



Tuesday, March 18, 2025

At the regular monthly meeting of the Mt. Gretna Campmeeting Association Board of Managers, held on Tuesday evening, March 18, 2025, in person and via Zoom Webinar, Pat Wilmsen presided.

A quorum was present including the following: In person, Miles Bojanic, Marcie Lloyd, Esther Mefferd, Jeff Minnich, Pat Wilmsen; via Zoom, Ann Bering, Kevin Burd, Joe Lamont, Ted Martin, and Kevin Wells. George Leyh arrived 5 minutes into the meeting.

Two Members attended in person and nineteen 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

Since the Minutes of the February 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 February 18, 2025 minutes were approved on a motion by Jeff Minnich. The motion was seconded by Esther Mefferd and passed with Bering, Bojanic, Burd, Lamont, Lloyd, Martin, Mefferd, Minnich, and Wells voting in favor.

3) Secretary's Report

Marcie Lloyd read a thank-you letter from the Mt. Gretna Volunteer Fire Company, thanking the Campmeeting for two recent donations: one in memory of Tom Harlan, and one which was a general donation.

4) President's Report

The President's report was distributed with the meeting packet and is attached to these minutes. Most of her report was about the resale certificate, recently instituted by the Campmeeting. Pat summarized her report and reiterated that local real estate agents have been asking the Campmeeting to issue resale certificates for almost 8 years. One of the greatest advantages to issuing a resale certificate to be part of the property transfer documents at settlement, is that we have notarized recognition that the buyers agree to abide by our Charter, Bylaws, Rules, and Regulations. While the Finance Committee originally wanted the cost of the certificate to be born by the buyer, we quickly found out that PA law requires the cost of the resale certificate be paid by the seller.

Pat also mentioned that the Finance Committee would be reviewing all fees and tasks that are directed to Members rather than the community at large. Further changes may be proposed as part of the 2026 budget process.

5) Treasurer's Report

- a) The February balance sheet, income/expense report, budget year-end report, and fund/project report were shared with the Board prior to the meeting.
- b) Two delinquent accounts have been collected, two remain outstanding and are moving through the MGCA policy and legal process.
- c) The January deadline has passed to request an alternate payment plan. The deadline for the early pay discount ended at the end of February. All remaining assessments are due in full by the end of June whether in one payment or several.
- d) After analyzing recent years' 6-month expenditures the Finance Committee agreed to invest \$500,000 in a 6-month no penalty for early withdrawal CD.
- e) The expenses to date are where we expect them to be.

6) Committee Reports

- a) Finance Committee – Kevin Burd
No report.

P.O. Box 428., Mt. Gretna, PA 17064

Office@MtGretnaCampmeeting.org

717.964.3040

MtGretnaCampmeeting.com

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b) Property Ownership Committee – Kevin Burd

(1) There was one property transfer, 600 2nd Street, that occurred since the last meeting.

c) Executive Committee

No report.

d) Tree Health & Maintenance

(1) The committee's report was made available to the Board and to the Membership prior to the evening's meeting.

(2) Earth Day is April 22, our event will be Saturday, May 3.

(3) Have started to take meeting notes that will be part of meeting packets moving forward.

e) Buildings & Grounds –Chair, Miles Bojanic

(1) The B&G March meeting report was made available to the Board and to the Membership prior to the evening's meeting.

(2) There are no building permits in process.

(3) Paving around the Pump House and repair of 1st Street in the area of the water main repair is scheduled to start April 7 and be completed by April 19. We will also be scheduling pot hole repairs around the Campmeeting. Cottage owners are asked to send any repair requests into the office.

(4) Any service requests or concerns, please send them in to the office so they can be properly recorded. Member names will be kept private and not shared.

f) Communications Committee – Kevin Wells & Marcie Lloyd

No report.

g) Grants & Funding – Ted Martin

(1) The committee report was made available to the Board and to the Membership prior to the evening's meeting.

(2) Ted noted that they drafted a formal grant request for the 2025 Drendel grant for improved lighting around the Tabernacle.

h) Policy & Procedure – Ted Martin

The committee continues to review the Rules & Regulations. The final draft will go through a Board review before it is opened to the community for comment.

i) Tabernacle Association – Ted Martin

No report.

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

a) Miles Bojanic made a motion to affirm the Executive Committee's decision to create a Certificate of Resale to be part of every Campmeeting property sale and also to affirm the fee of \$200 associated with the Certificate of Resale. Seconded by Jeff Minnich, the motion passed with Bering, Bojanic, Burd,



Lamont, Lloyd, Martin, Mefferd, Minnich, and Wells voting in favor. Resolution #2025.03.18-01.

9) Adjournment

The meeting adjourned at 6:50 p.m. on a motion by Marcie Lloyd, seconded by Esther Mefferd and passed unanimously.

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

Herb Cole, 401 Bell Ave

Kevin Skovira, 202 Weaver Ave

Members on Zoom:

Pam Bishop, 503 1st St

Pat Brosious, 203 Boehm Ave

Linda Campbell, 402 Glossbrenner Ave

Gary Collins, 601 Mills Ave

CC Durall, 600 2nd St

Tom Heberling, 210 3rd St

Janelle Kuligowski, 204 5th St

Peggy Lichty, 205 Castle Ave

Dave Lloyd, 403 1st St

Don Miller, 610 4th St

Diane Neff, 305 1st St

Dianne Port, 300 Markwood Ave

Stephanie Seldomridge, 102 2nd St

Christine Slotznick, 507 3rd St

Jeff Thompson, 207 Glossbrenner Ave

Janine Tiffany, 107 2nd St

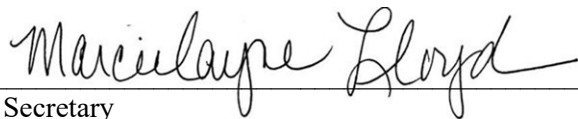
Tammy Travitz, 502 2nd St

Garey Wilmsen, 211 Boehm Ave

Scott Zellers, Garage 1st St

Attachments:

None


Secretary


Chairman

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