

January 5, 2015 Mt. Kemble Lake Association Meeting

Board Members Present: Barbara Coe, Rick Barrett, Tawnya Kabnick, Barbara Colter, Bob Edgar, Joan Haynsworth, Joyce Murray Ken Heiden, Tim Lukacs Ruth Chaney

Meeting was called to order by Austin Godfrey at: 7:30

HOUSEKEEPING - joyce@jimmurray.us – Party clean up is almost done. The doors under the sink and the dishwasher drawers need to be left open so the pipes do not freeze.

CLUBHOUSE - rjedgar63@gmail.com – No report

WATER SYSTEM - ribarrett@aol.com – Princeton Hydro sent requests for bids to 3 contractors for the dam repair, only one has responded so far.

The hydrant in front of Sullivan's home is dripping and will need to be replaced when the weather permits. The hydrants are not suitable for firefighting however once a year they are used to blow out the water pipes to clear out dirt, debris and air.

We are waiting for bids for work on the tanks. Corrosion control gave us a bid for \$34,000 for the two vertical tanks and \$38,000 for the horizontal tank plus a few thousand for welding the pits. Once the bids are in the water committee will make recommendations. One of the dysfunctional valves will need to be replaced before the horizontal tank can be drained. The other valve which controls Alpine also still needs to be replaced. When it is replaced the digging involved will give us a good indication of the condition of that water pipe.

A new resident Nick Stires, who is also a civil engineer, has offered to work on the VSA.

GROUNDS: jehaynsworth@gmail.com – Joan found two workman willing to do anything for \$150 per day and will use them for some of the grounds projects.. Ken Heiden will replace the downed Street sign. Tawnya will call the agent of 56 Lake Trail West and ask that the leaves be removed from the street.

COMMUNITY– WaffCoe@aol.com – Barbara will post requests for VSA members in the next news letter.

BEACHES AND DOCKS- 1ruth.chaney@gmail.com The Mermaids took their artic plunge on January 1st and reported that the water is fine.

ROADS- - tlukacs@yahoo.com Backshall plowed during the last storm. Some discussion was held about which roads were needing repair.

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

Barbara passed the Bank Balances & Reserve Liability Accounts, Budget vs. Actual, and transactions over \$1,000. (these reports can be viewed on the MKL website).

A letter came from father Corr's estate and we should know soon what he has bequeathed to the association.

Collection: We have a motion in front of the court for the McCafferty and Profile properties. The attorney sent three demand letters to residents who were delinquent on their dues and we received partial payments for all of them. A lean will be place on one home and Barbara asked the attorney to see if we get a response next month from the others.

Barbara passed out a letter to the two residents asking for drainage assistance on Alpine and asked that the board members e-mail her their thoughts.

New Business:

The Board would like to thank Tim Lukacs for his hard work during his term as Chairman of the Roads Committee. The residents have elected the following people to the board for 2015: Barbara Coulter, Robert Edgar, Ken Heiden and Tawnya Kabnick. Board jobs were discussed and it was decided that the current members would continue with their duties and Ken would take over Roads for Tim.

The following will be distributed on January 6th: 1. The annual meeting notice, 2. A proxy vote for \$50,000 to be taken out of the Long Term Capital Fund for road repair, \$37,000 to be taken out for water tank maintenance and a request to change the by-laws to reflect a change in the date dues are collected and 3. A ballot for the Lakeshore Board.

The board will sponsor a TGIF prior to the annual meeting. Ruth will take care of the food and Tawnya will handle the bar.

The meeting was adjourned at 8:55

Respectfully submitted,

Tawnya Kabnick,
Secretary
tawnya@tawnyakabnick.net

Board meetings are scheduled for the following dates:

Annual Meeting January 23, 2015 TGIF at 6pm meeting at 7pm

February 2nd 7:30, March 2nd 7:30, April 6th 7:30 Meetings are held in the clubhouse