

January 11, 2016 Mt. Kemble Lake Association Meeting

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

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

HOUSEKEEPING - joyce@jimmurray.us The clubhouse, and the clubhouse will be professionally cleaned after the annual meeting.

CLUBHOUSE - rjedgar63@gmail.com The electric outlets in the kitchen were installed as well as the heating units on the roof.

WATER SYSTEM Rick Barret - ribarrett@aol.com The tank tanks have been lowered to their "winter level" to avoid freezing. Rick requested that the board meetings be moved to the 2nd Monday of the month because he has a conflict. The board agreed.

GROUNDS: Joan Haynsworth:- Joan would like to institute a tree management and planting program. She will this discuss further at the annual meeting.

BEACHES AND DOCKS- 1ruth.chaney@gmail.com An ice skating safety bulletin will be distributed to the residents this month.

ROADS- Ken Heiden -Kcheiden@gmail.com

Alward came did his paving and is marginally acceptable, we will not use them again for paving. \$5,000 was held from the bill until repairs to the road can be completed in the spring. Ken and Tawnya met with Mary Beth Garity on Alpine during the paving. To alleviate the water problem, it was agreed to create a drain on her property going to the Association property. Ken is putting up posts as a safety guard rail so that cars will not slide into the gully. Backshall is putting up snow posts around the lake.

Ken asked who is in charge of the emergency list because Jack Garity. Profile Properties needs to be added to the list. John Murray maintains the list and will be given their information.

TREASURER- Bobbi C. Coulter [mkltreasurer@gmail.com] Barbara passed out the monthly reports and the annual reports to be presented to the community at the annual meeting. Discussions were held on the amounts and format on the report and it was agreed to present it to the community.

New Business:

The Neagle/White family requested the clubhouse for a party on January 30th for a christening. The paperwork is complete and the board approved the use. The board approved the Baumgarten's use of the clubhouse for a family party on April 22 pending paperwork, the date is being held.

A family is behind on their dues and a collection letter was sent but the home is rented. The by-laws say that the owner's privileges are revoked however the board voted not to suspend the renter's privileges at this time. Only the landlord can give privileges to renters, Tawnya will send a letter to the family asking permission for the renters to use the facilities at the lake let them know that if they do not pay the dues the renters may no longer have privileges. There is a by law that gives us the right to assess the renters for the dues. Bobby is going to ask the attorney about when and how we may go after the rent to pay the dues.

Discussion of quorum: One vote per house for lake shore. A quorum is 50% by-law changes are 65%. Association is One vote per household in good standing plus one for an additional named resident living in the home. A quorum is 50%.

Austin Godfrey excused himself from the meeting and Alex Baydin joined the meeting to discuss the road changes proposed for the area in front of his home.. Ken Heiden and Tawnya Kabnick met with the neighbors and outlined the likely location for the new road. Alex requested that we use something like google maps to draw an outline of how the proposed road would look. He was concerned that the road would be partially completed and left and wanted to know what the Association would pay for. He was assured that there would be no digging before we provide a timeline, drawings and give the homeowners a chance to ask questions.

There is \$50,000 per year budgeted for road construction and this section of road work is scheduled for 2017. To provide time for settlement the road will be cut and gravel will be installed this year. The association will not pay for restoration of items that are currently on community property but will do their best to grade the properties to the residents liking.

The meeting was adjourned at 8:47

Respectfully submitted,

Tawnya Kabnick,
Secretary

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Board meetings are scheduled for the following dates:

Annual Meeting January 22

February 8

March 14

April 11