

August 3, 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, bob Edgar

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

HOUSEKEEPING - joyce@jimmurray.us The clubhouse passed it's fire inspection. Joyce created a check list for supplies, needed supplies and list of rental information for people who chair parties or are renting the clubhouse to be posted to the web site.

There will be a professional clean up after the Fitzgerald's party which the Fitzhughs will reimburse the board for.

The Invitation for the Labor day party will be sent out. There will be a car show, and a soft ball game at Barret field.

Sarah Churgin requested the use of the clubhouse for the Lambertville road show. Because this is a business use the board declined the request.

Joyce received complaints about the wood pile in front of the Alvey's property. The board will send a letter requesting that it be removed.

CLUBHOUSE - Bob Edgar rjedgar63@gmail.com – The clubhouse is used 4 mornings per week for exercise classes. Bob Is trying to schedule the furnace maintenance but it should not interfere with the activities

Bob is going to hire a local resident to help remove the ceiling tiles (the first steps to renovating the basement of the clubhouse).

Dave Denson created a new sketch of plans for the new covered entry to the clubhouse. Part of the cost for the entry will be from Father Corr's donation to the community. The board approved the concept and the plan to move forward.

WATER SYSTEM Rick Barret ribarrett@aol.com – Alward replaced the three water tank shut-off valves and the valve for Alpine. The water main leak at Shueher was replace at the same time. When we excavated it became clear that the pipe needed replacement and the entire line from the water tank to the two homes was completed.

In September the interior and exterior of the two vertical tanks will be repaired and they will be out of service for 2-3 weeks. The horizontal tank should be enough to keep the water flowing at normal levels.

The siphon system has been installed and demonstrated. Princeton Hydro has to create a report to the DEP asked for a few areas to be augmented. The cost was \$45,000. There will be more expenses for a pump and Princeton Hydro. The board will go to the community to ask for more money from the long term reserve account to complete the project.

Rick Barrett and John Murray have written an update on the Dam, Tanks and Fire information and this information will be sent out to each resident's mailboxes.

GROUNDS: jehaynsworth@gmail.com The stairs on Lake Trail East were repaired using stone from around the lake and some local residents for \$1,100. Weeding and clean up by the beach area was completed for \$300 using local residents. Ken suggested Backshall be asked to keep the weeds down during his regular maintenance.

BEACHES AND DOCKS- 1ruth.chaney@gmail.com We had a herbicide treatment of the lake this month. The water quality is excellent.

ROADS- Ken Heiden - kcheiden@gmail.com

Road patrol has been in operation since the beginning of the summer. Ken sent a list of volunteers and the procedure to every household to let residents know.

Ken got ½ truck of stone when they fixed the pipe in front of Stuehler's home and used it to fill in some road areas. Especially dangerous was the 10 inch drop offs by Newton's house.

With the assistance of Fred Luberto and his trailer, another ton of small gravel was spread on the tar areas in front of Lubertos, McCabes, Hiedens and Tsukemotos.

The Ball field culvert may still work but needs to be excavated and perhaps extended. Stone and debris was dumped on top of opening. Please remember only leaves and small limbs should be taken to the dumping areas.

The “little beach” or boat launch on Primrose Trail is being used and Ken believes needs some attention.

Alpine trail has packed and leveled and is in the best condition it has been for a long time, but does need some shoulder work. Ken would like to wait a year to pave so the road bed settles and use the appropriated money for other projects.

Last month Ken presented a 9 item proposal from Countryside Paving for a lump price of \$27,873. The board requested he obtain a breakdown price for each item. Countryside’s 7/13/15 itemized proposal totaled \$44,234. There was a lot of discussion about why the bid should go up so much and Ken contended that it was because of the breakdown.

Alward did not supply a bid yet. David King used to do the chip and seal at the lake and gave a much lower bid but not for the same work. The board was concerned that the amount could be less than half the cost and wanted a definitive quote for the same work to be done to compare them. Because the quotes were so very different Ken was asked to also get a quote from Alward, Harrington or another reputable contractor. Ken was concerned that the work would not be able to be scheduled for this summer however Austin and others felt it was more important to understand what we were paying for and to have it done correctly even if we have to wait till next year.

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

Bobbi was not well and dropped off the Budget vs. actuals, Balance sheet, transactions over \$1,000, and aging summary. The financials are posted on the MKL website.

New Business:

The long range planning committee headed by John Murray is working on a 10 year plan which they will present to the board and hopefully we can present to the residents at the annual meeting. Austin asked the board members to please note any large repairs/replacements such as new ovens or a roof that should be included. Ken asked that Nick Stires (a civil engineer) be included on the committee.

Tawnya will put together a sheet for new member registration for closings.

The meeting was adjourned at 8:47

Respectfully submitted,

Tawnya Kabnick,
Secretary
tawnya@tawnyakabnick.net

Board meetings are scheduled for the following dates:

September 14

October 5

November 2

December 7

Meetings are held in the clubhouse at 7:30