



Mt. Gretna Campmeeting Association

Tuesday, July 20, 2010

The regular monthly meeting of the Mt. Gretna Campmeeting Association Board of Managers was held on July 20, 2010 in the United Methodist Church, Mt. Gretna, PA. Mr. Gettle began the meeting at 7:00 PM, and opened the meeting with a moment of silence.

Members present were:

Mr. Mike Allwein
Mrs. Mary Blackburn
Mr. Bruce Gettle
Mr. Mervin Lentz
Ms. Julie Lynch
Mr. Ted Mefferd
Mr. George Resh
Mrs. Nancy Rogers

Members excused were:

Mrs. Stephanie Bost
Mrs. Sally Marisic

Welcome and Community Comments

Jane Mourer, Gail Babic, Madelaine Gray, Barbara Hoffsommer, Chris Resh, Emily Hitz, David Rogers, Betsy Barnhart and Ben Wiley were guests at the evening's meeting.

A motion was made by Mr. Mefferd and seconded by Mr. Resh to approve the amended June minutes.

A letter was read from Betsy Barnhart, addressed to the Board of Managers, with regard to concerns related to Mr. Fortna's property and Campmeeting rules and regulations. Mr. Gettle's response was that all her concerns would be addressed later on in the evening when this issue came up for discussion.

Since the last Board meeting, a letter was received from Christine Slotznick, homeowner at 507 3rd, requesting a variance from quiet time. Her letter was read again at the Board meeting. Her request had been approved by the Board before the evening's meeting via e-mail.

Another variance was given to repair a leaking roof at the Wechter house at 511 2nd Street.

Treasurer's Report/Finance Committee – Deborah Erb on behalf of Sally Marisic

Income and expenses are as anticipated for this time of year. *Payroll expense* is reported as 862% of budget - but this is a result of re-classifying expenditure, not an actual budget overage. The *General Maintenance* line and *Library Costs* line is higher than budget due to unanticipated fire hydrant repair and the library roof repair being more extensive. *Printing and Reproduction* costs under Miscellaneous are now also over budget. Finally, Mrs. Marisic has made an alteration to the final page of the report which shows general fund and loan liability balances. Accounts which are not up-to-date will be called "Late Accounts" rather than "Delinquent Accounts." In addition, names will no longer be listed so that the financial reports can be made completely public along with the minutes.

Hess & Hess will have the audit ready by early August.

Another fraud prevention measure is being put into place. Once a month the Office Manager will print a listing of invoices sent to homeowners for miscellaneous charges. The Superintendent of Grounds will verify that it is a complete and accurate listing by initialing the sheet. This sheet will become a matter of financial record for the auditors to review.



Mt. Gretna Campmeeting Association

President's Report – Bruce Gettle

Mr. Gettle reported that the Board continues to follow up on all matters of concern brought to the Board, either by its members or by members of the community. In the past month he met with Chief Harris, paid several visits to the courthouse and was part of two visits with our attorney.

Committee Reports

A. Community Activities – Mike Allwein

Mr. Gettle thanked the Allweins for a fabulous Heritage Festival.

The Lebanon Community Band concert had 270 people attend with a \$732 donation. The Mt. Gretna Arts Council donated \$750 to support the Heritage Festival.

B. Tabernacle Association –Mary Blackburn

It has been a great summer for the Bible Festival with good reception and fine audiences.

A decision needs to be made with regard to Tabernacle roof replacement this year or next.

Discussed at the Superintendent's report.

C. Communications – Stephanie Bost

Newsletter was distributed the past month.

Web site is now live. www.mtgretnacampmeeting.org.

D. Property Ownership & Permits – Merv Lentz

No transfers finalized in the last month.

E. Buildings and Grounds –Merv Lentz

1. Consumer confidence water report distributed.
2. West Cornwall Twp ordinances on line at keystatepub.com.
3. The restroom infrastructure work for playground has three bids from AH Moyer, BR Kreider, and Kresge. Mr. Lentz made a motion to have Kresge do the excavation and replace water and sewer line to restroom. Seconded by Mr. Resh the motion passed.
4. We have received 3 bids to replace the Tabernacle roof shingles with the type that are on now:
Ames - \$32,000.
Walburn, \$43,000, and
Ultimate exteriors \$36,000.
Ames said the price may go up 5% or even more in the springtime. Need to decide when the project will take place; the fall of 2010 or spring of 2011. Discussed coordinating this with the decision to pay off the loan early. The Board discussed the financial pros and cons. Asked that the Treasurer get loan pay-off information and have a report for the next meeting. Mr. Resh made a motion to release funds for ½ the replacement cost for the roof on the Tabernacle from the Seiders restricted fund. The motion was seconded by Mr. Mefferd and passed by the Board.
5. A Tabernacle rental application for 9/24/2011 was read. Mrs. Blackburn made a motion to approved the request. Mr. Resh seconded the motion and the Board approved.
6. There is only one applicant on the waiting list for garages and sheds.
7. The pipes at the back of the former McKeone property needed to be cleaned out every few years. To avoid this ongoing expense, Mr. Lentz had the section of pipe replaced. The new owner, Mr. Marino, a plumber, donated \$100 towards the cost of replacement.



Mt. Gretna Campmeeting Association

8. West Cornwall Township donated \$150 towards the playground.
9. The Annual National Night Out is August 3rd.

F. Recreation –George Resh

The Shuffleboard time has changed to Saturdays at 10am and Thursdays at 6:30. Kathy Snavelly is adding the play times to *This Week in Mt. Gretna*.

Grand Illuminations is coming up, the lantern-painting class is July 29th. Saturday at 10am Mr. Lentz will be at playground for birdhouse project.

G. Nominations –Julie Lynch

There were two self-nominations, Merv Lentz and Nancy Rogers, for four positions. At the Annual Meeting the Board will accept nominations from the floor. Pastor Mike Remel and Robin May will be election officers if required

Unfinished Business

1. Fortna property A survey was done by Matthew & Hockley. The survey shows the fence and hot tub are completely on Campmeeting property as well as the pond and patio. After some discussion Mrs. Rogers made a motion to give Mr. Harlan the authority to begin legal proceedings against all encroachments. Mr. Resh seconded the motion. After more discussion Mrs. Rogers amended her motion to give Mr. Harlan authority to begin the proceedings of legal action with all the Fortna encroachments on Campmeeting property. The motion was again seconded by Mr. Resh. The Board unanimously voted their support.

2. Mrs. Rogers asked who would maintain the web site. The Office Manager will have this responsibility.

3. Mrs. Rogers re-visited the problem with dog-owners using the playground as a dog run. A sign had been added to the playground fence, but is not very noticeable and possibly as a result not being observed. Discussed possible solutions. Mrs. Rogers will consult Mrs. Bost regarding the exact wording to be included on a larger sign. Mrs. Rogers will present her findings at August's meeting of the MGCA Board of Managers. . The Board will continue to consider the dog-run situation.

4. Mrs. Rogers noted that last September the minutes state our attorney would be sending Mr. Birt a letter about two properties. Then the Oct minutes state Attorney Coyle said we should pursue nuisance ordinance. The Nov. minutes state the Campmeeting is waiting to see what code enforcement would do. What is status of these three items? Ms. Lynch will follow up on a final answer to the code enforcement. The nuisance violation is not a closed door. Ms. Lynch believes the Harlan letter was not sent.

5. Mrs. Rogers would like the Board to consider having a fund-raising committee. Ms. Lynch proposed that Mrs. Rogers present the Board with a written, one-page proposal to be considered by the MGCA Board of Managers at the August meeting. Mr. Gettle agreed to give Mrs. Rogers time to present this proposal at the August meeting.

6. Mrs. Rogers is going to resurrect the policy manual that Stephanie Bost began. This project will be picked up after the rules and regulations project.

7. Mrs. Rogers, Jane Mourer and Madelaine Gray will make up the Ad-Hoc committee to review the rules and regulations and to make recommendations for changes. Mrs. Rogers asked for Board to e-mail her with any thoughts. Mr. Gettle stated he thought the fine should be increased. Mrs. Rogers made a motion to form an Ad-Hoc committee to review the rules and regulations of the Campmeeting Association and submit their recommendations to the Board for their approval. Seconded by Mrs.



Mt. Gretna Campmeeting Association

Blackburn, the motion was passed.

New Business

1. Fences – lawyer said we can enforce a no fence rule, and is drafting a legally enforceable fence rule. Existing fences on personal property would most likely be grandfathered. In the mean time, Mr. Allwein made a motion that a new rule be made that no fences are allowed in the Campmeeting to take place immediately. Seconded by Mr. Lentz, the motion was passed.

2. Mr. DiMartile asked about Markwood, being used as a two-directional street . Needs a sign at First street do not enter one way street.

3. Reviewed schedule for Saturday's Annual Homeowners Meeting.

4. Resolutions for Mr. Burkholder, Mr. & Mrs. Zellers, Mr. Jim Dwyer, and Dr. Jeff Hurst were read. On a motion from Mrs. Blackburn and seconded by Mr. Lentz the Board voted to approve the resolutions.

5. The minutes from last year's annual meeting were distributed for editing by the Board.

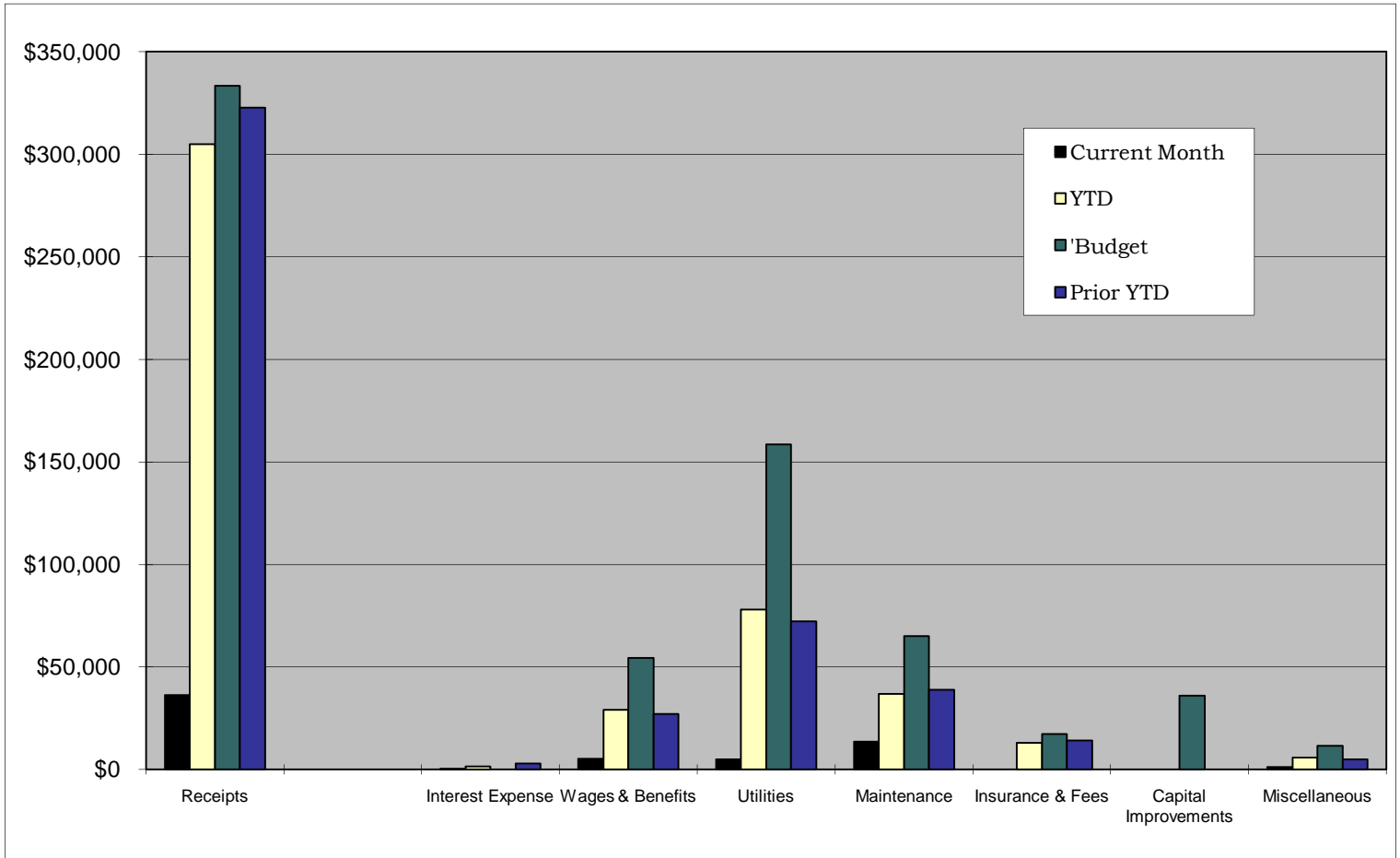
6. Madelaine Gray had a question with regard to the Fire Co. request for land. Mr. Gettle informed the Board that the fire company had withdrawn their request because they're not in a rush. For now and in the foreseeable future it is not an issue.

Adjournment

The meeting was adjourned at 9:30 pm on a motion from Blackburn

The next regular meeting will be held Tuesday, August 17, 2010 at 7:00 pm.

Mt. Gretna Campmeeting Association, Inc.
2010 General Fund Summary Report



June 2010	<u>Cur. Mnth</u>		<u>Year to Date</u>		<u>Budget</u>	<u>Previous Year</u>		
	Actual	% of YTD	Actual	% of Bud.	Actual	Actual	\$ Change	%
Income								
Receipts	\$36,403	12%	\$304,762	91%	\$333,248	\$322,598	(\$17,836)	-6%
Disbursements								
Interest Expense	\$239		\$1,620		\$0	\$3,002	(\$1,383)	
Wages & Benefits	\$5,338	18%	\$29,283	54%	\$54,320	\$27,077	\$2,206	8%
Utilities	\$5,149	7%	\$77,928	49%	\$158,500	\$72,250	\$5,678	8%
Maintenance	\$13,571	37%	\$36,859	57%	\$65,000	\$38,979	(\$2,119)	-5%
Insurance & Fees	\$0	0%	\$12,970	74%	\$17,500	\$14,347	(\$1,377)	-10%
Capital Improvements	\$0		\$0	0%	\$36,000	\$0	\$0	
Miscellaneous	\$1,286	22%	\$5,805	50%	\$11,690	\$4,949	\$855	17%
Totals	\$25,583		\$164,465	48%	\$343,010	\$160,605	\$3,860	2%
Reduction in Long Term Liability	\$2,761		\$16,238					
Net Margin	\$8,059		\$124,059		(\$9,762)	\$161,994	(\$21,696)	-23%
								100%

Mt. Gretna Campmeeting Profit & Loss Budget vs. Actual January through June 2010

	TOTAL				
	Jun 10	Jan - Jun 10	Budget	\$ Over Budget	% of Budget
Income					
Assessments					
Apartment	0.00	625.00	650.00	-25.00	96.15%
Garage					
Garage Assessment Discount	0.00	-64.50	-50.00	-14.50	129.0%
Garage - Other	525.00	2,450.00	2,450.00	0.00	100.0%
Total Garage	525.00	2,385.50	2,400.00	-14.50	99.4%
Home					
Home Assessment Discounts	0.00	-3,938.50	-4,000.00	61.50	98.46%
Home - Other	32,167.00	285,230.00	312,000.00	-26,770.00	91.42%
Total Home	32,167.00	281,291.50	308,000.00	-26,708.50	91.33%
Penalties	0.00	125.00	500.00	-375.00	25.0%
Total Assessments	32,692.00	284,427.00	311,550.00	-27,123.00	91.29%
Rentals					
Penalties	48.00	96.00			
Garage					
Rental - Garage Discount	0.00	-129.60	-72.00	-57.60	180.0%
Garage - Other	716.00	8,640.00	8,580.00	60.00	100.7%
Total Garage	716.00	8,510.40	8,508.00	2.40	100.03%
Parking	0.00	810.00	810.00	0.00	100.0%
Storage Sheds					
Deposits	50.00	0.00			
Storage Sheds - Other	480.58	2,360.58	2,880.00	-519.42	81.97%
Total Storage Sheds	530.58	2,360.58	2,880.00	-519.42	81.97%
Tabernacle	200.00	450.00	1,000.00	-550.00	45.0%
Total Rentals	1,494.58	12,226.98	13,198.00	-971.02	92.64%
Prior Year Accounts	0.00	260.00			
Interest Income	110.35	1,385.13	2,000.00	-614.87	69.26%
Library Rent Income	0.00	2,000.00			
Community Activities					
Heritage Festival Income	510.25	1,260.25	4,000.00	-2,739.75	31.51%
Total Community Activities	510.25	1,260.25	4,000.00	-2,739.75	31.51%
Miscellaneous Receipts					
Misc. Income Contributions					
Playground	1,500.00	2,100.00			
Total Misc. Income Contributions	1,500.00	2,100.00			
Memorial Tree Program Income	-105.98	-111.96			
Reimbursed Expenses					
Mulch, Top Soil, Stone	137.50	584.69			
Other Reimbursement	20.00	20.00			
Snow Removal Reimbursement	0.00	20.00			
Tabernacle Expense Reimbursemen	0.00	0.00	1,000.00	-1,000.00	0.0%
Tree & Wood Removal Reimburs't	45.00	590.00			
Reimbursed Expenses - Other	0.00	0.00	1,500.00	-1,500.00	0.0%
Total Reimbursed Expenses	202.50	1,214.69	2,500.00	-1,285.31	48.59%
Total Miscellaneous Receipts	1,596.52	3,202.73	2,500.00	702.73	128.11%
Total Income	36,403.70	304,762.09	333,248.00	-28,485.91	91.45%

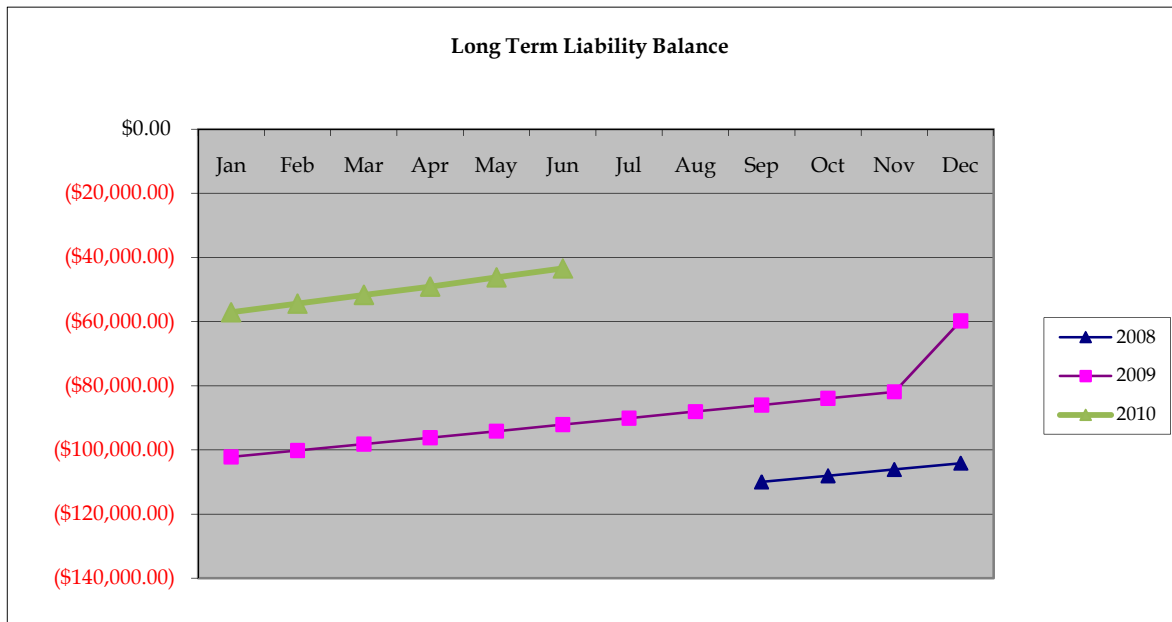
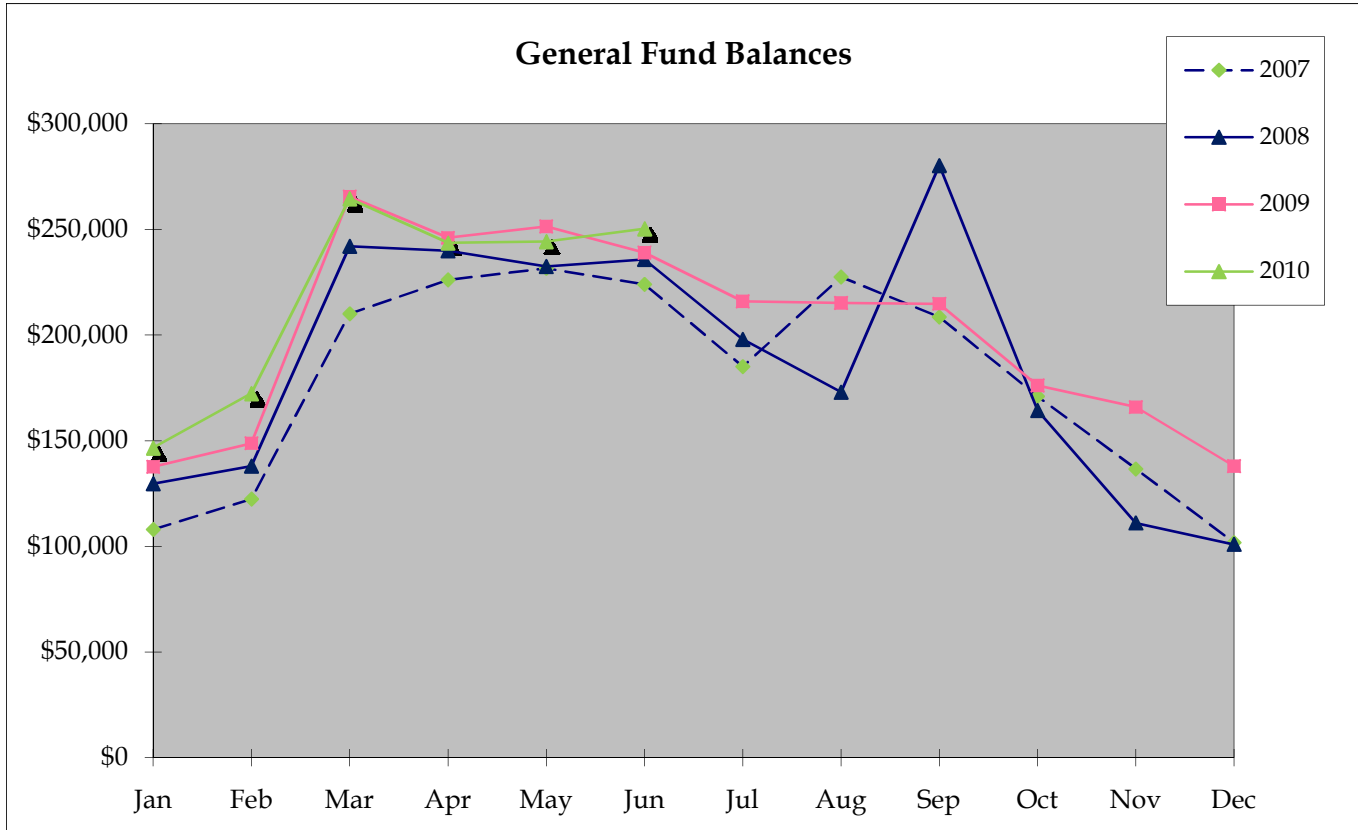
Mt. Gretna Campmeeting Profit & Loss Budget vs. Actual January through June 2010

	TOTAL				
	Jun 10	Jan - Jun 10	Budget	\$ Over Budget	% of Budget
Expense					
Interest Expense	238.57	1,619.60			
Wages and Benefits					
Payroll Expenses	-0.01	310.37	36.00	274.37	862.14%
Employee Health Insurance	468.00	3,858.71	7,616.00	-3,757.29	50.67%
Employee Payroll Taxes	426.90	2,358.66	4,243.00	-1,884.34	55.59%
Gross Payroll	4,443.38	22,755.31	42,425.00	-19,669.69	53.64%
Total Wages and Benefits	5,338.27	29,283.05	54,320.00	-25,036.95	53.91%
Utilities					
Electric	1,475.67	8,478.06	19,000.00	-10,521.94	44.62%
Garbage	3,050.20	17,901.84	36,000.00	-18,098.16	49.73%
Sewer	20.96	46,648.83	93,500.00	-46,851.17	49.89%
Water	602.23	4,899.29	10,000.00	-5,100.71	48.99%
Total Utilities	5,149.06	77,928.02	158,500.00	-80,571.98	49.17%
Maintenance					
Garage Costs	25.33	149.87	3,000.00	-2,850.13	5.0%
General Maintenance	4,246.58	9,614.58	5,000.00	4,614.58	192.29%
Library Costs	3,823.70	4,433.57	3,000.00	1,433.57	147.79%
Paving	2,357.00	2,357.00	3,000.00	-643.00	78.57%
Recreational Facilities					
Improvement					
Children's Carnival	-405.90	-405.90			
Improvement - Other	178.08	4,310.79	20,000.00	-15,689.21	21.55%
Total Improvement	-227.82	3,904.89	20,000.00	-16,095.11	19.52%
Recreational Facilities - Other	288.90	552.12	1,000.00	-447.88	55.21%
Total Recreational Facilities	61.08	4,457.01	21,000.00	-16,542.99	21.22%
Snow Removal	0.00	4,405.40	5,000.00	-594.60	88.11%
Tabernacle Costs	1,450.50	6,228.92	10,000.00	-3,771.08	62.29%
Tree Removal & Trimming	1,382.46	3,688.96	10,000.00	-6,311.04	36.89%
Truck and Tractor Costs	212.99	1,512.48	5,000.00	-3,487.52	30.25%
Maintenance - Other	11.64	11.64			
Total Maintenance	13,571.28	36,859.43	65,000.00	-28,140.57	56.71%
Professional Fees					
Accounting	0.00	0.00	2,400.00	-2,400.00	0.0%
Insurance					
Auto	0.00	752.00	800.00	-48.00	94.0%
Bus Catastrophe	0.00	1,923.00	2,000.00	-77.00	96.15%
Commercial	0.00	7,032.00	6,600.00	432.00	106.55%
Workers Comp	0.00	3,053.00	3,200.00	-147.00	95.41%
Total Insurance	0.00	12,760.00	12,600.00	160.00	101.27%
Legal Fees	0.00	210.00	2,500.00	-2,290.00	8.4%
Total Professional Fees	0.00	12,970.00	17,500.00	-4,530.00	74.11%
Capital Expenses/Projects					
Loan Repayment	0.00	0.00	36,000.00	-36,000.00	0.0%
Total Capital Expenses/Projects	0.00	0.00	36,000.00	-36,000.00	0.0%

Mt. Gretna Campmeeting
Profit & Loss Budget vs. Actual
January through June 2010

	TOTAL				
	Jun 10	Jan - Jun 10	Budget	\$ Over Budget	% of Budget
Miscellaneous					
Administrative costs					
Returned Check Charges	-7.95	-7.95			
Telephone	71.34	204.95	400.00	-195.05	51.24%
Office Supplies	19.80	163.70	300.00	-136.30	54.57%
Computer	49.90	555.49	1,000.00	-444.51	55.55%
Banking Costs	0.00	37.00	40.00	-3.00	92.5%
Postage and Delivery	167.80	626.38	1,000.00	-373.62	62.64%
Printing and Reproduction	77.99	1,057.84	1,000.00	57.84	105.78%
Total Administrative costs	378.88	2,637.41	3,740.00	-1,102.59	70.52%
Communications					
Newsletter	206.70	206.70	800.00	-593.30	25.84%
Total Communications	206.70	206.70	800.00	-593.30	25.84%
Community Activities					
Picnic	0.00	0.00	300.00	-300.00	0.0%
Heritage Festival	700.00	700.00	4,000.00	-3,300.00	17.5%
Community Activities - Other	0.00	0.00	50.00	-50.00	0.0%
Total Community Activities	700.00	700.00	4,350.00	-3,650.00	16.09%
Contributions					
Contributions	0.00	2,150.00	2,200.00	-50.00	97.73%
Property Taxes	0.00	110.54	600.00	-489.46	18.42%
Total Miscellaneous	1,285.58	5,804.65	11,690.00	-5,885.35	49.66%
Total Expense	25,582.76	164,464.75	343,010.00	-178,545.25	47.95%
Net Income	10,820.94	140,297.34	-9,762.00	150,059.34	-1,437.18%

Mt. Gretna Campmeeting
 Profit & Loss Budget vs. Actual



Delinquent Accounts

As of 30-Jun-10

	2010	Total
House Assessments	16,367.00	\$16,367.00
		<u>\$16,367.00</u>