

June 11, 2013 **Mt. Kemble Lake Association Meeting**

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

Not present: Barbara Coe

Meeting was called to order by Austin Godfrey at: 6:30

HOUSEKEEPING - joyce@jimurray.us. The Luehring's party went well. The clubhouse was left in good order and their deposit will be returned. There is a current liquor license displayed at the clubhouse and a list of bartenders.

CLUBHOUSE - rjedgar63@gmail.com -The state fire inspector Came out again to check our exit lights and we passed.

WATER SYSTEM - ribarrett@aol.com – The first quote for the new generator came in at \$19,000 plus permits and instillation expenses. Another quote should be in this week. The dam wall needs to be caulked and stone added to the pipe areas.

GROUNDS: diane_bonar@acordia.com –

1. Dave Clark reported a very dangerous dangling limb over Primrose Trail and dead limbs on several other trees; I have requested that Action Tree take care of the situation.
2. Heller: 49 LTE; very dead tree close to street; am getting quote from Action Tree; perhaps Heller will split the cost;
3. Jody Mead: 58 LTE; Action Tree will drop very dead 3 trees in the lot next to them; if one of the trees fell it would probably hit their house. The trees will be left on the lot in a neat line.
4. The Heidens have requested that a tree on community property that is directly over their house be removed. I have looked at tree and probably approve removal by Action Tree. It would probably be a few hundred \$\$ and it is leaning over their house.
5. The Dwyers have requested that they be given permission for Action Tree to drop a tree into the lake so that they can float it to the dock and get it out of their lot; they will perform job when no one is around. There should be no problem with this request.
6. Action Tree has evaluated the evergreen trees at the clubhouse and has recommended that several of them be removed due to disease. They have not been instructed to continue with the project at this time.

7. Lori Denson has volunteered to get some signage in the community for various areas, including behind the garden; for example, more “clean up after your dog,” “No Dumping Here,” etc. She will review with me whatever signs are to be placed.
8. I think the Board should write letters to the Neigel-White family requesting a timeline on when they expect to get the area across the street from them back to normal. They have been parking their cars and worker trucks there and the area is a mess.
9. The tree that fell recently onto Bailey’s Mill Road causing power outage last Friday night needs to be removed. The Township has gotten it off the road to make it safe, but eventually, it needs to be removed by the community. Garden is washing away from primrose may add dirt from back and add Birmingham.

There have been requests for some trees and stumps to be removed and they will be considered after those which are a safety problem are addressed.

BEACHES AND DOCKS- 1ruth.chaney@gmail.com –Backshall looked at the dam and is going to clear both sides twice but wants the poison ivy treated. There have been several requests for new sand. It is too late to scoop sand from the lake area this season but new sand will be added. Allied felt the lake was in great shape and did not think we needed treatment for weeds. Ruth sent them photos and they have agreed to come. The weeds will be treated before the alum.

ROADS- - tlukacs@yahoo.com The roads look good however there is still a small problem with drainage on the south side. Another box and catch basin will be installed on Elm. The town is working on the sinkhole at the bottom of Lake Trail East. A pipe on the other side of the road clogged causing the back up. Kelly Heller is having difficulty with tar coming down her driveway. After some research it appears that there is no good solution to the problem. The older roads have a lot of tar in them. The same problem is happening in front of The Kerns, Murrays, Heidens, the bottom of Lake Trail West and other areas. The town and county also have this problem with some of their roads. A short term solution is wait for a hot day and apply stone dust It was decided to consider reviewing the long term plan and perhaps increase the amount of roadwork. A letter will be sent to Kelly explaining the situation and reminding her of the late fees and penalties for nonpayment of dues.

TREASURER- Barbara C. Coulter [mkltreasurer@gmail.com] Barbara is going to e-mail the Bank Balances Budget vs. Actual to date, Transactions over \$1,000 and the Aging Summary to the board. All of these statements are on the web for review. the board did an electronic approval for the Fresco/Mead party in June. The situation with Profile is ongoing and only one member is late with dues. Bobbie requested an update on committee spending. There have been many unexpected bills due to the storm, especially with grounds.

Community – WaffCoe@aol.com - no report

New business:

Our attorney is moving firms and the board agreed to stay with him at the new firm.

Meeting adjourned at 7:20pm

Respectfully submitted,

Tawnya Kabnick
tawnya@tawnyakabnick.net

Board meetings are scheduled for

September 9, 2013

October 7, 2013

Meetings are held in the clubhouse at 7:30.