

**August 29, 2004 Mt. Kemble Lake Association Meeting**

**Board Members Present:** Rick Barret, Diane Bonar, Ruth Chaney, Barbara Coe, Barbara Coulter, Tim Lukas, Austin Godfrey, Joyce Murray, Bruce Scolnick, Tawnya Kabnick

Meeting was called to order by President, Austin Godfrey ([aegodfrey@verizon.net](mailto:aegodfrey@verizon.net)), at 7:00PM.

**HOUSE KEEPING-**[joyce@jjmurray.us](mailto:joyce@jjmurray.us). The roof leaked during the Hurricane and there is an ongoing water problem in the basement which is being addressed.

The fire inspector reviews the building and provides the paperwork for the state inspector for a fee of \$250 which saves the association both time and money. To the right of the refrigerator is a book with all of the important documents and certificates which stay on premises. The Edgars left the clubhouse in better condition that they found it and will be given their deposit back. Thank you to the Edgars for polishing the Brass rail.

**CLUBHOUSE** [MAINTENANCE-Bincomm@verizon.net](mailto:Bincomm@verizon.net) Ceiling tiles were replaced in the old porch area. The chimney leaked during the storm and some plaster on the ceiling was lost. Bruce Bowden is being asked to assess the situation and give an estimate. The fire alarm (which is strictly local) needs to be serviced.

**WATER SYSTEM-**[ribarrett@aol.com](mailto:ribarrett@aol.com) A water restriction went into effect during the Hurricane and until the power is reinstated. A diesel generator has been hooked up to pump water to the tanks during the day.

There is air in the water from a valve in pump house 2. This is not a health issue. Soon the pump will be pulled to make repairs to the valve and will not impact the community.

**Grounds:** [diane\\_bonar@acordia.com](mailto:diane_bonar@acordia.com) – Diane and Joyce mulched and weeded around the clubhouse and it looks great! Thank you ladies! The hurricane brought more trees down. Guy Bowden cut up a

tree close to Chalfant's home and Dave Clark cut one by the beach. Thanks Guys! A tree in the garden broke the fence which will need to be repaired.

**BEACHES AND DOCKS-** [1ruth.chaney@gmail.com](mailto:1ruth.chaney@gmail.com) Chris Allen lowered the lake before and during the Hurricane and the valves worked beautifully. He has a key and there is another in pump house 1. It is important to keep the valves open until the water runs clear. The board would like to thank Chris for his help and request that he help train several more people on how the valves work, perhaps when the lake is lowered in the spring. The floating docks held and the fire lane has been completed just in time.

**ROADS-** - [tlukacs@yahoo.com](mailto:tlukacs@yahoo.com) The summer was quiet up till the Hurricane. There is flooding and grading problems on Alpine. According to the regulations on storm drainage if the association does not change the grading of the road than it is not the association's responsibility to address the issue. The board suggests that the homeowners involved need to try to cooperate with each other. There is a problem with the drain on Lake Trail East overflowing and filling with rocks. Joyce suggested that sand bags be utilized before a storm to stop some of the dirt and debris from clogging the drains. We are still waiting for an estimate from Backshaw on repairing the road behind the garden.

**TREASURER - Barbara C. Coulter [mkltreasurer@gmail.com]**  
– The bank balances are healthy. Rick was asked to look into 2 investment instruments: one for the contingency and one for long term capital with not less than 6 months liquidity. The Bank Balances, Checks over \$1,000 and P & L were presented and will be published on the web site this and every month. Each Committee chair received a package including 5 years of P&L's, and capital expenses for their committee as well as every check for 10 years.. Each committee chair is asked to discuss with their committee and come up with an operating budget for 2012 and a long term (anything capitalized) 5-10 year request for the next meeting.

Rick suggested that the committee's begin with last year's finance committee results.

Accounts receivable- only one person volunteered to go over the books so they were checked by the accountant. They were approved with notations. There are not 2 signatures on the checks. This is not possible because the large checks are sent electronically. Our solution is that Christine Davis reviews each bank statement for us. The board is working on a simplification effort in order to keep the dues an equal amount and on an equally spaced payment plan. There is good news on the receivables. Several members with large balances are now up to date or are on a payment plan.

An adjustment was made on some of the late fees and penalties only. This was an outstanding effort on the part of Barbara Coulter and we owe her a debt of gratitude.

One home is in foreclosure and despite efforts by the board to try to take over rent receivership the home is no longer habitable. The lake is behind the bank and government on it's lien so there will be no collection of past debt. The new strategy is for the board to bring suit to force the bank to foreclose sooner rather than later so that the property can be sold as soon as possible.

**COMMUNITY AFFAIRS - [WaffCoe@aol.com](mailto:WaffCoe@aol.com)** There is a new phone alert system which was utilized for the water restriction. If you did not receive a phone alert please notify one of the board members and let them know your preferred phone number.

### **OTHER BUSINESS –**

Austin Godfrey reports that Bob Edgar has been assisting with the property easing. Additional surveys are required and we hope to have everything submitted before October 1<sup>st</sup>.

An effort is being made to further reduce the presence of the Lakeshore Company, first by having the Association collect dues for both companies and then by reducing the Lakeshore dues and increasing the Association dues. If monies go to the Association then the Association could pay rent to Lakeshore to cover Lakeshore's expenses. There will be no change in the dues amount. This effort would: 1. Simplify dues for the home owners. 2. Simplify the accounting (less time less cost) and 3. Make the treasurer's incredibly time consuming job simpler.

Terry Dwyer has once again agreed to put a committee together to clean up the by-laws. There are a number of outdated and contradictory items that need to be changed. For example paper Stock Certificates are no longer in use. If you would like to assist in this effort please contact Terry.

Mark Baumgarten came to the meeting to discuss assessing damage to the roads by construction vehicles. He was unable to get a committee to help him develop a strategy and asked what was presently being done. The procedure now is the following: 1. The homeowner is sent a copy of the rules and regulations which states that any damage done to Lakeshore property (community property including roads) must be repaired. 2 Austin is meeting with the homeowners and photographing the road around the property. 3. The town engineer Paul Fox will require that any road damage be repaired before issuing the final certificate of occupancy. A request was made to put maintenance of unoccupied homes on next month's agenda.

Meeting adjourned at 9:19

Respectfully submitted,

Tawnya Kabnick  
tawnya@tawnyakabnick.net

**Board meetings are scheduled for the following date:**

September 26<sup>th</sup>

November 1<sup>st</sup>

December 5<sup>th</sup>

Meeting time 7:30