

July 6, 2015 Mt. Kemble Lake Association Meeting

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

Not present Bob Edgar

Meeting was called to order by Austin Godfrey at: 7:36

HOUSEKEEPING - joyce@jimmurray.us Ellie Byrd should be giving back deposit, the clubhouse was left in good shape. Dublin needs to come back for a full cleaning after the 4th of July party.

CLUBHOUSE - Bob Edgar rjedgar63@gmail.com – no report

WATER SYSTEM Rick Barret ribarrett@aol.com – The siphon system was installed at the dam and the outflow pipes cemented. The engineer will come next Thursday and demonstrate the system. Princeton Hydro will inspect and report to the DEP. An inspection must be completed and sent to the DEP every other year for \$2,000-\$3,000. The work took one and a half days longer than expected and we are about \$10,000 over budget. The actual construction was \$48,000, the engineering and report \$4,100 plus we need a pump.

The water tanks have been excavated and the 4 valves will be replaced this week. During excavation we discovered that the pipes are stainless steel and need to be replaced as predicted. The cost to replace the pipes with 2 ½ inch PVC will be approximately \$20,000. We already have money to repair the road on Alpine this year. A vote was taken and approved to replace these pipes recognizing that this is a capital improvement and not in the current budget. The board will request that this money be taken from the long term accounts in the next general meeting.

GROUNDS: jehaynsworth@gmail.com

Joan hired Dillen Amaral (a new MKL resident) to weed around tree and bank by the beach.

She presented a list of items with the MKL logo on them for sale and asked if they could be posted on the website. Bobbie will take care of that but the country club board has access to the web site for postings as well.

BEACHES AND DOCKS- 1ruth.chaney@gmail.com Allied Biological did a copper sulfate treatment for uni-cellular algae control . Ruth will call Backshall to get a quote for treating the poison ivy on the dam.

ROADS- Ken Heiden - kcheiden@gmail.com

Road patrol is underway. People can be on the beach but no swimming after 10pm. Ken emailed the following letter to the board covering what he would like to accomplish this year.

My review and recommendations for the roads are based on the following concerns:

- Safety - Includes any seriously broken road (shoulders & Alpine), shoulder drop-offs, and slick road conditions caused by tar-glazed areas and poor water runoff.
- Protecting the integrity of the roads, especially from water penetrating the road surface or water standing at the edge of the road.
- Lastly, the appearance and consistency of the roads.

As you know, I am not satisfied with some of the recent road work that was done. The Kern project closed LTE for weeks, dug up 210ft of road, and the finished surface does not have a proper crown or drainage. The cost was about \$10.68 per square foot.

I will be using the road-rebuild process I did 25 years ago on Terry Dwyer's hill which has held up wonderfully. That is to grade and prep the asphalt shoulder (milling where needed), then paving over as far and deep as needed for a proper grade. I have two estimates for this work at \$4.36 / sq-ft.

Last week I met with Tony of Countryside Paving to discuss the LTW and Alpine projects. I had mixed feelings about this as he had done both the Dwyer **and** Kern projects. My list included small shoulder and driveway areas, long shoulders on LTW and Trails End, and a full pave of 235ft of Alpine. He lumped this all together for \$27,873. (The drain section of Alpine also needs work.)

I reviewed the 12/12/14 quote for full paving of 300ft of Alpine starting a Larisa's house. The cost was the same per square foot as the above estimate. This section of road is in good shape.

Two large projects that must be considered are chip-sealing of the roads and paving the parking lot. These are both way overdue and causing serious damage to the pavement base. When the parking lot was last paved 25 years ago, it was a fantastic play area for everyone. We need that new surface again.

Other projects on my list are:

- Have Chris Backshall grade and widen shoulders
- Fill in deep and damaged shoulders with stone, including Newton's
- Open the Stuehler drain
- Spread stone on tar areas
- Regrade firelane and stabilize culvert
- Repair the dog park culvert
- Remove asphalt from dog park

Ken Heiden

7/5/15

Ken provided quotes from Countryside for consideration at the meeting. Discussion was held and there were some requests and concerns. First Austin requested that we get a second quote for the work to be performed with details. At one point we had decided to replace the roads one section at a time and much of this new plan is for repair. Joyce was concerned that the quality of the road on Lake Trail West may be compromised if money was spent repairing the parking lot. The board has heard various suggestions on how best to maintain our roads and Austin asked that we bring in experts to consult with the board about long term maintenance. The costs for the new work exceeds the budget by at least \$10,000 and it was suggested that the yearly budget for roads needs to be increased. The board will consider approval of additional monies next month when we have more information.

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

Bobbi e-mailed a copy of the financials to each of the board members prior to the meeting: the Budget vs. actuals, Balance sheet, transactions over \$1,000, and aging summary. The financials are posted on the MKL website.

This year the budget was based on the amount of money brought in. However we are \$10,000 over budget for snow removal. \$10,000 over budget on the Dam work and need to spend an additional \$20,000 for the pipe on Alpine. And could potentially be \$10,000 over on roads. We have the funds to cover this money but

will need to go to the community to get a refund from the long term account for some of these items. We may need to increase the budget for roads in the coming year.

Accounts receivable: The bank has stopped paying the dues on the Monks home but Bobbie will work on collecting this money.

New Business:

Austin requested that we approve the formation of a sub-committee to review and make recommendations to our 10 year plan. Included in the committee would be: John Murray, Chris Allen, Bruce Scolnick, Roe Bowden and Feilim Maxwell. The board approved the formation of the subcommittee.

The meeting was adjourned at 8:47

Respectfully submitted,

Tawnya Kabnick,
Secretary
tawnya@tawnyakabnick.net

Board meetings are scheduled for the following dates:

August 3rd

Meetings are held in the clubhouse at 7:30