

## Mt. Kemble Lake Association Meeting

March 5, 2012

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

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

**HOUSEKEEPING** -[joyce@jjmurray.us](mailto:joyce@jjmurray.us). No report this month.

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

Leaders and gutters were replaced. Ludlow looked at the furnace and said it is in fine condition.

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

The VSA diner is May 5<sup>th</sup> the board members and a guest are invited as well as the volunteers and their guest.

Highland water put a new meter in Pump house one and replaced many of the rusted pipes. This was necessary because the DEP requires recalibration every 5 years and Pump house 1 could no longer be recalibrated. Pump house 2 is OK.

Jim Irving volunteered to clean up the pump houses with an assistant. He installed 2 new fluorescents and got rid of a lot of junk.

Highland looked at the end of the horizontal tank where the valves are. The leaks are not severe and may possibly be sealed from the outside. If not the tank will have to be drained and fixed from the inside. This will need to be addressed in the next few years if the leak gets worse.

Rick is trying to find someone to look at the valves in the dam which are original (1950's). Did find someone who is also a frog man to evaluate for \$1,500, and Highland will give a quote.

The DEP is requesting old documents. Chris found well permits for 1 and 2 and a description of well 3 (which we are not using). The primary is well 2. We have invited Max to attend the dinner and to do a training session.

**GROUNDS:** [diane\\_bonar@acordia.com](mailto:diane_bonar@acordia.com) –

Grounds reports that a bid has been accepted from Action Tree to cut down several dead trees that present a danger to people walking around the breeder pond. They will also do a general cleanup in the breeder pond area due to damage from the Halloween storm which includes pulling a tree and other debris from the breeder pond.

Diane also reports that a cleanup of several community lots was made in February due to that same storm. There will be at least a one or two day cleanup before the community is generally back to where it was before the storm. She and John Murray have been working on cleaning up the breeder pond spillway.

**BEACHES AND DOCKS-** [1ruth.chaney@gmail.com](mailto:1ruth.chaney@gmail.com)

The lake will be lowered April 1<sup>st</sup>. Ruth will speak to Chris Allen about starting the process on the 29<sup>th</sup> due to Easter.

Ruth will try to get someone to work on the spillway while the lake is lowered, we need to fill in some cracks in the spillway.

We would like to have a mini beach clean-up while the water is lowered and have someone come put the sand back up on the beach. Tim suggested that the leaves be taken away first.

The muskrat man came this weekend; we only have two more weeks; there is a nest over by Manser's property.  
One of the floats has moved. They should be tethered to ground at bottom of lake and one point on the ground. Two tethers on the ground when there is a storm. Last year they were all repositioned.  
The Full Beach Clean up will be May 12 with a rain date the 19<sup>th</sup>.

**ROADS- - [tlukacs@yahoo.com](mailto:tlukacs@yahoo.com)**

It has been a quiet winter.  
Road clean up is April 21<sup>st</sup>.

**TREASURER - Barbara C. Coulter [[mkltreasurer@gmail.com](mailto:mkltreasurer@gmail.com)]**

Barbara presented 2012 Lake shore estimate of \$60,000 rental agreement twice a year, March 1, and Sept 1, to pay for the property taxes, state and federal government fees, and the accountant. The Association pays all of the other fees related to the running of the water company.

The paperwork has been sent to the accountant for last year's taxes. There were some errors discovered from the prior years which will be addressed.

Barbara is working on cleaning up the dues and balance sheets. She would like to take the McCafferty debt off the books and will talk to the attorney about forcing a foreclosure so the property could be sold and dues paid.

Large A/ R will be turned over to the attorney for collection, so if you are having difficulty paying your dues please call and/or pay something .

**Community – [WaffCoe@aol.com](mailto:WaffCoe@aol.com)**

The board approved the distribution of the brochure on Lake Stewardship to the community. The newsletter will be coming out this week please contact Barbara Coe if you have something to add.

Meeting adjourned at 8:46pm

Respectfully submitted,

Tawnya Kabnick  
[tawnya@tawnyakabnick.net](mailto:tawnya@tawnyakabnick.net)

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

April 2  
May 7.

Meeting time 7:30