



Mt. Gretna Campmeeting Association

Tuesday, October 20, 2009

The regular monthly meeting of the Mt. Gretna Campmeeting Association Board of Managers was held on October 20 in the United Methodist Church, Mt. Gretna, PA. Mr. Hurst called the meeting to order at 7:00 PM. Mr. Hurst opened the meeting with a moment of silence.

Members present were:

Mr. Mike Allwein
Mrs. Stephanie Bost
Mr. Jim Dwyer
Mr. Bruce Gettle
Mr. Jeff Hurst
Mr. Mervin Lentz
Ms. Julie Lynch
Mr. George Resh
(Mr. Ted Mefferd)

Members excused were:

Mrs. Mary Blackburn
Mr. Mel Burkholder
Mr. Lynn Reisinger

Introduction of Guests / Community Comments

Homeowners Jody Jacobs, Paula Deppen, Emily Hitz and Eric Sheffer were present at the meeting. Tim Diehm, homeowner and surveyor, was also present at the meeting.

Jody Jacobs wanted to bring a matter to the Board's attention. Recently, she was contacted by Ferrel Gas that after 20 years of service they did not like the propane tank being so close to the cottage, and since there was no more real estate to move the tank to, they would not provide propane. Another resident on 5th Street had the same problem with Ferrel. There have been other communities in PA that have experienced problems of gas providers refusing to service their communities. If this does become a widespread problem, Jody is willing to work with the Board to help homeowners resolve problem.

Approval of Minutes - Board of Managers Meeting September 2009

September minutes were edited and approved via e-mail.

Treasurer's Report - Mr. Dwyer

Dutch Valley Foods donated \$25,000 to the playground improvement project in addition to the \$30,000 they donated earlier this year. It has been placed in a CD and is dedicated for playground improvement. These donations skew the income higher by \$55,000.

Receipts are very close to budgeted amounts. Other expense figures are in line with expectations and plans. Delinquent accounts are comparable to previous years and are down considerably from where they were in July of this year.

Committee Reports

A. Buildings and Grounds Committee - Merv Lentz

All matters are reported under the Superintendent's report.

B. Communications Committee – Stephanie Bost

No meeting, nothing to report

C. Community Activities Committee – Mike Allwein

\$1,000 donation was sent to the Heritage Festival from the Art Show.



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The Heritage Festival concert schedule has been set and was distributed to the Board.

- June 19, Pastime
- July 3, Lebanon Community Band
- July 10, Three Lads and a Dad
- July 17, Shuey Brothers
- July 24, Lebanon Big Swing Band

D. Finance Committee – Jim Dwyer

Committee met previous Tuesday and have drafted expenditure plan for 2010. The problem for next year's budget are expense increases beyond the Campmeeting's control. Utilities will be going up by \$16-\$18,000. From the data we have gathered, the electric bill could go up by anywhere between 30 and 54%. That is potentially \$8,500 more for electricity. The upcoming 3 year garbage contract will be \$4,000 more a year. The sewer bill will be going up by 5%, another \$4,500.

Looking to the future, we also have large expenses coming in the next few years. A new Tabernacle roof is going to be required in 3-4 years, \$20,000. The dump truck will also have to be replaced in 3-4 years, another \$25,000.

Currently, we are in debt \$86,000 for the 1st Street capital project. We are spending \$6,000 a year in interest to service the loan. Given the rising expenditures and the amount of debt we have, Mr. Dwyer expressed his committee's belief that a property survey of the entire Campmeeting is not timely. They see the need to pay off the loan as soon as possible so that there are monies available for these other expenses in our near future. The committee will finalize their budget proposal on November 10 to present to the Board at next month's meeting.

C. Nominating Committee – Bruce Gettle

No meeting, nothing to report.

D. Property Purchase/Orientation Committee – Merv Lentz

Nothing to report

E. Tabernacle Association – Mary Blackburn

Meeting was held, Mrs. Blackburn will give report when she is next present.

F. Ad-Hoc: Personnel Committee – Julie Lynch

No meeting, nothing to report.

G. Ad-Hoc: Playground Committee – Stephanie Bost

Re-iterated committee's deep gratitude for Dutch Valley Foods donation made possible by Mel Burkholder. The work on the next phase of playground improvement, the Memorial Garden, is progressing. Some donations have come in.

Phase III of the improvements was to build a public restroom in playground area. Until this is possible Mrs. Bost made a motion to have a portable toilet installed on a trial run for 2 months. The motion was seconded by Mr. Gettle and passed unanimously. The costs will be paid out of the playground fund.

Mrs. Bost did bring to the Board's attention a problem with the improved playground. The area is now a magnet for some homeowners to use as a dog run. As a first response, we are going to add a "No Pets" sign to the entrance. A long term solution may be the addition of a purposed dog run on Campmeeting grounds.

Old Business

- Tim Diehm, who had been a guest at the B&G Committee meeting, was able to answer some Board questions



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with regard to his company's survey proposal at the beginning of the meeting before he had to leave. One of the matters discussed was a revised pricing plan which made a survey of the complete Campmeeting \$30,000 and the placing of markers at property corners \$12,000.

Pursuant to the information given by Mr. Dwyer in the Finance Committee report, a motion was made by Mr. Lentz to rescind last month's motion to conduct the survey. Mr. Gettle seconded the motion and noted that the motion was being rescinded due to cost increases significantly beyond initial estimate. The motion was passed unanimously.

- The Board discussed the next steps to be taken with regard to the encroachment onto Campmeeting land by Mr. Fortna.
- Mr. Hurst, Ms. Lynch, Mr. Lentz and Mr. Allwein reported on their meeting with Attorney Coyle regarding distressed properties. Att. Coyle's advice is to pursue property improvement using the nuisance ordinance and through W. Cornwall Township. He stated that municipalities have limited interest in pursuing nuisance laws, but is hoping that with his offer to provide support, W. Cornwall Twp will pursue. The other possibility would be for the Campmeeting to file a private criminal complaint. For either action, the Campmeeting needs a specific list of what the problems are with the property. Ms. Lynch is going to contact the Fire Co. to get data for list. The Attorney advised the Campmeeting to keep in mind that a homeowner could fix the nuisance without getting rid of the eyesore.

New Business

- A \$3,000 donation was sent to the Campmeeting Association from the Mt. Gretna Art Show. Mr. Hurst is sending a thank you letter.
- Kenton and Deborah Erb of 408 3rd Street submitted a building request to the Board. The request was to build a basement room/kitchen/2nd floor room that would cover the area currently occupied by the kitchen and back porch of their home. The building request was approved on a motion by Mrs. Bost, seconded by Mr. Resh and unanimously approved by the Board.
- A Tabernacle rental request for a wedding was submitted for 07/10/2010. Another rental request was submitted for 09/18/2010. A motion was made by Mr. Resh, seconded by Mr. Gettle, to approve both applications. The motion passed.

Report of the Superintendent - Mr. Lentz

- The Campmeeting has received a snow removal contract from the Boro at exactly the same rate as previous year – \$74/hour.
- Our garbage collection contract with TNT is up for renewal. Received quote for the years 2010 – 2012 of \$2890/month.
- A request was received to place a memorial concrete bench in Memorial Park at corner of 3rd and Glossbrenner. Parents were married in cottage at that location. B&G decided to request a picture of proposed bench before proceeding.
- Have signed a contract with Ames to provide snow clearing services for the Tabernacle roof this coming winter on an as needed basis.
- Russ Gibble, roofer, will patch library roof. He will also patch Campmeeting garage roof.
- Governor Dick will have campfire on 11/6 starting at 6:30-9:00.

Communications/Announcement

1. The next regular meeting will be held November 17, 2009 7:00 pm.

Adjournment

The meeting was adjourned at 8:37 pm on a motion by Mr. Resh