

December 5, 2011 Mt. Kemble Lake Association Meeting

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

Meeting was called to order by President, Austin Godfrey (aegodfrey@verizon.net), at 7:35PM.

HOUSE KEEPING-joyce@jjmurray.us. Two parties were held and the club house was left in good order. The new fire inspector came and the paperwork remains in a folder in the drawer next to the refrigerator. The backup battery drained during the power outage and needed to be replaced. This battery needs to remain active for our insurance coverage.

CLUBHOUSE MAINTENANCE-Bincomm@verizon.net There was some storm damage to a gutter and a leader drain which will be addressed. High water levels in the furnace caused some problems which have been rectified.

WATER SYSTEM-ribarrett@aol.com A fire on a light pole on Lake Trail East knocked out the automated systems for maintaining water levels. Ken Heiden manually controlled the levels until repairs were made to the system. Thank you Ken. When the electricity goes out the system needs to be rebooted. A new meter is needed in pump house I for the DEP approval which will also require new pipes. This should happen early next year.

GROUNDS: diane_bonar@acordia.com – Burt Crum(do you have the correct name) has been hired to pick up debris and logs. He is still working on the trees going up the hill to Lake Trail East and the Lagoon. There is so much tree work needed that it will have to be done in stages with the lake, dam and road safety as the first priority.

The property below the dam must also be cleaned up. It was proposed that a committee walk the lake and create a working list for other tree work that needs to be completed. Austin suggested that the community decide just how much money it wishes to spend for keeping the common areas groomed.

Three piles of wood chips have appeared in the ball field and Diane is going to look into where those came from and what to do with them. The space needs to be clear for future projects.

BEACHES AND DOCKS- 1ruth.chaney@gmail.com – A new trapper has been found and will work on the muskrat problem without a charge to the community.

ROADS- - tlukacs@yahoo.com Thanks to everyone who came out to work on the community road clean up and thanks to Carl Bonar and his crew for a delicious lunch

TREASURER - Barbara C. Coulter [mkltreasurer@gmail.com]
Barbara presented the monthly reports which are posted on line. The \$100,000 reserve should be intact at the beginning of the year and the operating balances close to 0. Money for the reserve should begin next year with the new tax change and new resident income.

New Business

Ballots were submitted for the new officers for 2012. There will be no change on the board this year. The lakeshore elections for 2012 will be held at the annual meeting.

More information about what can and can not be done with the lots which have been put into conservation will be forthcoming. It was suggested that a committee be formed to patrol the lots periodically to be sure that we are in compliance with the regulations.

On December 13th there will be an inform meeting on the proposed by-law changes. 1. change the dues structure so that each member pays the Association equal amounts at regular. Intervals but does not change the dues.2. change a requirement for 2 signatures on checks

to two approvals (we bank electronically now) and 3. Give the Association the right to go to court to procure receivership on rents to pay down the debt a member may owe to the Association.

Meeting adjourned at 9:10

Respectfully submitted,

Tawnya Kabnick
tawnya@tawnyakabnick.net

Board meetings are scheduled for the following date:

January 3rd

January 27th – Annual meeting

Meeting time 7:30