

January 3, 2012 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 hosted by the Bonar family (aegodfrey@verizon.net), at 7:35PM.

HOUSEKEEPING -joyce@jimurray.us. The Tesi family have requested to rent the club house in June and July. The board approved the request subject to the completion of the paperwork. Dublin is coming for heavy duty cleaning tomorrow.

CLUBHOUSE [MAINTENANCE-Bincomm@verizon.net](mailto:Bincomm@verizon.net)

Four bulbs in the exit lights were changed. Ken Heiden has been assisting Bruce Scolnick with the furnace and they are working on one of the radiators which seems to have a bad sensor.

WATER SYSTEM-ribarrett@aol.com The pump house computers and the pump in PH1 needed to be reset after the recent electric problems. The state is requiring that the flow meters be recalibrated. However pump house 1 can not be and will need new pipes and a new flow meter.

The water supply was low during the storm and it was discovered that the water levels have been maintained below the cross over pipe between the tanks to keep it from freezing. During the summer the levels can be elevated.

A notice from the state came indicating that we may not have any more hookups to the water system. Subsequent investigation indicates that some added hookups could be accommodated.

GROUNDS: diane_bonar@acordia.com – Diane called Rubinetti to inquire about when the trees would be picked up. A notice will go out to the community.

Backshall still has not removed the tree at the clubhouse or in the lake so other contractors are being called.

BEACHES AND DOCKS- 1ruth.chaney@gmail.com – 6-7 muskrats were taken from the lake this fall. The trapper can work only between Oct 15 and March 15th.

Ruth is checking with the town about the date in which the lake can be lowered for dock work. It is generally a 2 week window in April and a notice will go out to the community once the approval is finalized.

ROADS- - tlukacs@yahoo.com There is more ice flow after the road was repaired by Jennifer Siegler's home. Salt will be needed this season. The problem is a spring in Kearns' driveway. The board will consider a pipe under the road and see if the Kearns are interested in a joint project to repair the problem.

Rock is being brought to the entry to the ball field to keep down the mud.

TREASURER - Barbara C. Coulter [mkltreasurer@gmail.com]

Barbara presented the standard monthly P&L, Bank Balances and AR reports (which can be found on the website) This year we have brought in more money than we spent to the receipt of an old large account receivable..Income and spending has been relatively evenly matched.

The Board approved the 2012 proposed budget and discussed the needs for the next 5 years.

The operating budget remains fairly level.

Beaches and Docks Is steady There is no treatment \$1,000 is set aside for the dam's valve maintenance and the small dock on Lake Trail East being held by a rope and will need to be replace for about \$3,000.

Grounds goes up for tree work around the community and money to clean the breeder pond berm.

Clubhouse – remains as is.

Water – Will add for the re-piping of pump house one.

If the DEP makes an onsite generator mandatory then \$35,000 will be needed for the purchase and monies set aside for maintenance.

Roads – Next year the roads around Elm will be redone once the construction is completed. The tennis courts will also be done.

New Business

Joyce, Ruth and Tawnya will set up a TGIF before the General Meeting.

Barbara brought up the possibility of a clinic for people who want to set up to do electronic checks.

Maintenance rules were once again discussed. Because we all own our properties the board cannot dictate how a property is maintained. We hope that homeowners will consider their neighbors but have found no legal way to enforce maintenance rules.

A package is being put together explaining the by-law changes with proxies and should be distributed by the 10th.

Meeting adjourned at 8:46pm

Respectfully submitted,

Tawnya Kabnick
tawnya@tawnyakabnick.net

Board meetings are scheduled for the following date:

January 27th – Annual meeting

March 5

April 2

May 7.

Meeting time 7:30

