) MGCA Committees did a great job watching over their expenses and staying within their budgets. Some committees were able to stay under budget and have asked their remaining budget allocations be moved to designated funds for future use.

6) Committee Reports

a) Finance Committee – Kevin Burd

- (1) A motion will be made under New Business to allocate portions of the 2024 budget surplus to specific project funds.
- (2) Fund policy – working on a policy to standardize fund expenditure procedures.
- (3) Looking to invest in CDs the first ½ of each year.

b) Property Ownership Committee – Kevin Burd

- (1) There have been no property transfers since the last regular board meeting.
- (2) The short-term rental permits will be reported at the February meeting when we have confirmed the Rental Permit renewals.

c) Executive Committee

- (1) The Executive Committee minutes are attached to these minutes.

d) Tree Health & Maintenance

- (1) The Tree Health & Maintenance report was made available to the Board and to the Membership prior to the evening's meeting.
- (2) In the last year, we lost 12 trees on MGCA property. We are working to replace trees where they were lost by grinding the stumps. We need to work hard to protect the trees we have.

e) Buildings & Grounds –Chair, Miles Bojanic

- (1) The B&G December and January meeting report was made available to the Board and to the Membership prior to the evening's meeting.
- (2) A Building Permit was submitted just after the B&G meeting for 401 Bell Avenue. The committee reviewed the building permit via email and recommend its approval.
- (3) We've been having recent problems with trash and recycling collection which we are trying to address.
- (4) Miles asked Margaret Hopkins to report on Community Water Day.
On March 29 at the Mt. Gretna Fire Company, Lebanon County Community Water Day is being sponsored by Penn State Master Watershed Stewards. It is a public education event held free to the public. At least a dozen organizations will be coming. There will be events suitable for both adults and children.

f) Communications Committee – Kevin Wells & Marcie Lloyd

- (1) The February newsletter will have articles covering upcoming events.

g) Community Activities & Recreation Committees – Nate Godfrey

- (1) The committee has met to start brainstorming events for 2025. Kevin Wells will continue to coordinate the Heritage Festival which already has 8 performances scheduled.
- (2) We plan to continue already established events such as: Christmas Tree Bonfire, Heritage Festival, Annual Picnic, Porch Sale, Happy Hour on Fridays in June, July, & August, Autumn Festival, Oktoberfest, and New Year's Eve celebration.
- (3) New events for 2025: Friday movie night, and more to come. Movie sponsorships available!
- (4) Wants to grow community engagement not only within the Campmeeting but among all the Gretna communities.



h) Grants & Funding – Ted Martin

(1) Will be meeting in the next few weeks to review the past year and plan for future applications.

i) Policy & Procedure – Ted Martin

(1) Establishing a regular meeting schedule for 2025.

j) Tabernacle Association – Ted Martin

(1) Met back in November to hold their Annual Meeting, elect Trustees, and have a year-end review.

k) Nominations Committee – Esther Mefferd

(1) No report.

l) Library Committee –Sally Marisic

(1) No report.

m) Archive Committee – Don Miller

(1) No report.

7) Unfinished Business

a) None.

8) New Business

a) The Board approved a motion via email to grant an exception to the Quiet Hours rule in order to allow the Community Activities Committee to host an expanded New Year's Eve Buzzard Drop Celebration at the Tabernacle. The Quiet Hours exception was from 11 p.m. to 12:30 a.m. New Year's Eve. The motion was approved via email with Bering, Bojanic, Lamont, Lloyd, Martin, Minnich, Wells, and Wilmsen voting in favor. **Resolution 2024.12.05-01.**

b) Kevin Burd made a motion via email to make two adjustments to the General Assessment Policy. The first would change the early pay discount deadline to February 28. The second change would take away the multi-payment plan to allow multiple payments in general. The motion passed by a majority vote of the Finance Committee as the resolution of the Board. **Resolution 2024.12.06-01.**

c) Pat Wilmsen presented a Tree Removal Permit for 11 Batdorf Avenue which the Tree Committee recommends approval of. Jeff Minnich made a motion to approve the Tree Removal Permit for 11 Batdorf Avenue. The motion was seconded by Marcie Lloyd. There was no discussion and the motion passed with Bering, Bojanic, Burd, Leyh, Lloyd, Martin, Mefferd, Minnich, and Wells voting in favor. Joe Lamont abstained. **Resolution #2025.01.21-01.**

d) Miles Bojanic presented a Building Permit Application submitted by 401 Bell Avenue. The B&G reviewed the permit and recommends approval. Miles Bojanic made a motion to approve the Building Permit Application submitted by 401 Bell Avenue with the additional understanding that if any trees are harmed by the construction process, they will be replaced by trees at least 6' in height. The motion was seconded by Joe Lamont. There was no discussion and the motion passed with Bering, Bojanic, Burd, Lamont, Leyh, Lloyd, Martin, Mefferd, Minnich, and Wells voting in favor. **Resolution #2025.01.21-02.**

e) Kevin Burd made a motion to reallocate funds from the General Fund (2024 Budget surplus) as follows:

- \$348 to the Community Activities Fund,
- \$15,624 to the Building Fund for rented garages and sheds,
- \$25,498 to the Water Loan Repayment Fund,
- \$107 to the Library Program Fund,
- \$16,662 to the Tree Fund, and
- \$17,400 to the Linear Structure Fund toward the repaving of Carter Parking Lot.

The motion was seconded by Marcie Lloyd and passed with Bering, Bojanic, Burd, Lamont, Leyh, Lloyd,



Martin, Mefferd, Minnich, and Wells voting in favor. **Resolution #2025.01.21-03.**

f) On February 8, the Mt. Gretna United Methodist Church is hosting a soup-to-go sale and book sale.

9) Adjournment

The meeting adjourned at 7:10 p.m. on a motion by Miles Bojanic, seconded by Jeff Minnich and passed unanimously.

The next regular meeting will be held Tuesday, February 18, 2025, 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:

Nate Godfrey, 206 1st St

Margaret Hopkins, 505 Glossbrenner Ave

Members on Zoom:

Andy Berfond, 204 Edwards Ave

Pam Bishop, 503 1st St

Pat Brosious, 203 Boehm Ave

Linda Campbell, 402 Glossbrenner Ave

Stephanie Cappeta, 302 6th St

Lydia Cochran, 505 Mills Ave

Herb Cole, 401 Bell Ave

Gary Collins, 601 Mills Ave

Jeffrey Hazel, 602 Kephart Ave

Peggy Lichty, 205 Castle Ave

Dave Lloyd, 403 1st St

Jay Noble, 200 Markwood Ave

Bob Rader, 501 6th St

Stephanie Seldomridge, 102 2nd St

Jeff Thompson, 207 Glossbrenner Ave

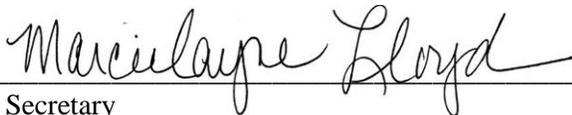
Tammy Travitz, 502 2nd St

Garey Wilmsen, 211 Boehm Ave

Scott Zellers, Garage 1st St

Attachments:

None


Secretary


Chairman

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