

October 1, 2012 Mt. Kemble Lake Association Meeting

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

Not Present: Barbara Coe

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

HOUSEKEEPING -joyce@jimurray.us Basement was cleaned thanks to John Murray and Guy Bowden's truck. It was agreed to replace a few old tables.

CLUBHOUSE Maintenance - Maintenance-Bincomm@verizon.net The telephone line was repaired. Unless we tie into a long term commitment the cable/telephone combo costs more so it was decided to keep it separate. The blower in the heater has been repaired by Ludlow. An outdoor spigot was repaired. George Kuchler is working up a price for: 1 spotlight on the moose, 2 illuminating the mirror ball, 3 removing the old stage lighting, 4 adding 4- 8 foot florescent lights in the basement and 5 illuminating the flagpole. A number of exit lights were replaced and Bruce is planning to change the batteries in the emergency lights.

WATER SYSTEM-ribarrett@aol.com – There is an offer from Aqua Water Company to purchase the Lakeshore water company and another offer expected from Middlesex Water. A committee is being formed to discuss the option of selling the company. So far: Terry Dwyer, Don Kuhn, Austin Godfrey, Barbara Coulter, and John Krizko have agreed to be on the committee. Once the committee has had a chance to do some research they will report back to the board.

Chris Allen met with Princeton Hydro (an engineer) and it was determined that the valves not salvageable. One valve is usable but could break in the open position causing the lake to drain and flooding below. The other valve will leak in time and must be sealed off which will cost \$3,000-\$5,000.

The options are to make a cut in the top of the dam from 5-10 ft and install new valves or utilize a siphon system. There are informal discussions with the dam safety specialists at the DEP to determine the best course of action.

GROUNDS: diane_bonar@acordia.com –

1. Had trees removed in various areas of community: garden, lot near Priscus, and lot next to Zalis. Also, the Dwyers are having some tree-work done and have

requested that they be allowed to cut down trees that appear to be a threat to their house on community property; Diane told them they could continue.

2. A request was made to Backshall to take compost from behind the garden and place it on the side of Alpine Trail so that water does not come over the berm on Alpine towards the Bonar's house.
3. Also, Backshall was given a list of items that needed to be completed; even if he doesn't complete them, he will give advice on how to get the projects done.
4. A handheld trimmer was purchased for the community for use on community property and the garden. At this time, Diane is requesting that she maintain possession of the handheld trimmer so that she can keep track of who borrows it. The Board had no problem covering this expenditure for community use.
5. The flagpole has been painted, but when Mr. Flagpole tied the rope, it doesn't fit our flag. We will continue to rectify the problem and perhaps put in a request for a donation for a new flag. We are still in the process of getting a quote for getting a light on the flagpole. Bruce Scolnick will ask George Kuchler about a quote; I will continue talking to Mr. Flagpole about getting a quote.
6. Backshall has said he will be trimming back the breeder spillway later this fall.
7. The letter the Grounds Committee received last June is to be answered.

BEACHES AND DOCKS- 1ruth.chaney@gmail.com This summer there were two treatments of copper sulfate. Repairs to docks, repairs to diving boards, and rearranging of floats was done Princeton Hydro is offering a two day course on lake maintenance in Princeton on Nov. 2-3 for about \$400. Ruth is considering taking the course and inviting Chris Allyn to attend.

ROADS- - tlukacs@yahoo.com The rip rap in the fire lane has been placed there to reduce erosion of soil into the lake and to help protect the fire lane's shoulders. It is being repaired after the storm. Please remind children not to throw the rocks into the water.

TREASURER-

There is over \$200,000 in the bank, the correct amount in the contingency and ICRF. Progress continues on the AR accounts, only two remain unpaid. The treasurer and attorney are continuing to work on these accounts. A check was written to Kathleen Cwirko because she overpaid the dues owed when her home closed.

The township tax collector said the Association was delinquent but was not sure the funds were applied correctly. Bobby offered to go over the accounts with him to resolve the issue.

COMMUNITY AFFAIRS – WaffCoe@aol.com. No report however a meeting is being planned for new members of the community.

NEW BUSINESS -

The ESC committee asked that the board consider a run off hot spot at the fire lane to keep the physical structure and integrity of Community land intact and requested that the following be read into the Minutes:

In response to the violent storm on Sunday, June 3, one of the subjects that the ESC focused on at its June 13 meeting was run-off hot spots. Significant erosion took place in the fire lane. The rip rap in the fire lane has been placed there to reduce erosion of soil into the lake and to help protect the fire lane's shoulders.

While most of the rocks were moved by the excessive force of water during the storm, some children were also observed throwing rocks from the fire lane into the lake. The ESC would like to bring this issue to the attention of the board and appropriate committees in hopes of restoring the rip rap, and encouraging people to make their children aware of the purpose of the rip rap.

We have attached some of our intra-committee emails as well as a few photos of the erosion problem of the fire lane.

Don Kuhn, Terry Dwyer and Gail Chalfant are on the nominating committee to find new board members for the 2013 term.

Meeting adjourned at 8:40 pm

Respectfully submitted,

Tawnya Kabnick
tawnya@tawnyakabnick.net

Board meetings are scheduled for the following dates:

Nov 5
Dec 3

Meeting time 7:30