



## Mt. Gretna Campmeeting Association

Tuesday, November 17, 2009

The regular monthly meeting of the Mt. Gretna Campmeeting Association Board of Managers was held on November 17, 2009 in the United Methodist Church, Mt. Gretna, PA. Mr. Hurst called the meeting to order at 7:05 PM. Mr. Hurst opened the meeting with a moment of silence.

**Members present were:**

Mr. Mike Allwein  
Mrs. Mary Blackburn  
Mr. Mel Burkholder  
Mr. Jim Dwyer - approve  
Mr. Bruce Gettle - approve with change  
Mr. Jeff Hurst  
Mr. Mervin Lentz  
Ms. Julie Lynch  
Mr. Lynn Reisinger  
Mr. George Resh

**Members excused were:**

Mrs. Stephanie Bost

### **Introduction of Guests / Community Comments**

Eric Sheffer, Emily Hitz and Ben Wiley were guests at the meeting.

### **Approval of Minutes - Board of Managers Meeting October 20, 2009**

October minutes were approved via e-mail.

### **Treasurer's Report - Mr. Dwyer**

Expenditures for the year are as expected. Maintenance is over budget due to the playground improvements, but these costs are covered by unbudgeted donations noted in income. With regard to income, if the playground contributions are removed from the income line, we're actually \$3,000 ahead of budget. The three remaining delinquent accounts amount to ½ of 1% of overall assessment income. This is not a significant amount and will be paid in time.

### **Committee Reports**

A. Buildings and Grounds Committee - Merv Lentz

All matters are reported under the Superintendent's report.

B. Communications Committee – Stephanie Bost

Not present, nothing to report.

C. Community Activities Committee – Mike Allwein

Received out-of-season \$100 donation to the Heritage Festival from a Chautauqua family.

D. Finance Committee – Jim Dwyer

Presented proposed budget for 2010; the result of two meetings of the finance committee. Some of the major issues addressed were:

- Superintendent and his assistant's wages were determined to be competitive with area pay, and so are



## Mt. Gretna Campmeeting Association

capped for this year's budget. In the last year have increased the work of the Office Manager. Because the position is salaried, we are including a 5% increase for that position. This amounts to \$670 over the year.

- We discovered our electric accounts were not rate-capped, so we do not need to budget for a 30-40% increase some are anticipating. We are budgeting for a 5% increase.
- Trash removal cost is up 12%, but that is over a 3-year period.
- The Sewer authority said the increase will be no larger than 5%.
- Legal fees were increased from past years.
- Expenses for playground improvement are already 'in the bank.'
- Loan repayment monthly amount was increased from \$2,500 to \$3,000.

Total expenditures for 2010 would be \$343,000.

The committee then looked at the income required for a balanced budget with a cushion. We need to generate around \$333,000 through income keeping in mind that \$20,000 for playground expenses are already in a Certificate of Deposit [CD]. This gives a cushion for 2010 of approximately \$10,000. Assessments will need to increase from \$1,250 to \$1,300 to cover our increased expenses, but there will be no increase to other assessments or rentals.

Mr. Resh introduced a motion to increase assessments by \$50 and pass the 2010 budget proposed by the finance committee, seconded by Mr. Lentz. Discussion followed. Board passed unanimously.

C. Nominating Committee – Bruce Gettle

No meeting, nothing to report.

D. Property Purchase/Orientation Committee – Merv Lentz

No property sales.

E. Tabernacle Association – Mary Blackburn

Tabernacle Association had a meeting in September. A major item for discussion was what to do about power outages that affect programs at the Tabernacle. The committee decided to accept Eric Sheffer and Emily Hitz's gracious offer of using their generator. Some final logistical checks need to be made to make sure that this solution will work.

F. Ad-Hoc: Personnel Committee – Julie Lynch

No meeting, nothing to report.

G. Ad-Hoc: Playground Committee – Stephanie Bost

Not present, nothing to report.

### Old Business

- The revised Charter & By-Laws were distributed for a 24 hour final review of formatting. This will be mailed out Thanksgiving week to homeowners.
- Distressed property update. At the October Board meeting, several Board members reported on their meeting with Attorney Coyle regarding distressed properties. Attorney Coyle's advice was to address this issue using the nuisance ordinance through West Cornwall Township. To do that though, the Board would need a list of issues for each property. Ms. Lynch was asked to follow up with the Fire Company in this regard. She talked with Bob Dowd, the Fire Chief. Chief Dowd says that they were at the Birt property on 2<sup>nd</sup> Street because of a call regarding a structure fire. They had considerable concerns about the structure and the contents. The Fire Co. does not have the authority to do code enforcement or safety inspections, so Chief Dowd followed up with Carol McLaughlin, Secretary/Treasurer at West Cornwall Township. Ms. McLaughlin said they could contact Lebanon County Code Enforcement and request an inspection. If the property is deemed unsafe, there is a process that the Code Enforcement follows to remedy the problem. Ms. Lynch followed up with Ms.



## Mt. Gretna Campmeeting Association

McLaughlin to ensure Lebanon County Code Enforcement was contacted. Ms. McLaughlin sent a request to the Zoning Officer for inspection of both properties owned by Mr. Birt and is researching what has been done in the past regarding these properties. Though the fire company can determine for themselves that they feel a structure is unsafe to enter during a fire, they do not have the authority to condemn or to declare unsafe. They also do not have the authority to enforce Lebanon County codes, and West Cornwall Township does not have any ordinances for the condemning of properties. Ms. Lynch contacted Carol McLaughlin of the West Cornwall Township office. She stated that Lebanon County can enforce doe; if they deem a property unsafe they can order the problem remedied in x number of days. Mrs. McLaughlin is going to research other complaints about the delinquent property in question. She also contacted the zoning office in Lebanon and asked them to look into the situation and to make it a priority because the structure posed an immediate threat/danger to the community. The Board will wait to see what actions the Code Enforcement of Lebanon County will pursue before deciding to separately pursue a nuisance claim through West Cornwall Township.

- Members of the Board reached agreement that they disapprove of the fence on Campmeeting property at the Fortna residence as well as his continued encroachment onto Campmeeting land. Mr. Gettle is going to discover whether or not a survey of the property is a matter of public record. If not, a survey will be ordered of the Campmeeting property around the Fortna resident, to be finished by the next Board meeting. Mr. Lentz will follow up the discussion from the October Board meeting and contact the attorney for the Board for further discussion.

### **New Business**

- Committee assignments were discussed. Consensus was that members of the 2010 Board would like to stay on the committees they are currently serving on. Mr. Hurst will contact new members to the Board to discuss committee assignments with them. Final assignments will be voted on in the January 2010 meeting.
- Ms. Lynch brought a problem to the attention of the Board. For quite some time she has had problems with a neighbor and their guests parking on a driveway in front of her cottage impeding the access of Ms. Lynch and her guests to the cottage. Ms. Lynch had understood from the previous owners that the driveway was hers to park on and at no time in the past had these owners been challenged on their right to park on this driveway or have unimpeded access to their cottage. According to the previous owners, the driveway has been in existence for over 40 years. Additionally, Mr. Lentz had informed Ms. Lynch that maintenance of the driveway was her responsibility (e.g. paving, snow shoveling, raking). The parking situation escalated, the police have been called several times, and Ms. Lynch has had to retain an attorney. After a search of the land records, the attorney determined that although the driveway cuts through Campmeeting common ground, Ms. Lynch has a deeded right of way (and therefore the right to unimpeded access) granted to her property from the Campmeeting. The attorney sent the neighbors a letter. Parking continues to be an issue. Ms. Lynch put forth a proposal to the Board to install a low gate across the end of the driveway to create a tangible, visible boundary and to ensure unimpeded access for her and her guests. Discussion followed. While there was much sympathy for Ms. Lynch with regard to the situation she is facing, some Board members felt that a gate would escalate the situation, and others expressed a desire not to put gates/fences on any Campmeeting property. As an alternative, Mr. Gettle made a motion to have an attorney draft a strong letter to the neighbor-homeowners asserting that no-one is to park on this piece of Campmeeting property other than the owner and/or guests of the home at 205 Castle. This letter is also to state that if this agreement is not honored, vehicles will be towed at owner's expense. This will be followed-up with a dialogue with Chief Harris. Seconded by Mr. Lentz, the motion passed.

### **Report of the Superintendent - Mr. Lentz**

- Plans submitted for a memorial bench for Memorial Park were reviewed by the Buildings and Grounds Committee. The committee approved the bench design and brought it to the Board. On a motion from Mr. Resh and seconded by Mr. Gettle, the board approved the placing of the bench.
- A tree needs to be removed at 7<sup>th</sup> & Mills. The cost of removal is being shared between the Campmeeting and the owner of 600 Mills.
- No tax increase proposed from West Cornwall Township.



## Mt. Gretna Campmeeting Association

- Leaky garage roof is going to be patched rather than replaced.
- Leak in library roof has been repaired.
- 49 loads of leaves had been picked up at this time last year. This year, 82 loads have already been collected.

### **Communications/Announcement**

1. The next regular meeting will be held December 15<sup>th</sup>, 2009 7:00 pm.

### **Adjournment**

The meeting was adjourned at 9:00 pm on a motion by Resh.