

January 25, 2013 Mt. Kemble Lake Association Annual Meeting

Board Members Present: Rick Barrett, Barbara Coulter, Tim Lukacs, Austin Godfrey, Joyce Murray, Tawnya Kabnick, Diane Bonar, Barbara Coe, Bob Edgar

Not present: Bruce Scolnick and Ruth Chaney

Meeting was called to order by President, Austin Godfrey (aegodfrey@verizon.net), at 7:45PM.

A moment of silence was observed for community members who passed this year: Doris Bardusch, Bud May, Jessie Stuehler and Ted Wrigley

Roll call was read and there was a quorum.

The minutes were distributed (can be found on line), and accepted by the members.

Austin Godfrey thanked Bruce Scholnick for his service to the community for the past four years.

Committee reports followed:

HOUSEKEEPING -joyce@jjmurray.us. Housekeeping Report 2012

The Housekeeping Committee is responsible for facilitating and supporting the use of the Clubhouse for all Clubhouse events. The Committee is responsible for the decor and general condition and appearance of the Clubhouse and for soliciting suggestions from the Membership regarding these responsibilities. The Committee ensures the cleanliness of the facilities after use and the stocking of regular supplies to support rental, social and other special events. Gail Allyn is the supreme purchaser of such goods. (Thank you, Gail and John Murray who is willing to drive and schlep all the goods.) The fire inspections, carpet, refrigerator, ice maker, have all been cleaned, and inspected. Light bulbs have been replaced with CFI bulbs (compact florescent).

Thank you to John Murray for the research into and follow up for the repair of the ovens.

The stove/ovens (which are 20 years old) has received 3 new thermal couplers, an oven control and 2 thermostats.

Renters are given a before use walk through to familiarize equipment availability as well to document the condition of the Clubhouse prior to the rental and have a post use audit to ensure satisfactory clean-up and any damage that might have occurred..

Supervising professional clean-up and providing access for other professional service providers is reflected in the open door policy.

It's been a very good year.

Respectfully submitted,

Joyce Murray

BEACHES AND DOCKS- 1ruth.chaney@gmail.com – Beach and Docks – Annual Report 2012 – Read by Joyce Murray

1. Lowered lake first two weeks of April for residential dock maintenance.
2. Repositioned all Lake owned docks for lowering and again after lake refilling.
3. Repaired east side dock and added a ladder for easier access.
4. Resurfaced diving board.
5. Allied Biological applied copper sulfate in June and August to control algae blooms. Allied's annual report is available on the MKL website.
6. Water quality monitoring revealed three criteria exceeding the lake management acceptable limits including nitrate, total phosphorus and ammonia.
7. Inventoried and repositioned all boats at the beach. Several boats without names will be removed in the spring.
8. The yellow safety line has been left in the lake and attached to the raft as required by law to secure each float.

9. Thanks to Fenton Chaney for reconstruction and reattaching of the East-side raft and dock.

Respectfully submitted
Ruth Chaney

CLUBHOUSE MAINTENANCE-Bincomm@verizon.net Read by Bob Edgar
2012 House Maintenance Annual Report

The Clubhouse is in pretty good condition. We started out the year by having the roof shampooed to remove algae, lichen and moss. By having the growth removed we are likely to extend the life of our roof. I would like to thank John Murray for his research and acquiring the contractor. A pretreatment and post treatment picture is available for you to review.

The northeast corner radiator blower has not been operation for the past few years and this was repaired and is now working properly.

The outside water faucet was dripping, it was tightened and leak mostly stopped but the faucet should be replaced this spring.

The outside ground fault receptacle in the front of the clubhouse was defective and has been replaced.

This was the year to upgrade some electrical systems, eliminating lamp cords and faulty wiring.

New wiring, switches, and lights were installed for the Moosehead and Dance ball.

We replaced wiring on stage, added track lighting and a dimmer switch.

We installed four 8' florescent lights in main area of basement.

We added a light to the flagpole with a sensor to light up our American Flag.

Due to Sandy and our 2 week power failure, we replaced all six back-up batteries for exit lights and replaced defective light bulbs.

We also replaced the back-up battery on the fire alarm panel.

The telephone line coming into the clubhouse was defective and Verizon replaced it and now the on-site telephone is operating properly.

I would like to thank my committee members, Terry and Jane Dwyer, John and Joyce Murray, and Guy Bowden, for all of their help this year.

On a personal note it was my pleasure to serve as house maintenance chair for the past four years, and will be more than happy to help my successor.

Truly yours,
Bruce R Scolnick
House Maintenance Chairman

GROUNDS: diane_bonar@acordia.com –

Grounds Report for 2012

-January - early February; Backshall had 2 days of cleanup of limbs from Halloween storm from previous October.

John and Joyce Murray began cleanup of the spillway and made significant progress in just one day. It's important to keep the spillway trimmed so that there isn't major overgrowth and erosion.

Spring, summer, fall - regular lawn maintenance.

Successful garden season.

Tennis court maintenance.

Year ended with storm - Sandy - major cleanup of limbs and trees by Action Tree. The major limbs are out of the way but have yet to begin Phase 2 of that project which is, going deeper into the woods and getting leaning trees and downed trees that are an eyesore. Not all trees will be taken away, but we will make the woods safe and as attractive as possible.

Bud May, a long time resident here at the lake, passed away in December of last year. As a memorial to both Bud and Norma May, their daughters, Cindy Manz and Penny Hanson, have pledged to plant a tree here at the clubhouse which will be used as our outdoor Christmas tree. Thanks to them for replacing the tree which has been gone now for several years and for making a very special memorial to their beloved parents.

Respectfully submitted,
Diane Bonar
Grounds Chairperson

ROADS- - tlukacs@yahoo.com

2012 Roads Annual Report

Up until this Fall, I have only met two Sandys in my entire life. Both of these now women, are caring and loving moms. However, the latest Sandy that I met proved to be quite the opposite. She cancelled Halloween for the second straight year. She cancelled the major road project at Elm Trail and Lake Trails West that we all voted to approve last year at this time. This project is now scheduled to be completed in April or as soon as the asphalt plant reopens. Finally, she left a path of destruction that we can still witness around our neighborhood today.

I would like to thank everyone that came out to the Spring Cleanup that was held on Saturday April 21st.

I would also like to thank everyone that came out to the Fall Cleanup on Saturday November 17th. We had a great turnout that included many of our newest neighbors. Sandy gave us many more challenges than we normally faced during fall cleanup and with the help of all of our volunteers, we were able to get our neighborhood looking great. Thanks to Carl Bonar who provided a delicious lunch and to those including Cacky Bell, Gail Chalfant, Barbara Coe, and Guy Bowden who assisted with the set up and cleanup of the clubhouse. Forgive me if I have missed anyone else that helped out in the clubhouse.

For those here who might have not come out to a cleanup this past year, it is a great time to spend a couple of hours with your neighbors and then enjoy a delicious lunch with them. By the way, our neighborhood also looks fantastic afterwards.

Finally, thank you to everyone who signed up for Summer Road Patrol. This includes the Burds, the Barretts, the Murrays, the Remmeys, the Chaney's, the Priscus, the Maxwells, Jodi Mead and Felix Sockwell, Gail Chalfant, Tawnya Kabnick and Dave Clark, and Bobbi Coulter and Jay Pultz. For anyone that does not know, Road Patrol is a nightly drive around the neighborhood around 10:00 p.m. between Memorial Day and Labor Day. Volunteers take a week at a time (Sunday –Saturday) and make sure our common areas (the beach, playground, garden, clubhouse, etc.) are clear of people. They also drive up and down all of the roads to make sure nothing out of the ordinary is happening.

Thanks again for everyone that came out and volunteered!
Tim Lukacs

WATER SYSTEM-ribarrett@aol.com – Repair of Dam Valve

The dam has two valves to drain water from the bottom of the dam. Two shafts extended from the top of the dam to the valves at the bottom of the dam. Several months ago, when opening and closing these valves, one of the shafts broke off at the very bottom of the dam. Chris Allyn, our dam manager, had a professional engineer and an assistant inspect the valves. The engineers found that both valves were in what appeared to be a

sealed concrete box at the bottom of the dam. It was their professional opinion that the valve could not be repaired due to the need to break open this concrete box and the difficulty and danger of working in a 30-foot shaft that could be subjected to flooding. The engineer has recommended two possible solutions. First, installing or renting a large siphon with a starter pump or, secondly, lowering the lake 8-10 feet, putting a cut in the top of the dam, and installing new valves. The siphon approach is the lowest cost solution, but any resolution is subject to DEP approval. The DEP has tentatively approved the siphon approach subject to their review of engineering specifications which should cost \$6,000-\$10,000 to prepare. We have no proposal for implementing the siphon system, so the \$50,000 in the proxy is a placeholder. Installing new valves would be more expensive.

Discussion was held on the dam and type of valves, repairing of the valves or using a siphon system. Jim Irving suggested that the fire department may be a good resource. Bill Haynesworth asked if the proposal for a siphon would be a long term solution and the answer was yes but the pump may only last 10-20 years.

Gail Chalfant asked if Chris Allen was in charge of the dam. The answer is that management of the dam falls under Beaches and Docks. Chris Allen works on the committee and has been helping with the dam for years. Is there an operating manual? Yes and it has been submitted and approved by the state. Is there a maintenance contract for the dam? No, however we have annual inspections and a bi-annually a professional engineer must inspect for the state. We have an engineer on call to contact for emergencies.

Jim Irving suggested that several people be trained on the opening and closing of the dam. In fact a number of people have actually worked on the dam and learned the mechanics (during a storm). There is a key to open the dam in the Lukas yard and in pumphouse #1.

A motion was made to take \$50,000 out of the long term Capital fund to address the repair of the valves or implementation of the siphon system. Discussion was held as to why the board did not take the money directly from the reserve account and Bobby Coulter responded that this was not an emergency and the board preferred to

go to the community with requests for such a large amount. If it had been an urgent issue the board has the resources in the reserve account to act quickly in the best interest of the community. Bob Yingling complemented the board on being proactive and letting the community know about the monetary outlay in advance. The motion was approved.

Water System Annual Report for 2012

There were no repairs to the in-ground pipes or valves in 2012. Several other activities will be reviewed.

1. During Sandy, we rented a diesel generator for 14 days from the company that repairs our pipes and pumps. They supplied the diesel fuel as needed. Ken Heiden did a great job of refueling the generator, determining that we had enough water in the tanks, running the generator as needed. We had water during the entire period that we lacked power. We are planning on buying a natural gas generator if a sale of the system is not pursued. It will operate automatically with no intervention. It would run for 20 minutes once per week to self-test. We would have a service contract that includes annual maintenance and inspection. The proxy provides for an expenditure of \$35,000. We hope to bring it in for less. Ken has agreed to take over managing the VSA program and sent out a second email yesterday with the new schedule. We have had some recent incidents of people forgetting their week so all VSAs please put your dates on your calendar and call the next person after your week. Many thanks to Ken.
2. The committee that is examining a possible sale of the water system continues to perform comprehensive due diligence and will be making recommendations to the Board soon. Depending on the Board's reaction, this report will probably be followed by one or more additional inform meetings for the community and a vote, if needed, in the spring. We now have only one bidder, Aqua. Middlesex Water dropped out because of the small size of the transaction and more pressing

corporate priorities in 2013. The committee sent out this morning a request for community feedback on the possible sale. Copies of this email are available tonight. Please convey your thoughts via email or directly to a committee member. The names of committee members are listed on the aforementioned email.

3. The boiling water notice that was called out shortly before Christmas was the result of a leak of a small pipe in the pump house by the tennis courts. Due to a procedural problem, Newton and I were unable to close the valve which would have isolated that pump house while we capped the leak. It was thus necessary to turn off the water to the west side for about 20 minutes to cap the leak. DEP regulations require that we communicate a boiling water notice to the community anytime we lose pressure, regardless of how briefly. The water must then be tested for bacteria before revoking the boiling water notice. The pipe was subsequently repaired and has been braced in several places to avoid repetition of this problem.

Questions were raised on the water system. First Jim Irving thanked Ken Heiden for keeping our water system going during Sandy and everyone applauded Ken's efforts. The expense of renting a generator for the water system was discussed but also the fact that sometimes it is difficult to have it delivered and difficult to find fuel to run it. Jim Irving mentioned that a company named Start Off was a good source and very knowledgeable.

A motion was made to take \$35,000 from the Long Term Capital Fund for the purchase and installation of a gas generator and it was approved.

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

The long term capital fund was reviewed by three non-board members as per our by-laws. Dave Dietz verified that \$67,000 was put into the fund this year: \$400 per resident from the prior road fund, interest, tax savings on land put into conservership, and the new property owners assessment.

Barbara Coulter asked for a vote on the transfer of \$50,000 from our working capital account into our long term capital account. Discussion was held on the boards having enough money without needing the Long Term Capital. There is a reserve account of \$100,000 which could be utilized for emergencies without having a full community vote. It was agreed to transfer the money.

John Murray thanked Austin Godfrey for his quality leadership and the board for their work. Bill Haynsworth and Fran Frigerio thanked everyone who pitched in over the year to keep this community running.

The meeting was closed at 8:33

Respectfully submitted,

Tawnya Kabnick
tawnya@tawnyakabnick.net

Board meetings are scheduled for the following dates:

Board Meeting Sunday Feb. 3rd 11:30
Board Meeting March 11th 7:30

