

January 23, 2015 Mt. Kemble Lake Association Meeting

Board Members Present: Rick Barrett, Barbara Coulter, Austin Godfrey, Tawnya Kabnick , Barbara Coe, Ruth Chaney, Bob Edgar, Joyce Murray, Joan Haynsworth and Tim Lukas

Meeting was called to order by Austin Godfrey at: 7:18

A moment of silence was observed for residents who have passed this year:

Hank Gordan
Ginny Holt
Guy Bowden
Dick Monks
Robert Plum
Christine Davies

Two new families: Kara Bosi and Nick Stires and Richard Smith and his son Tyler Smith were welcomed to the lake.

Roll call was taken and with proxies a quorum was recorded. A motion to not read the min from last year made and was accepted.

New Board members for 2015 include: Barbara Coulter, Robert Edgar, Ken Heiden and Tawnya Kabnick.

Individual reports are as follows:

Housekeeping Report 2014

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).

Again exercising and dancing were two of the big draws this past year. Mike Witwer did a major overhaul in organizing the bar and bar supplies. A Kuerig coffee machine has been added to our party supplies. A new Christmas tree was purchased by the Country

Club and is now located in the basement with the favorite new centerpiece the wood discs with bark (thank you John).

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, Housekeeping Chair

Clubhouse Annual Report 2014

The clubhouse exterior was painted the front steps were repaired. The clubhouse is in good condition however there will be work needed in the basement next year.

Bob Edgar, Clubhouse Chair

Annual Report: Beaches and Docks January 23, 2015

- 1) Beach clean up brought about 40 residents on May 17th to prepare the beach for Memorial Day weekend. Sand washouts near the boating area were restored to pre-winter status.
- 2) There were no beach closings throughout the summer; all weekly water tests were within the desirable range.
- 3) Badges and related swimming and boating rules and safety recommendations were distributed to all residents,
- 4) We had two herbicide and algaecide treatments during the summer.
- 5) The lake was treated with Alum to remove phosphorus and other suspended particles from the water column and will provide an alum blanket over lake sediments that will reduce sediment releases of phosphorus.

Beaches and Docks Chair
Ruth Chaney

Comments and discussion: Marilyn Dupre commented that there was too much grass in the lake, a few other residents felt that there was less than the prior year. Mary asked when the lake would be lowered for work on the docks. Ruth told her that the lake is lowered about every 5 years however it may be lowered when the dam is being repaired and notice will be sent out. Jane Kendall reminded residents to be careful using materials that can run into the lake. Gail Allen complimented Ruth on the excellent safety flyer she sent out on skating. Mary suggested a port a potty be put down by the beach.

Grounds 2014 annual report

This year's maintenance included the usual mowing, trimming, and mulching.

The tennis court was expertly renovated by Ken Heiden with help from community volunteers.

The planters on the deck and in front of the clubhouse were kept decorated with seasonal arrangements.

We had a successful clean-up at the garden including a nice luncheon that followed. The brush in the dumping area near the dog park will be cleaned up and please remember that the dumping area is for residents only. NO contractors. There are plots available at the garden if anyone wants to try their hand at gardening.

Keeping hedges and bushes trimmed back away from the road is an ongoing project. There have been a few safety concerns this past year and we will continue to maintain sight lines and keep intersections' clear.

Thank you to all the volunteers that helped in making all these things possible and a special thank you to Diane Bonnar for helping me so much.

Joan Haynsworth, Grounds Chair

Roads Annual Report 2014

Thank you to all the residents who assisted in a successful road clean up this year. Potholes were repaired and a section on Lake Trail East was rebuilt. There are plans for repairing the road on Lake Trail West and Alpine next year and adding rif raf to the fire lane to slow down the water coming into the lake.

Tim Lukas, Roads Chairman

Comments and discussion:

We thank Tim for all of his hard work on the board and welcome Ken Heiden who will take his place.

Mike Witwer asked about encroaching on Lake Property and what the problem has been with the roads.

This fall a fire truck was unable to drive down Lake Trail East, Elm and was blocked for a time on Primrose Trail causing great concern. The community owns 15' of land from the center of the road in each direction and needs to keep that area clear for emergency vehicles. Therefore the board has asked residents and our landscapers to trim back bushes and undergrowth. No parking is permitted on Beach Trail or Elm Street and a few difficult spots where signs are being put up and parking is limited to the lake side of the street on all other roads.

All residents are requested to please explain the rules to their contractors. The Harding police will assist if called.

We only sanded the hills prior to this year but are now including all of the roads when there are icy conditions.

Water System Annual Report for 2014

A 30 KW Kohler generator has been installed by pump house 1, next to the playground, to support the water system during a power outage. This is a natural gas generator that is fully automatic. Kohler is considered to be a very high quality product. It runs automatically once a week to keep it lubricated and to recharge its internal battery which is required to start the generator during an outage.

Last spring we had all three tanks cleaned and disinfected. The State requires that this be done about every 5 years. The two vertical tanks have not been done for over 20 years. The horizontal tank, which was originally a beer tank, was done about 9 years ago. During this process, it was noted that all 3 tanks had a fair amount of pitting that will have to be addressed with spot welding to prevent leaks. All 3 tanks should have their interiors recoated over the next 2 years with the pitting corrected. The horizontal tank is composed of several sections that are bolted together. The seams between the sections would need to be re-caulked since there is some minor leakage at two of the seams. We will also consider some spot painting of the exteriors of the tanks where some peeling is evident. With proper maintenance, the tanks should be perfectly adequate for a considerable period. We will, however, need to closely monitor the seams on the horizontal tank for deterioration. The Water Committee and the Board will be considering a maintenance plan for the tanks.

The hydrant near the Sullivans on Primrose has a small leak. We will be addressing this in the spring. It should be noted that the fire hydrants would not be used by the fire department since the pressure is not sufficient for fire hoses. Harding does not generally have fire hydrants so the fire department has tanker trucks. The department has located several points around the lake to refill a tanker truck if needed for a fire at the lake. We, however, do use the fire hydrants once every year as well as other valves to open the system up and blow out any air or dirt to maintain our high water quality.

I would like to thank all the VSAs and Ken Heiden for all their work in monitoring the system. Ken has done a great deal of work in managing the VSAs and on general maintenance of the system. This volunteer support is essential to maintaining our water system. We are always looking for new VSA volunteers who visit each pump house once during an assigned week to monitor chlorine levels and volumes pumped and to

be alert for any other problems. Please contact Ken if you are interested. The VSAs also benefit from attending the annual free gourmet dinner prepared by Bobbi and Carl.
Rick Barrett, Chairman, Water System

Treasurer's report 2014

Bobby Coulter began by mentioning that this is the 5th year in a row that there has been no dues increase. Last year's budget was very close to the actual projections with the exception of painting the clubhouse and some extra money for snow plowing. The financial report was passed out (it can be found on line) and the association is in good financial condition.

Comments and discussion:

Carl Bonar asked if the money needed for the tank repairs was factored into the boards decision to vote against the sale of the water company last year and the answer was yes it was factored in.

Jane Dwyer asked if we should permit the reserves to go down to very low levels. The board mentioned that we also have a \$100,000 emergency fund and the plan is for the reserves to build up for projects, be utilized as needed and then build up again.

Financial Review Board

Bob Yingling, David Deitz and John Murray reviewed the books and found all of the expenditures appropriate. They are working closely with the treasurer to assist in the presentation of our financial state.

New Business:

Austin reviewed the by-law change: Which is changing the dates the dues are due and called for a vote. The motion was accepted, seconded and accepted by those present and by proxy.

Austin requested approval for \$50,000 to be spent on the roads out of the reserve fund.

Discussion:

Mary Loberto asked if we got competitive bids on the roads and Chris assured her that we did.

A motion was made, seconded and accepted by those present and by proxy.

The meeting was adjourned at 8:30

Respectfully submitted,

Tawnya Kabnick
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Board meetings are scheduled for the following dates:

February 2nd

March 2nd

April 6th

Meetings are held in the clubhouse at 7:30.