

November 2, 2015 Mt. Kemble Lake Association Meeting

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

Not Present: Austin Godfrey

Meeting was called to order by Tawnya Kabnick at: 7:30

HOUSEKEEPING - joyce@jjmurray.us Everything went well with the last party (Halloween). November 28th there will be a memorial service for Bettina Bierly's father.

CLUBHOUSE - rjedgar63@gmail.com A valve was replaced in the furnace. George Kuchler is going to put an electrical outlet in the island. While he is here he will also check the breaker to see why the exit signs are going off in the basement. Bob met with Dave Denson to try to cut back on the costs for the portico.

WATER SYSTEM Rick Barret - ribarrett@aol.com The valves were replaced but the painting of the interior of the tanks will have to wait till spring due to the cold weather. The money will be carried over into next year. Ken suggested that we put a message out to the committee letting the residents know that the system is going to be flushed out this week.

GROUNDS: Joan Haynsworth:- Tree work is being done over the water tank and the dead tree behind the clubhouse will be taken down. A resident called about another tree that needs work and we are looking into who owns the tree. Please remember that the board will need a copy of each resident's survey prior to doing any tree work next to the property.

BEACHES AND DOCKS- 1ruth.chaney@gmail.com Ruth has been going around the lake winterizing where needed. She and Don Kuhn were trying to figure out the level of the silt is in the lagoon. There is a valve to empty the breeder pond that is leaking. Joyce said that they lowered the water during one of the large storms and it has been leaking for a long time. Rick suggested that we open it once in a while

to keep it working and Ruth would like to have someone come to assess it's condition. We should be fine to dredge by the end of next year. She will speak to Paul Fox to see if we will need a permit.

Ruth would like to get chicken pot pies for the Annual Meeting.

ROADS- Ken Heiden -Kcheiden@gmail.com

Primrose was closed for Halloween. Ken counted 230 trick or treaters. Road clean up will be Nov. 21st. He will send out a notice to the community with instructions to create large leaf piles and keep things clean until a week before cleanup. He suggested intermediate cleanups when possible

It is too cold for the contractors to do the road work so it will be pushed off till spring. Ken will try to have some of the seams treated with tar before the end of the year.

There was an issue e-mailing out the notices and we need the residents to accept the association for e-mails.

The notice should be on the website, Barbara Coulter is working on the web site.

TREASURER- Bobbi C. Coulter [mkltreasurer@gmail.com] Barbara passed out a proposed operating budget for 2016. There seems to be enough money to do everything requested in the budget. We will discuss and vote on the budget at the next meeting and Barbara will include the carry overs for the roads and the water tanks.

Bobbie went over the Budget vs. actuals, Balance sheet, transactions over \$1,000, and aging summary. The financials are posted on the MKL website.

The board agreed that a third notice will go return receipt out to a resident who owes late fees before the attorney gets involved.

There was an increase in the insurance premiums which seem to be an error and Bobbie is attempting to have the bill adjusted.

New Business:

Last year the board agreed to straighten the road in front of Brock/Godfrey's home. The road is 9' on their property on one side. The board agreed (except for Ken Heiden who is concerned with Bayden's driveway) to dig out the area across

the street and put stone down this year. Bobbie and Tawnya will meet with the families involved and Backshall to map out the area to clear.

John Murray brought information for the stand pipe on Lake Trail East. There are several homes that the firefighters cannot reach now, and the access to the lake is difficult on Lake Trail East. The best place is to put it close to the pump house 2 to reach down to the breeder pond. He believes it will be less than \$8,000. The board agreed (except Bobbie Coulter) to have the work done this year.

The Nominating Committee for the 2015 board election was Joanne Tesi, Dale Scolnick, Marcia Heiden.

The meeting was adjourned at 8:17

Respectfully submitted,

Tawnya Kabnick,
Secretary
tawnya@tawnyakabnick.net

Board meetings are scheduled for the following dates:

December 7
January 11
Annual Meeting January 22

Meetings are held in the clubhouse at 7:30