

# MKL ASSOCIATION MINUTES

Monday, April 5, 2010

7:30 P.M.

Present:	Rick Barrett	Joyce Murray
	Diane Bonar	Nancy Priscu
	Austin Godfrey	Bob Yingling
Absent:	Gail Chalfant	Don Kuhn
	Barbara Coe	Bruce Scolnick

Meeting was called to order by President, Austin Godfrey ([aegodfrey@verizon.net](mailto:aegodfrey@verizon.net)), at 7:40.

MKL resident Mark Baumgarten attended the meeting as provided for under the by-laws and state regulations.

Mark expressed concerns related to community finances and communication. He asked the Board to please consider the following:

- Post the Agenda on the MKL website 1 week prior to meetings.
- Post the Board decisions on the MKL website within 10 days of the monthly meeting.
- Post notice on the MKL website of all the proposals made to the Board where the approval will result in expenditures not disclosed or approved in the Budget at the last annual meeting and/or will result in observable changes to Community property.
- Post notice on the MKL website of the estimated amount the Community is being requested to spend for projects not estimated or disclosed at the last annual meeting.
- Post quarterly status reports on the MKL website disclosing expenses in excess of current projected, i.e. snow removal and dues delinquency amounts.

## **ROADS – Gail Chalfant - [jbcgsc928@aol.com](mailto:jbcgsc928@aol.com)**

Joyce spoke on behalf of Gail. Road clean-up is scheduled for April 17<sup>th</sup> and notices were placed in mailboxes. Gail will issue a second notice as the date approaches.

## **HOUSE KEEPING – Joyce Murray - [joyce@jmmurray.us](mailto:joyce@jmmurray.us)**

A comprehensive inventory was conducted for all appliances and utensils in the kitchen. Closets were labeled and information was posted on the refrigerator. It was noted that 10 red and white square tablecloths and six green tablecloths are missing. To date, there have been three clubhouse rentals. The cost of Dublin cleaning has increased to \$267. The new cost has been updated on the website. There are two rentals scheduled for the upcoming months.

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## **CLUBHOUSE MAINTENANCE – Bruce Scolnick - [Bincomm@verizon.net](mailto:Bincomm@verizon.net)**

Joyce spoke on behalf of Bruce. The new sink in the Men's' Room is scheduled to be installed on Wednesday. Bruce met with Mick and the bar extension is expected to be completed within the next couple of weeks, enabling liquor to be stored behind the bar.

The Foyer outside the history room has been renovated with the help of Bruce Scolnick and John Murray. The Board discussed the eventual need for a dehumidifier to protect and preserve maps and photographs.

## **BEACHES AND DOCKS – Don Kuhn - [d.kuhn15@yahoo.com](mailto:d.kuhn15@yahoo.com)**

Austin spoke of behalf of Don. The Goose fence has been placed at the beach and seems to be working well.

## **WATER SYSTEM – Rick Barrett - [ribarrett@aol.com](mailto:ribarrett@aol.com)**

The water below the Kerns property was tested and there was no evidence of chlorine. As a result, it does not appear as though the water is a result of damaged pipes. The leakage starts approximately 15 feet up from the wall along the border of the driveway. The drainage issues are most likely caused by the pipe placement along that wall.

## **COMMUNITY AFFAIRS – Barbara Coe - [WaffCoe@aol.com](mailto:WaffCoe@aol.com)**

No report

## **TREASURER - [robert.yingling@gmail.com](mailto:robert.yingling@gmail.com)**

To date, approximately half of the dues have been collected. Additionally, some delinquent dues have been collected, including the related interest and penalties. Liens have been placed and updated as necessary on properties for which dues remain unpaid. Moving forward, the Board will formalize its budget review process including the communication of any significant variances to the community.

## **OTHER BUSINESS**

**GROUNDNS – [dianebonar@gmail.com](mailto:dianebonar@gmail.com)** – Rules and regulations regarding the tennis court had been updated and submitted to Austin Godfrey. It was agreed that they should be distributed in mailboxes, and mentioned in the next Newsletter. Also, if possible, should be posted near the tennis court.

The Board discussed construction sites within the community and agreed to follow up with residents.

According to the by-laws, members of the Environmental Stewardship Committee are limited to serving 4 year terms. It was suggested that the current members whose terms are expiring provide the Board with topics that can be forwarded to new committee members.

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Residents are always welcome to attend Board meetings. In addition, they are also invited to contact Committee Chairs if they have a particular issue they would like addressed. Names and email addresses have been included next to each section in the minutes

The issue of whether or not we actually require physical Lakeshore stock certificates was discussed. To date, records are not current. Records are in the process of being updated and reviewed for accuracy. Terry Dwyer has agreed to assist the Board with this endeavor. .

The Board discussed the topic of raising Lakeshore dues as a consequence of the repayment of the dam loan (in excess of \$25,000 per year) and necessary water system repairs over the last several years without a corresponding dues increase for over 5 years. An analysis will be done to determine at the amount of dues required to cover the dam loan debt obligations and expected water system maintenance costs.

Board meetings are scheduled for the following dates:

May 3<sup>rd</sup> at 7:30 at the clubhouse.

June 6<sup>th</sup>

September 7<sup>th</sup>

October 4<sup>th</sup>

November 1<sup>st</sup>

December 6<sup>th</sup>

January 3<sup>rd</sup>

January 28<sup>th</sup> – Annual Meeting

Meeting adjourned at 10:00 P.M.

Respectfully submitted,

Nancy Priscu

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