

September 26, 2011 Mt. Kemble Lake Association Meeting

Board Members Present: Diane Bonar, Barbara Coulter, Tim Lukas, Joyce Murray, Bruce Scolnick, Tawnya Kabnick

Absent: Rick Barret, Ruth Chaney, Barbara Coe and Austin Godfrey

Meeting was called to order by the Treasurer, Barbara Coulter at 7:30PM.

HOUSE KEEPING-joyce@ijmurray.us. Bruce Bowden has recommended a roofer to fix the flashing on the exterior of the chimney and will work on the damage done to the inside of the ceiling himself. It was noted that there seem to be a few new wet spots for the roofer to check on.

The Tesi family is approved to rent the clubhouse on October 22nd.

CLUBHOUSE [MAINTENANCE-Bincomm@verizon.net](mailto:Bincomm@verizon.net) – The alarm was repaired. This alarm does not go to a central station so we depend on the residents to alert the fire department if they hear the bell. Diane suggested that we could also add a strobe light to alert residents of a fire. The clubhouse did flood during the storm and the water has receded however there are items in the basement that were damaged and a committee needs to work on cleaning it out once some new lights are installed.

WATER SYSTEM-ribarrett@aol.com No report

Grounds: diane_bonar@acordia.com – A tree fell across Alpine and John and Joyce Murray cut it up. The pine tree by the clubhouse is dead and a very large tree fell on association property partially into the lake that needs to be taken care of. Barbara noted that once the properties go into tax abatement the properties must be left in their natural state unless they are causing a hazard or safety issue.

BEACHES AND DOCKS- 1ruth.chaney@gmail.com Report sent - The lake was successfully lowered during the storm and filled to appropriate levels quickly. The water quality was bad just after the

storm but has been tested again and was fine. Two deer were removed from the lake after the storm. And there do not appear to be any other animals. The beach will be closed for the season next week.

ROADS - tlukacs@yahoo.com Bids are coming in for road repairs leading to the ball fields. Tim cut up a tree that fell on Lake Trail West. Fall cleanup will be scheduled for November 19th. On Halloween Primrose trail will once again be closed to Elm for the safety of our children and families.

TREASURER - **Barbara C. Coulter** - mkltreasurer@gmail.com
Barbara presented the Budget vs. Actual cost sheets and we appear to be on tract. Also presented were the transactions over \$1,000 and Bank Balances. She noted that there is a large \$20,000 bill due to pay down the loan next month.

The A/R Aging Summary looks high because this month's dues payments are still coming in. One of our members is paying off his overdue dues on a monthly basis and will be current by the end of the year. Two will be paid when their homes sell which leaves only one outstanding debt and although there is a lien on the property there may be no equity after the bank and the government are paid. Barbara has done an outstanding job collecting the dues!

Please note: payment plans can be arranged and if you would prefer to pay in equal monthly installments please e-mail Barbara at: mkltreasurer@gmail.com

COMMUNITY AFFAIRS - WaffCoe@aol.com – no report

OTHER BUSINESS –

1. By-law simplification sub-committee – no report

2. 2012 budgets – operational and long term - Each subcommittee submitted a budget for 2012 and a long term budget. Barbara is going to compile the requests and the board will attempt to prioritize the requests based on the communities most urgent needs during the

next couple of meetings to formulate the budget for the next general meeting.

3.Property maintenance requirements – the sub-committee disbanded and it appears to be an issue that the Board has little to no control over. It was noted that the town of Harding has a problem with a resident and not been legally able to do anything either. The board will try to reach out to the offending parties.

4.Disseminating information to Association Members – no report
5.A MKL Association Resident Nomination Form was put in everyone's mailbox today 9/26/2011. If you are interested in volunteering for a position please return the form by October 15th. If you are unable to locate your copy please call 973-723-5700 for another one.

Meeting adjourned at 8:15

Respectfully submitted,

Tawnya Kabnick
tawnya@tawnyakabnick.net

Board meetings are scheduled for the following date:

November 1st

December 5th

Meeting time 7:30