

April 6, 2015 Mt. Kemble Lake Association Meeting

Board Members Present: Austin Godfrey, Rick Barrett, Tawnya Kabnick, Joyce Murray, Barbara Coe and Ruth Chaney Ken Heiden, Bob Edgar, Bobbi Colter, Joan Haynsworth

Meeting was called to order by Austin Godfrey at: 7:35

HOUSEKEEPING - joyce@jjmurray.us Joyce asked that we give the Baumgarten family back their deposit. The clubhouse was left in excellent condition. Gail Allen requested permission for the use of the clubhouse or the empty lot for a community garage sale early in the summer. Any unpurchased items could be stored then be donated to the fire house in September. The board approved the idea pending the social chair's finding a date in the schedule.

CLUBHOUSE - rjedgar63@gmail.com there was water damage from ice damming over the winter. A number of ceiling tiles were replaced and some work may need to be done on the roof. Thanks to all the volunteers who helped chip ice and clean up the mess.

The roof was last replaced about 15 years ago and power washed in 2013 with the hope of extending the life expectancy for about five years.

Bob polished the brass around the bar and stools and the clubhouse shines. Thanks Bob!

Viking pest control gave an estimate for mice, spiders and cave crickets. Humphreys used to come twice a year and we will check on the contract.

WATER SYSTEM - ribarrett@aol.com John, Austin and Rick have a meeting with members of Harding's fire department tomorrow and will report back on suggestions on how to best keep residents safe.

Ken Heiden is ordering parts to repair the hydrant by Sullivan's home.

When we replace tank valves this spring we will have a better idea of the condition of the pipe going down Alpine Trail and proceed accordingly.

GROUNDS: jehaynsworth@gmail.com – Garden work was started and manure was delivered. Please speak to Joan Haynsworth about a garden plot.

Backshall is preparing an estimate for repairing and possibly adding a hand rail on the steps heading to the lake from Lake Trail East.

Ken Heiden is going to drop a dangerous tree in the parking lot and one on Lake Trail East.

Backshall plans to string cut around the tennis court more often this year.

The Curtis family claims there are association trees in danger of coming onto their property however we need their survey to determine if in fact the trees are located on Association property. If they are then Bob is going to check to see if there is room for a truck to access the area on the easement between the Bell's and Curtis homes

COMMUNITY– WaffCoe@aol.com –

A welcome meeting is being set up for the new residents. Barbara sent out a news letter this month. Joyce suggested that we add a section entitled "Do You Know?" and include items people may find interesting or informative such as where the fire outlets are and the fact that the fire department comes to the lake to practice for fires. Our website is hosted by Yahoo for \$18 per month. Some work will be done to update it.

BEACHES AND DOCKS- 1ruth.chaney@gmail.com – Beach cleanup is scheduled for May 16th with a rain date of May 17th.

ROADS- kcheiden@gmail.com---

Spring cleanup is scheduled for April 11th. Dispose of leaves and debris in the woods as much as possible.

The plows did not do a lot of damage this winter. There are a few potholes: Lake trail West the worst and in front of Sullivan's. The fire lane by Dwyer's is bad and needs to be re-graded.

Reinstalled the Trails End sign. Will work on road to the dog park.

We need to repair road shoulders and re-grade some other areas but need to wait for the weather.

The spring rains will provide an opportunity to refine water drainage analysis. Residents on Lake Trail East have worked on their own driveways to divert water. We need to unclog the drains and/or create a way to direct the water into the drains.

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

Bobbi passed out a copy and we discussed: the Budget vs. actuals, Balance sheet, transactions over \$1,000, and aging summary. The financials are posted on the MKL website. We went over budget for snow plowing this year. The town will give us some money toward the plowing but we may need to increase this next year. The board approved a list of current vendors (over \$1,000).

Accounts receivable has only 3 residents who are over 31 days in arrears and not for significant amounts. Great job Bobby! Profile property has paid their dues and the board voted to reinstate Profile as a member in good standing.

Bobbi has gone to great lengths to bring out accounts receivable into the condition it is in and passed out a proposal for a resolution and/or bylaw change to revise the collection policy. The board will address the issue at the next meeting.

The Association has received money from Father Corr's estate and is accepting suggestions for how to use the money and recognize Father Corr for his generosity.

New Business:

Austin Brock and Rachel Godfrey sent the board a letter requesting that the pavement be moved beyond their property. The board previously approved the request and a letter will be sent to them. The Bayden family asked their contractor to remove 5 cobblestones from their curbing in anticipation of the road change.

Kelly Heller sent out e-mails and letters to all of the residents about the parking issues and fire safety. The board has been addressing these issues for some time but we look forward to any suggestions that may help.

We discussed placing no parking stickers on cars that are illegally parked. Rick was concerned we may have some liability if someone should get into an accident due to the sticker blocking a driver's line of site. Tawnya will look into this

The meeting was adjourned at 8:33

Respectfully submitted,

Tawnya Kabnick,
Secretary
tawnya@tawnyakabnick.net

Board meetings are scheduled for the following dates:

May 4, 2015

Meetings are held in the clubhouse