



## Mt. Gretna Campmeeting Association

Tuesday, May 18, 2010

The regular monthly meeting of the Mt. Gretna Campmeeting Association Board of Managers was held on May 18, 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  
Mrs. Stephanie Bost  
Mr. Jim Dwyer  
Mr. Bruce Gettle  
Mr. Mervin Lentz  
Mr. Ted Mefferd  
Mr. George Resh  
Mrs. Nancy Rogers

### Members excused were:

Ms. Julie Lynch  
Mrs. Sally Marisic

### Welcome and Community Comments

Many guests were present at the evening's meeting.

Linda & Jim Campbell	Irene Rollman Jane Mourer	Nic & Judy Bojko Barbara Hoffsommer	Peggy McGuire William Linton Michael Fortna, and Eric Sheffer
Madelaine Gray Robert Rice David Rogers Lynn Reisinger	John Dempsey Gail Babic Jane Howard Mary Kopala	Larry Bowman Emily Hitz Jane Swartz	

Thank you note was received from Tom Meredith for memorial gift in the name of his wife.

Thank you note was received from the Mt. Gretna Fire Co. for Campmeeting's annual donation. Since the last Board meeting, letters and e-mails were received concerning land issues related to Mr. Fortna and the Fire Co. from the following: Gary and Lyn Collins, Gail Babic, Madelaine Gray, Mary Kopala and Mr. Rice.

Mr. Rice's letter and Mrs. Kopala's letter were read at the senders' request.

Mr. Gettle gave his phone number (813-5319) and urged community members to give him a call with any questions they may have. Assured members that currently the Board is exploring options with regard to Fortna/Fire Co. land questions, and the Board is not rushing into any decision. Also assured members that the homeowners would be informed before any action with regard to transfer of community property is taken.

### Treasurer's Report/Finance Committee – Jim Dwyer on behalf of Sally Marisic

Receipts are at 71% of budget for the year. Disbursements are right where they should be for this point in the year. No unusual line items for the month. Interest expense was \$409 for the month. By the end of May should only owe bank \$40,000 of the original \$110,000 loan. Mr. Dwyer recommends that in June or July, the Campmeeting borrows funds from itself to pay off the loan. This would be accomplished



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by cashing in the Seiders CD, paying off the loan, and then using the budgeted monthly loan payment to invest back to the Seiders fund. The interest received on the CD is nothing compared to the interest we're paying on the loan. Would take us 15 months to pay back monies to the Seiders fund. Also need to keep in mind that the Tabernacle roof is going to be replaced in 2011 and the Campmeeting portion could be \$20-\$25,000.

Distributed the fraud policy for the Board members to review. The fraud policy is a policy reviewed and approved on an annual basis, deemed necessary by the auditors. The Board is to review and vote on at June's meeting.

Mr. Gettle made financials (minus delinquent accounts) and the fraud policy available to guests to review.

Mr. Gettle requested that the finance committee review insurance policies for adequate coverage, with special attention to playground equipment and structures being added, as well as liability for playground use.

### **Committee Reports**

#### **A. Buildings and Grounds – Mr. Lentz**

- . Large tree at 6<sup>th</sup> & Otterbein needs to be removed. Tree cannot be removed until Met-Ed covers the wires. Met-Ed wants to be paid to cover the wires.
- . Painted library, three gazebos, hand pumps, garages, and Tabernacle bathrooms.
- . Leaf collection is mostly complete for the spring. West Cornwall Township removes the leaves.
- . 45 cubic yards of mulch were purchased for distribution around the Campmeeting grounds. Homeowners are allowed to purchase a scoop of mulch from the Campmeeting.
- . Deppen requested to have a block party on a Sunday afternoon, May 30<sup>th</sup> and June 5<sup>th</sup> on 5<sup>th</sup> from Mills to Dixon which would necessitate blocking the street. Mr. Lentz made a motion to block 5<sup>th</sup> Street from Mills to Dixon for community party. Seconded by Mrs. Blackburn, the motion passed.

#### **B. Communications – Stephanie Bost**

- . First newsletter of 2010 was mailed. The Heritage Festival schedule was missed, are planning to distribute schedule to individual homes.
- . Mr. Giovannuci has offered to help the Campmeeting set up its website by copying information from his site to theirs.
- . This last month, quite a few communications were received addressed and distributed to the entire Board. Protocol was discussed with regard to responding to these messages. It was confirmed that it is the President's responsibility to respond on behalf of the Board, and that either copies of the message will be forwarded to the Board members via e-mail, or the President will e-mail his verbal response (telephone) via e-mail to the Board. If a question comes into the office that is suitable for a committee, the question/comment will be forwarded to that committee and it will be the committee chair's responsibility to respond to the communication and inform the Board of their response.

#### **C. Community Affairs – Mike Allwein**

- . There are 5 scheduled programs for the Heritage Festival. The community picnic will be held 7/24 (on the same day as the annual meeting and the Heritage Festival Lebanon Swing Band concert), and Mt. Gretna community yard sale is being held on May 29<sup>th</sup>. Posters for the Heritage Festival will be placed around the community.

#### **D. Tabernacle Association – Mary Blackburn**

- . Bi-annual meeting was held last month. A Treasurer has been found, David Pierce. The



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Tabernacle Association voted to not accept playground donations under their tax ID number.

### E. Property Ownership & Permits – Merv Lentz

- . 702 5<sup>th</sup> sold to Ellen and Nelson Lawrence as a summer residence on May 17, 2010. This property had been held by the Edwin Dunlap estate.

### F. Recreation – George Resh

- . An initial meeting was held this past Saturday for people interested in resurrecting the playing of shuffleboard at the Campmeeting courts; 20 people came and expressed their interest. Anyone else interested should contact Nancy Rogers. The group will play formally on Thursdays at 4pm and Saturday at 10am. The new scoreboards arrived and Mr. Lentz will install them soon.
- . Kids up to 12 years of age will be making birdhouses on July 24, the day of the annual meeting. The bird houses will be painted the following week.
- . Mrs. Rollman and the Mt. Gretna Community Library will be sponsoring Grand Illuminations the Saturday of the Art Show, August 21<sup>st</sup>. The Board is sponsoring a lantern making day.

### G. Playground Committee – Stephanie Bost

- . Annual fundraiser June 12<sup>th</sup> from noon until 2.
- . Gazebo, donated by Scott and Jane Zellers in memory of their parents, has been delivered. Garden area around it will be in progress.
- . Monday 24<sup>th</sup>, 4:00-6:00 weed-pulling session.

### H. Nominations

- . In the absence of Chairwoman Julie Lynch, President Gettle reported that there are four positions open on the Board of Managers. Also, he explained that the information on election to the Board can be found on page two of the current “Campmeeting News” letter.

## **Unfinished Business**

1. Two land questions are before the Board. The Fortna property will be resolved before the Board’s attention is given to the Mt. Gretna Fire Company issue. Mr. Shay said the Fire Co. is not in a rush, and are very concerned to maintain the goodwill of the Campmeeting homeowners with the Fire Co. With regard to the Fortna issue (specifically the fence/hot tub), the Board has always had four options after Mr. Fortna refused to remove the fence:

1. not to do anything,
2. to offer a lease of the land,
3. to sell the land, or
4. to take legal action.

Mr. Fortna responded to options 2 and 3 when they were presented to him as possibilities. The Board thought his offers were low and did not respond with a counter offer. Mr. Gettle stated that the Board then arrived at the general consensus to not sell or give away any land to Mr. Fortna. Mr. Gettle reiterated this stance to the guests at the meeting several times during the duration of the meeting.

The general consensus of the Board became not to sell the land, and to ask for all structures to be removed from Campmeeting land. Pursuing this end, the executive committee of the Board along with the Superintendent of Grounds met with the Campmeeting attorney, Tom Harlan. His recommendation was to take a survey of the Campmeeting land before any other action is taken. The Board had already discussed the surveying of the land as an important step prior to this meeting.

A motion was made by Mr. Resh, and seconded by Mrs. Blackburn, to spend up to \$3,000 to pay for a survey of the Campmeeting land surrounding Mr. Fortna’s property. This survey would include the land north of Markwood, west of 4<sup>th</sup> Street to the border of Rt. 117 and then to the point. This



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amount is to be paid for from professional fees. Bids will be obtained, and the goal is to have the work completed by the next month's Board meeting and a report given at that meeting.

The Board decided to break for community comment before the vote would be taken; they laid it on the table.

Mr. Fortna – 510 Markwood Thanked Board for their cooperation. His points were the following:

1. Purchased property 5 years ago. Paid for survey to find out what he owned. Found that he owned quite a bit of ground towards 117 side of house. Found that back porch is on Campmeeting ground as well as sidewalk, pond, part of front porch, driveway etc.
2. Home addition is on his property. Got variance and building permit.
3. Knows he does not own the property in front of his house and yet has maintained it. Fence was put up to keep out noise from 117. Thinks the Board has more important issues to look at rather than his fence, such as derelict properties.
4. Worth of the Campmeeting property is a matter of opinion.
5. Has received permission for every project from the Campmeeting. Not fair to ask him to remove when he received permission.
6. Not his wish to lease or buy, but will do so if that is the will of the Board.

Bob Rice – 4<sup>th</sup> & Markwood. Sent letter because he faces the park between 4<sup>th</sup> and 3<sup>rd</sup>. Board has no written policy in the disposition of property. The way things stand, 4 members of the Board could convey property. Suggests that a small strip be sold to Fortna so that all his structures are on his property. Would also like there to be a policy on the maintenance of land, including memorial trees.

Jane Swartz – 107 5<sup>th</sup> Is concerned with beautification projects in the Campmeeting. Has worked on community owned property for the past 12 years. Mr. Fortna is beautifying the Campmeeting property. Would not want Memorial Park to be touched. When they are not full-time residents, want everyone to be notified of minutes. Get mailed, not e-mailed, many don't have computers.

Mary Kopala 609 6<sup>th</sup> Appreciates that Mr. Fortna states he got permission for work around property. She lives outside of Philly, in a homeowners association. There, a homeowner can beautify community property with permission providing that when the property is sold the association has the right to demand the homeowner restore common property to the state it was in before improvements.

Bob Swartz 107 5<sup>th</sup> Don't have enough land for special events, shouldn't be giving away our land when we need it. Would suggest by-laws be changed so that sale or gifting of land should have a vote by entire community.

Madelaine Gray 710 5<sup>th</sup> St. Mr. Fortna stated that the Board gave permission to build on Campmeeting property. She does not recall permission being given. [Mr. Lentz recalls giving permission for pond, but thought it was on his personal property.] Regardless of who builds what, when a person builds a structure on Campmeeting property, if the Board agrees it sets a precedent for others to build on Campmeeting property. Does not think we want to see the Campmeeting with structures on Campmeeting property. [Mr. Lentz noted that in the past 30 years he has stopped the 3 instances of encroachment onto Campmeeting land, these were the only ones he was aware of.]



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Mike Fortna reiterated that it was not his intention to buy property, intent is still to keep things the way they are and maintain it. Question, fence has been up for a year – why all of a sudden is there a concern about the fence now?

Jim Campbell 402 Glossbrenner He suggests budgeting for future surveys, to survey land only in question as to whether or not it is owned. He also suggested there is a need for a long range plan for developing or selling land if it has no value to the Campmeeting. This plan should also address the long range intent for use of land.

Larry Bowman 200 Bell easiest way to stop rumors is to get a better information flow. Hard copies or e-mails, need better system to get information out. Also thinks that the potential for 4 Board members to vote to sell land is not wise.

Stephanie Bost – question directed to Mr. Fortna. In the Campmeeting's records there is no documentation for the giving of permission for a fence. [Mr. Fortna stated that he had been given verbal permission from Mr. Lentz.] [Mr. Lentz denied he gave Mr. Fortna permission to erect the fence, verbal or otherwise.] Mrs. Bost then asked who gave permission for the new panels that were put up in the last few months. [Mr. Fortna responded that these panels were part of the original fence but they were knocked down. The repair was just completed recently.]

Public comments closed

2. Marie McAlister's request for a fence presented at April's meeting was tabled until June's meeting.

### **New Business**

A letter from Jim Dwyer was read, submitting his resignation to the Board of managers effect the end of the May 18, 2010 meeting. With deep regret but great appreciation, a motion was made to accept the resignation on a motion introduced by Mr. Mefferd and seconded by Mrs. Rogers. The motion passed.

Mr. Gettle suggested that an appointment to Mr. Dwyer's position not be made at this time. Rather, that a nominee for Mr. Dwyer's spot be placed on the July ballot, and the winner start serving their 2 ½ year term immediately. Mr. Allwein made said motion which was seconded by Mrs. Bost The motion passed.

Mrs. Rogers asked the Board to consider forming a fund-raising committee for improvements to property. Mr. Gettle asked her to bring up at the next meeting.

### **President's Report – Bruce Gettle**

Thanked all the guests for coming to the meeting, and for their polite discourse. Returned to tabled motion. The motion was altered to simply set aside \$3,000 for potential survey work during the remaining calendar year. The revised motion passed 5/2. After some discussion Mrs. Rogers made a motion to reconsider the motion just passed. Mr. Mefferd seconded her motion to rescind and the motion passed 5/2.

### **Adjournment**

The meeting was adjourned at 9:40 pm on a motion from Resh



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The next regular meeting will be held Tuesday, June 15, 2010 at 7:00 pm.