

February 10, 2014 Mt. Kemble Lake Association Meeting

Board Members Present: Rick Barrett, Diane Joan Haynsworth, Barbara Coulter, Joyce Murray, Tawnya Kabnick, Barbara Coe, Bob Edgar and Tim Lukacs

Meeting was called to order by Tawnya Kabnick at: 7:35

HOUSEKEEPING - [joyce@jimurray.us](mailto:joyce@jimurray.us). We looked into the purchase of an HD flat screen 50+" TV and could not find anything appropriate under \$999. Barbara moved to vote on having Joyce purchase a television up to \$1,000 and the board approved the purchase.

CLUBHOUSE - [riedgar63@gmail.com](mailto:riedgar63@gmail.com) – Andy Hall repaired a broken check valve in the dishwasher that had frozen. We need to paint the men's room and foyer. Joyce suggested Jorge Gomez.

Barbara made a request to develop a plan for the purchase of new ovens for the next time the ovens break down. Tim Lukacs suggested a used restaurant supply shop.

**WATER SYSTEM** - [ribarrett@aol.com](mailto:ribarrett@aol.com) – We need a thaw in order to set the generator. Pump house 1 was not operable for a while last week. Agra sent a new person to work on the pumps. The phase monitor was not working and replaced but we may need a new pump motor and Agra is looking into finding one for us.

Next week we will be meeting with a committee to go over some of the suggestions made by the water committee. Most of the changes are procedural

Pump house 1 is a backup pump and generally runs an hour a day.

Fixed a substantial leak on Primrose. They had to jackhammer a rock to be able to clamp the pipe.

GROUND: [jehaynsworth@gmail.com](mailto:jehaynsworth@gmail.com) - John Murray and Bettina Bierly met with the tennis people; some small repairs will be done and the plan is to open the first week of April. Diane Bonar and Joan will meet with Backshall when the weather breaks. Rick Barrett suggested that they look around the water tanks to see if there are any threatening trees.

BEACHES AND DOCKS- [1ruth.chaney@gmail.com](mailto:1ruth.chaney@gmail.com) – no report

ROADS- - [tlukacs@yahoo.com](mailto:tlukacs@yahoo.com) Our contractor has been keeping up as best as he can. He has had difficulty getting salt and he has been putting down grit. Lake Shore East has been an ongoing problem. The northern ends of the lake don't get sun and are more difficult.

The board appreciates how difficult this winter has been and how frequently Tim has communicated with the residents.

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

Barbara passed out the Bank Balances & Reserve Liability Accounts, Budget vs. Actual, and transactions over \$1,000. (as always these reports can be viewed on the MKL website). It is early in the year and has not been a lot of spending except \$5,000 for removing trees and if it does not stop snowing the roads committee will be out of money.

No one has heard from Christine Davies for a while and there is some concern for her welfare.

There will be late fees assessed for some perpetually late paying residents. There are three residents with high accounts receivables and the attorney has put liens on their homes.

I have spoken to two banks about a line of credit. Our primary bank, Wells Fargo, did not offer good terms. The bank that did our road loan, Lakeland, will charge us \$100 per year (to pay for filing fees), and accept the clubhouse as collateral. We have applied for that loan but are not ready to come to the board for approval. This would be a line of credit for emergencies only and would permit us to use the \$100,000 in a better fashion.

We have begun working on the financial review. There were some questions at the meeting about the annual dues. One of the problems with the financial review is earmarking a portion of the dues to assessments rather than dues.

The by-laws are clear that the LCRF can be used for expensive maintenance. We have had some guidelines that we have historically been using. Tim Lucas suggested that there was no history for this maintenance so the first time should come out of the LCRF and perhaps then be written into the budget. There was discussion about any item which is not done annually and is expensive can come out of the LCRF.

Community – [WaffCoe@aol.com](mailto:WaffCoe@aol.com) - no report – Joyce mentioned that some of our young residents had created wonderful projects and won awards at the science fair. Barbara might want to include them in the news letter. She will also mention the award Don Khun received for his work at Habitat for Humanity.

The meeting was adjourned at 8:47

Respectfully submitted,

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

Board meetings are scheduled for the following dates:

March 10, 2014

Meetings are held in the clubhouse at 7:30.