

**November 2, 2004 Mt. Kemble Lake Association Meeting**

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

Not Present: Diane Bonar (we wish you a speedy recovery)

Meeting was called to order by President, Austin Godfrey ([aegodfrey@verizon.net](mailto:aegodfrey@verizon.net)), at 7:37PM.

**HOUSE KEEPING-**[joyce@jimmurray.us](mailto:joyce@jimmurray.us). Carl Bonar brought fabric and for \$342.40 the chairs in the club house were recovered. Dublin did the clean up after the Tesi party and their deposit is to be returned. The Colliers requested the clubhouse for a Birthday party and the board approved it. There is another inquiry for Thanksgiving day but no paperwork has been submitted yet.

**CLUBHOUSE MAINTENANCE-**[Bincomm@verizon.net](mailto:Bincomm@verizon.net) The Chimney was repaired and the stucco and cement around the fireplace inside the clubhouse was repaired.

**WATER SYSTEM-**[ribarrett@aol.com](mailto:ribarrett@aol.com)

Pre storm – the pump in pump house 2 was removed to fix the check valve and is now in good working order. The water flow meter in pump house 1 will need to be replaced soon and with it some old rusted pipes.

Post storm- There was no water for a day after the storm. The generator could not get to the lake due to fallen trees. Bill Mansor has been filling the generator with diesel fuel. Thank you Bill.

The purchase of a new generator was discussed but the cost would be between \$25,000 an \$35,000. The Association has only rented the generator twice in 30 years and the cost was \$2,200 for the hurricane so it was decided not to make this purchase.

Arga will test the water and the DEP must approve the results before residents are notified that it is safe to drink.

In the past the water has lasted longer than a day. Residents need to conserve water as soon as the electricity goes out.

**Grounds:** [diane\\_bonar@acordia.com](mailto:diane_bonar@acordia.com) – Pre storm – Diane sent the following report :Diane has gone around the community with Action Tree who will come in shortly and chip up the remains of logs of trees which had fallen on the road. Grounds is over budget but everyone on the board agreed that this work needs to be done.

**BEACHES AND DOCKS-** [1ruth.chaney@gmail.com](mailto:1ruth.chaney@gmail.com) – The muskrat problem continues and she is looking for someone new.

**ROADS- -** [tlukacs@yahoo.com](mailto:tlukacs@yahoo.com) The wash out area on Lake Trail East below the Bonar's was filled and the leftover stone went to the north fire lane to channel the water. Some road repairs were done by #71 and #72 Lake Trail East and #16and #16 Primrose Trail. Work needs to be done. The road by the Kerns will be patched this year but there is a serious problem originating from their driveway which needs to be addressed next year. The board voted to have Backshall come do a preliminary clean up prior to the final cleanup on November 19<sup>th</sup>.

**TREASURER- Barbara C. Coulter [mkltreasurer@gmail.com]**  
Because there is no electricity Barbara could not present her usual monthly statements however she did a general overview and will post the reports on the web site. Several notices will be going out to late payers and new leans put on properties. There is about \$200,000 in the bank now. \$100,000 is traditionally held for contingencies  
Since the last meeting the accountant filled the Association taxes. Rich recommended a vehicle for keeping the funds and an ING account was opened for Lakeshore and the Association.  
The operational and long term budget requests were compiled and discussed. The short term budget items should be no problem and more discussion will be held on the long term considerations.

**COMMUNITY AFFAIRS -** [WaffCoe@aol.com](mailto:WaffCoe@aol.com) – no report

**OTHER BUSINESS –**

Austin Godfrey reports that the property easing has been approved thanks to the help of Bob Edgar. The papers will be signed once the electricity comes on and we are hoping to have a reduction for the first tax bill.

The accountant and attorney confirmed that the Association could have an agreement with Lakeshore to lease Lakeshore assets, pay the maintenance and collect dues. The rent for the lease would be the money to cover the costs of running Lakeshore.

The effect would be:

1. One consistent dues payment for residents. **No Change in the total dues**
2. Eliminate inconsistencies in penalties' for late payments and interest.
3. Simplify the accounting and treasurers job.

Terry Dwyer is putting together a proposal for the community to vote on which will necessitate updates to the Lakeshore and Association By-laws. An inform session will be held prior to the general meeting.

Casey Meranda was asked to formulate a nominating committee for the open board positions in 2012.

Meeting adjourned at 9:06

Respectfully submitted,

Tawnya Kabnick  
tawnya@tawnyakabnick.net

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

December 5<sup>th</sup>

January 27<sup>th</sup> – Annual meeting

Meeting time 7:30

