

November 4, 2013 **Mt. Kemble Lake Association Meeting**

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

Meeting was called to order by Austin Godfrey at: 735

HOUSEKEEPING - joyce@jimurray.us. We can return the deposit for the Dyberg party. Extra carpet was bound for the doorways and there are a few extra pieces stored in the basement. When people rent the clubhouse they should check the list to see items are available. Please keep in mind that the back foyer light turns on at the door and the water for the dishwasher needs to be turned on under the sink. The lamp is broken in the foyer and will be replaced.

Dave Alvey suggested that we put out a notice to residents to put their bird feeders away because the local bear is becoming a nuisance . The Board agreed.

CLUBHOUSE - rjedgar63@gmail.com - The tower bricks have been painted, the copper and gutters have been repaired and leader drains extended. There was no water in the basement after the last rain so hopefully the problem is resolved. Associated Fire did their inspection and found we need new batteries in the panel and 2 light bulbs. They also recommended we tie the alarm into the town fire department. Bob had the batteries tested because they were only one year old and should last 6 yrs. There was some discussion about the necessity for the repairs but Austin pointed out that we need to make sure everything is in good order for the insurance company.

WATER SYSTEM - ribarrett@aol.com – The excavation for the generator will begin in the next few days. It will be located about 10' behind and 6' to the side of the pump house. The entire job should be complete within the next couple of weeks. The delays have been because the three phase generators are built to order and waiting for town approvals. Tank Maintenance Utility Services sent a proposal to drain clean and disinfect the tanks for \$4,200. The state now requires a maintenance plan for the water system. They also gave a quote for a mixing unit of \$14,000 per tank which the board is not going to consider.

GROUNDS: diane_bonar@acordia.com – Action Tree took down the remainder of a split tree which had fallen previously; the tree was next door to the Frigerio family; Fran Frigerio was not pleased with the look of the lot after the removal and Diane is working with volunteers to help clean it up.

BEACHES AND DOCKS- 1ruth.chaney@gmail.com -Ruth signed up for a lake management course. The great Swamp water shed group is going to test the out-flow of the water into Primrose Brook and the board will pay them \$300 to also test the water quality coming into the lake.

ROADS- - tlukacs@yahoo.com A special leaf only pick up was executed prior to Halloween. Pot hole repairs will take place shortly and The fall Road Clean up is scheduled for Saturday November 23rd.

TREASURER- Barbara C. Coulter [\[mkltreasurer@gmail.com\]](mailto:mkltreasurer@gmail.com) Barbara presented the Bank Balances Budget vs. Actual to date, Transactions over \$1,000 and the Aging Summary. All of these statements are on the web for review. The reports do not reflected the reimbursements for the dam repair and the generator. Profile's last check bounced and it will be resubmitted.

The road replacement loan is completely paid down. However the account remains open in case we want a revolving loan instead of keeping a large balance.

The last time we changed the by-laws the need for an approval to spend over \$10,000 was wiped out. It was replaced with a requirement that all monies spent from the reserve account must have community approval. However there has always been a provision for emergency use. The issue was discussed briefly and tabled for now.

Barbara passed around a copy of all the one time projects budgets (reserve items) and the operating budgets they projected the numbers for everyone to discuss.

Barbara noted that we are building up cash, there is approximately \$40,000 more income than was planned for. She brought up the idea of a dues reduction. Tim pointed out that reserves are level until 2018 and that there is no inflation indicator. There was some discussion about the need for putting some of that money into the budget for the water tanks.

The budget will be updated with an inflation factor and summary. If the spending plan is approved then it will be transferred to an income statement. The Income statement is based on a cash bases and there are some line items to be capitalized.

Community – WaffCoe@aol.com -

New Business –

Elections - Awaiting report from the Nominating Committee.

9:15 Meeting adjourned

Respectfully submitted,

Tawnya Kabnick
tawnya@tawnyakabnick.net

Board meetings are scheduled for the following dates:

December 2

January 6

annual meeting January 24th

Meetings are held in the clubhouse at 7:30.