

Mt. Kemble Lake Association, Inc. & Lakeshore Company
Annual Meeting – January 23, 2009

The annual meeting of the Mt. Kemble Lake Association, Inc. was held on January 23, 2009 at the Clubhouse. The meeting was called to order at 7:50 pm by President Austin Godfrey. This was the first joint meeting with the Lakeshore Company in accordance with the 2008 by-law's change.

Board Members Present: Jane Dwyer, Diane Bonar, Gail Chalfant, Barbara Coe, Austin Godfrey, Don Kuhn and Nancy Priscu

Board Members Absent: Bettina Bierly

The Secretary indicated that a quorum of 97 shareholders was present or represented via proxies.

Copies of the 2008 Annual Meeting minutes were provided to members and were approved with no changes.

Detailed reports by the Committee Chairs may be viewed on the website, www.mountkemble.org.

Following are the committee reports as presented at the meeting:

Beaches and Docks: presented by Don Kuhn

- Beach clean-up brought out about 40 residents in late May to prepare beach for Memorial Day weekend.
- No beach closings; all weekly water tests were in desirable ranges.
- Badges and related swimming and boating rules and safety recommendations distributed to all residents.
- Alum treatment applied late in the spring to help suppress algae build-up; only one algaecide treatment was necessary during the summer.
- Weed growth on the east and west sides of the lake nearest the breeder pond required application of herbicide in July.
- Skating safety suggestions were distributed to all residents.
- Beaches and Docks Committee recommended changes in Association rules and regulations that have been accepted by the Board. These changes limit the size of new docks to no more than 40 feet, limit the size of powerboats to 14 feet, and recognize the right of swimmers by limiting the speed of powerboats to no more than three miles per hour.
- Looking ahead, the State has granted permission to dredge sand that has accumulated in the diving area at the main beach. This will require the lowering of the lake by six feet during the first half of April. Also, in the fall it will be necessary to dredge the lagoon along side the clubhouse to eliminate silt build-up. This was last done in 2004.

Don thanked the following members of his Beaches and Docks Committee for their time and effort:

Mt. Kemble Lake Association, Inc. & Lakeshore Company
Annual Meeting – January 23, 2009

Kris Alvey
Nancy Barrett
Roe Bowden
Bill Canada
Terry Dwyer
Mark Qualben
Bruce Scolnick

Clubhouse Maintenance: presented by Jane Dwyer

In February, I was asked to complete Mary Van Kirk's term on Clubhouse Maintenance. She had the details of the work very organized and had been working with a diligent committee. This committee included the Murrays, Guy Bowden and with the addition of Jayne Roland and Terry Dwyer I was in very good company. Mark Qualban should be recognized for his on-going efforts.

I would like to thank this committee for many of the tasks which I needed assistance with and especially with the time when things went awry when I was out of town.

This spring, the committee with an added bonus of Gail Chalfant took on the big task of power washing and staining the deck. The results were impressive and I hope long-lasting.

In addition to routine maintenance: heating, A/C, kitchen appliances, fire protection, I've signed a maintenance contract with Ludlow Heating and A/C so that routine maintenance keeps the systems in working order. In addition, I scheduled a heating survey with Ludlow to make recommendations for when and how our heating system can be made more reliable and cost-effective.

The only other big project this year was the installation of lamp-posts at the entrance to the Clubhouse. I am a firm believer in group decisions so the committee was invaluable in the selection of this lighting. In addition, George Kuchler, our neighbor, was a life send when he offered his suggestions and then did the installation as a gift to the community.

Bruce Scolnick will be continuing with the task of House Maintenance and should continue to depend on his committee over the coming year.

Housekeeping: presented by Barbara Coe on behalf of Bettina Bierly

The MKL Clubhouse continues to be used an average of six days a week. Uses include: Meetings of the MKL Association/Lakeshore and Country Club, Adult & Children's Parties, TGIF's, Exercise classes, Committee meetings and events (such as the VSA dinner, Recognition Dinner), and Rentals (including Private Parties & Memorials)

Improvements continue at the MKL Clubhouse. I am happy to report we have a new refrigerator in the kitchen (as recommended by the Country Club). Many thanks to

Mt. Kemble Lake Association, Inc. & Lakeshore Company
Annual Meeting – January 23, 2009

Ruth Chaney for spear-heading this project.

New flooring has been installed behind the bar (matching the Amtico flooring in the kitchen). This is a huge improvement as those who have been bar-tending can tell you. You may also notice that the trim in the entire alcove area and around the windows has been painted white (as have the new kitchen doors) and the entire kitchen was painted (for the first time ever). Thank you to Carl Bonar and Barbara McGoldrick for making this a reality. Smaller upgrades included a new knife block and knives in the kitchen (thanks to Jane Dwyer) and a lock for our beverage cooler (behind the bar). We will be continuing improvements (as recommended by the Country Club and Clubhouse Committees) including installation of an ice maker behind the bar and vanity and sink replacements in the bathrooms. The liquor storage areas and cabinets behind the bar will be upgraded as promised. Window treatments are also in the works.

From a fiscal perspective over 90% of the housekeeping budget is spent on pest control, disposal services/waste management and housewares/supplies which is why we are particularly happy to thank the Country Club for their generous \$2,500 donation this year.

I would like to thank Jane Dwyer for her help and hard work as Clubhouse Maintenance Chair. She replaced Mary Van Kirk on short notice and has done an incredible job. Thank you to Gail Allyn for helping keeping our supply cabinets stocked and for her shopping expertise and to Mr. Mark Qualben for his excellent craftsmanship and advice.

Lastly, I would like to thank then MKL Clubhouse Committee for their excellent ideas.

We will meet again in the spring to review the MKL Clubhouse Long Term matrix (originally created by Lori Denson) and to continue our short & long term clubhouse planning. If any of you have any interest in serving on the Clubhouse Committee, please let me know. We appreciate the support and generosity of the MKL community.

Roads: presented by Gail Chalfant

We started off the year with spring cleanup with twenty-two families participating. Once again a lake map indicating all the drains throughout the community was passed out. Keeping these drains clear helps immensely in diverting water from the roads.

The Summer Road Patrol went smoothly and there were no incidents reported.

Halloween went very well. We closed a portion of Primrose to traffic because of a safety issue with the children.

We had the fall cleanup the week before Thanksgiving this year. Just about all the leaves were down and even though the weather was a bit chilly, it turned out to be one of the best fall cleanups in a very long time. We had fifty-five hardy souls and eight children which represented thirty-five families coming out to help.

Mt. Kemble Lake Association, Inc. & Lakeshore Company
Annual Meeting – January 23, 2009

We have had several challenging conditions with snow and some ice especially of late. I have had to call Chris Backshall several times over the last few weeks concerning different matters and he always returned my calls promptly and taken care of issues you have brought to my attention. Please take note of the orange markers on the side of the roads to indicate where to plow. If you see any down while walking please feel free to put them back in the ground.

I want to thank each of you for your help. Thanks to Ray Jones we have great pictures of our cleanups and thanks to Terry Dwyer for putting them on the website for all to see with great captions! I am also indebted to Carl Bonar, when he is involved with the cooking people come out of the wood-work to help and to eat! Thanks Carl!

The annual spring cleanup this year will be Saturday, April 18th with a rain date of Saturday the 25th of April. This will be noted again the newsletter.

Grounds: presented by Diane Bonar

My tenure as Grounds Trustee started off with a bang...or rather a very loud thud which was the sound of a large oak tree which had fallen on Alpine Trail. Horrors of horrors, it belonged to us!

I found out about the tree just after Barbara Coe called me to tell me about a tree that had fallen on Primrose Trail.

We have gotten a lot of work done this year in the community thanks to a lot of folks, especially my committee of Joyce Murray, Jane Dwyer and Charlie Priscu. Thanks a lot for all they have done!

Also want to say thanks to others including Bruce and Dale Scolnick, Mark Qualben, and Steve Collier. All these people have worked hard cleaning up or beautifying certain areas. Steve Collier planted the flowers at the clubhouse this year which was much appreciated. Newton White on several occasions had loaned out his workers to help clean and trim back overgrown vines and bushes.

The main area of focus this year (besides tree maintenance) was cleaning the hill entrance on Lake Trail East and cleaning brush at the beach. There is much more to be done, and any help anyone can give would be greatly appreciated.

Mark Baumgarten asked if any type of clean up could be done regarding the litter that periodically accumulates in the community. A suggestion was made to see if our youths could earn community service points from Harding School for helping to collect the litter.

Community Affairs: presented by Barbara Coe

Barbara urged community members to call or email her information and/or ideas they wanted included in the newsletter. She thanked Terry Dwyer for all his website updates.

Lakeshore Company: presented by Rick Barrett

Lakeshore expended \$118,000 on repairs to pipes, valves and a pump in the last two years and also reimbursed the Association for \$45,000 in dam/dredge expenses. Lakeshore's cash

Mt. Kemble Lake Association, Inc. & Lakeshore Company
Annual Meeting – January 23, 2009

will also be decreasing in the future as a result starting to pay down the dam/dredge loan. Lakeshore's cash will be very low in 3-4 years without any adjustment in its fees. In addition, Lakeshore needs to build a reserve of about \$100,000 to cover anticipated replacement of some additional pipes over the next several years. The Lakeshore board will be evaluating this situation in concert with the new Finance Committee that the Association Board is forming to develop a long range funding strategy for the lake.

Treasurer's Report: presented by Bob Yingling

Bob reviewed MKL Association and Lakeshore financial reports that were distributed during the meeting and responded to questions from members. In the months that follow, Bob will continue to consolidate financial information for both the MKL Association and Lakeshore Company. This effort should provide a clear picture of revenues and expenses for both organizations. It should also set forth a greater understanding of balances required for future expenditures, as well as the impact of obligations incurred from dam dredging and road work. Moving forward, the Board will address the need for rebuilding cash reserves as additional expenses regarding the ongoing maintenance of the community are on the horizon.

Earlier, Bobbie Coulter was asked as a non-board member to review the consolidation effort and to document procedures. She has since had the opportunity to review the paperwork in progress and was highly complimentary of Bob's commitment to ensuring that all funds are being represented appropriately.

Austin mentioned that Terry Dwyer will chair a Finance Committee.

Other Topics:

Rick Barrett and Cliff Bridge were officially welcomed into their new positions. Rick is chair of the water system, and Cliff is the assistant treasurer.

A suggestion was made to include Harding Township public notices (i.e. property variances) on the MKL website.

The meeting was adjourned at 9:15 p.m. The Lakeshore Company meeting immediately followed.

Respectfully Submitted,

Nancy Priscu