

January 22, 2016 Mt. Kemble Lake Association Meeting

Board Members Present: Rick Barrett, Bobbie Colter, , Joyce Murray, Ken Heiden, Ruth Chaney, Bob Edgar, Austin Godfrey

Not Present: Tawnya Kabnick, Joan Haynsworth

Meeting was called to order by Austin Godfrey at: 7:19

A moment of silence was observed for a long time resident Rose Wrigley who passed away this year.

Welcome to the new families who joined the community this year: the Conti family, the Ameral family and the Groff family.

Roll call was taken and with the proxies a quorum was recorded.

A motion to not read the minutes from last year's meeting was made and accepted.

New Board members for the 2016 association board include: Austin Godfrey, Ruth Chaney, Rick Barrett, Joyce Murray, and Joan Haynsworth.

Joyce Murray reported for John Murray on the stand pipe construction. The work was specked out, permits were obtained by the contractor and the materials were ordered and are ready. The contractor will do the work when the weather breaks.

A Long Range Plan is being put together by a board of members including: Roe, Bowden(clubhouse), Bruce Scolnick (water system), Chris Allyn (lake), Feilim Maxwell (beaches and docks and John Murray (roads).

The financial Review Committee consists of Chris Allyn, Karen Morrison David Dietz and John Murray. They review the books and make recommendations to the treasurer.

The Association Meetings will be held the second Monday of the month to accommodate a conflict with one of the board members.

Committee reports are as follows:

HOUSEKEEPING - joyce@jimmurray.us Housekeeping Report 2015

The Housekeeping Committee is responsible for facilitating and supporting the use of the Clubhouse for all Clubhouse events. The Committee is responsible for the decor and general condition and appearance of the Clubhouse and for soliciting suggestions from the Membership regarding these responsibilities. The Committee ensures the cleanliness of the facilities after use and the stocking of regular supplies to support rental, social and other special events. Gail Allyn is the supreme purchaser of such goods.

(Thank you, Gail and John Murray who is willing to drive and schlep all the goods.)

The health department as required by law gave a Satisfactory report and the signs to post advising safe procedures. Also, a brochure referencing safe food preparation and a reminder to ask outside vendors that you would like to see their inspection report before supplying food to the club.. A magnetic strip has replaced the knife blocks for sanitary reasons. Included in the inspection was a septic requirement that Bob Edgar took care to complete.

A donation to support buying new ovens was given by Joan Fitzhugh. The purchase of such is in this year's budget.

Again exercising, parties, rentals for birthdays, holidays and a wedding are some of the happenings going on at the clubhouse. A new flag was donated by Bettina Bierly and her siblings as a thank you for having her Dad's memorial service here.

Renters are given a before use walk through to familiarize equipment availability as well as to document the condition of the clubhouse prior to the rental and have a post use audit to ensure satisfactory clean-up and any damage that might have occurred. A check list is also given to them about lights, heating and cooling and other needed info to help them enjoy their rental experience.

Supervising professional clean-up and providing access for other professional service providers is reflected in the open door policy.

It's been a very good year.

CLUBHOUSE - rjedgar63@gmail.com

It has been another relatively quiet year for repairs and maintenance.

The following items were performed:

1. The men's room, foyer ceiling and basement stairway walls were painted.

2. The falling down ceiling tiles in the basement were removed.
3. Two electrical outlets were installed on the kitchen island.
4. An electrical outlet was installed outside for the soon to be heat cables for the roof.
5. A required semi-annual inspection was made of the septic system and it passed.

No major projects are planned for 2016.

WATER SYSTEM Rick Barret - ribarrett@aol.com

Dam- One of the shafts that controls the valves to let water out of the lake snapped at the base of the dam due to age and rust. These shafts were original to the dam. An engineering evaluation indicated that it would be prohibitively expensive to repair the valves which are in a sealed cement box at the very base of the dam. We have thus installed a siphon system on the top of the dam which will allow us to lower the lake as much as we have every done in the past. The existing outlet pipes under the dam have been cemented to protect against further failure of the old valves. John Murray has volunteered to be the custodian of the small Honda pump which is used to fill the pipes in order to start the siphon

Water Tanks- We have replaced all the shut-off valves to the three water tanks in preparation for refurbishing the tanks. The old shut-offs would not completely stop the water flow into the tanks. A tank must be kept completely dry for about a week after the interior is recoated. This process required us to shut-off the water from about 8:00-5:00. We will service the tanks this spring or summer. We had hoped to service the two vertical tanks last year, but contractor delays and weather necessitated moving this work to 2016. However, there will be no shut down of the system when we do this work on the tanks since we can isolate individual tanks from the system with the new valves when they are being worked on. The remaining tanks will be perfectly adequate to service the community. We also replaced the water line going down Alpine and its shut-off valve. The Alpine pipe was an old steel pipe servicing two house which had deteriorated. I have a sample of this pipe which I will leave on the table for those who are interested. We also repaired a leak in the water main on LTW near the corner of Beach Trail and across from the Heidens. Nearly all our water mains are now 4 inch cast iron which always looks good when we have repaired a leak. The leaks in these pipes seem to occur where a pipe was laid over a rock or tree root or at a joint. The LTW pipe was leaking at a cracked joint. We also repaired a leak in a fire hydrant in front of the Sullivan's. The remaining system of cast iron water pipes should be in good shape although we will periodically have to repair leaks as the system ages. There may be some short runs of steel pipe at the end of LTE and LTW which will need to be replaced if a pipe starts to leak. We are, however, not sure that these pipes at the ends of these roads are steel and not cast iron which would not need to be replaced.

Our hydrants do not have enough pressure for use by the fire department who would refill their tanker from the Lake. We mainly use the hydrants to flush the water pipes of any silt once a year. The presence of hydrants may also favorably affect your insurance rates.

I would like to thank Ken Heiden for his excellent work on the VSAs and general water system operations.

GROUNDS: Joan Haynsworth:- Grounds 2015

Lots of tree work has happened this year. Mowing and trimming too.

The steps going down to dock on Lake Trail East were repaired.

Dog Park was spruced up. Thanks to Austin Brock for mowing and Diane and Bill for clearing a lot of undergrowth.

Tennis courts are in good shape and beautifully maintained by John. Thank you, John.

Garden was in full bloom thanks to all the gardeners and volunteers that helped maintain it. Thanks to George Burd, Carl, Diane and Bill for keeping the pathways clear.

Planters at the clubhouse were kept decorated with seasonal plants.

Thanks to all who helped keep them watered.

A big thanks for all the silent volunteers that help maintain the grounds around the lake.

BEACHES AND DOCKS- 1ruth.chaney@gmail.com

Beach clean-up was successful with 45 residents (young, old and complete families) coming out on May 16, 2015 to prepare the beach for the Memorial Day weekend opening. Sand washouts near the boating area were restored to pre winter status. A special thanks to Bruce Scolnick for

keeping the little beach (east side) cleaned up and in shape throughout the year. And for anyone who took it upon themselves to clean off the goose poop from the floats which could show up daily. There were no beach closings throughout the summer; all weekly water tests were within the desirable range.

Badges and related swimming, skating and boating rules and safety recommendations were distributed to all residents.

We had one herbicide (Reward) and two algaecide (copper sulfate) treatments during the summer. Visibility remained clear throughout the year. Possibly ice on the lake till very late in the season and very little rain with the pursuant runoff helped.

ROADS- Ken Heiden [-Kcheiden@gmail.com](mailto:Kcheiden@gmail.com)

After an eighteen year break, I have returned as the Roads Chairman. This past year had an icy start, but the weather for the rest of the year was kinder to our roads and to the budget. Several large and small road projects were accomplished and we had very a strong volunteer participation in roads-sponsored events.

There were great turnouts for the Spring and Fall Road Clean-ups. The Fall Clean-up recorded 55 adults and children helping to clean our community properties and fixing the delicious lunch. Raking the leaves into large piles kept them from blowing around and made it easier for the contractor to pick up.

The Summer Road Patrol went well. Thank you to all who volunteered for this important Lake activity.

The most frequently noted concern was a light being on in the Clubhouse.

The Halloween road closing of Primrose Trail also went well. Halloween, being on a weekend, combined with the good weather, brought out record numbers of trick-or-treaters.

Several small road projects improved the safety around the Lake. These include filling in stone at some road shoulder drop-offs, grading and widening shoulders, and adding gravel to many tar areas. Some pothole patching and paving was done in the spring.

The major project of the year, approved at last year's meeting, was to pave sections of Lake Trail West and Alpine Trail. A long section of Alpine had been dug up during the valve and water line replacement last summer. After reviewing several bids, the Board approved the one from H.W. Alward, Inc., the contractor who had done the valve replacements. The attractive pricing allowed us to also pave the Trails End hill and the parking lot and stay within the budget. Because the work was done so late in the season, some follow-up work will wait until spring.

Next year, we will perform a long overdue project which is to chip-seal most of the roads. Even newly paved roads need to be re-sealed within about seven years. This is what Harding does on Bailey's Mill Road, Young's Road, Brook Drive, etc.

TREASURER- Bobbi C. Coulter [mkltreasurer@gmail.com] The treasures reports have been e-mailed to the residents for their consideration.

Discussion:

Question: Can we park in front of fire hydrants or will we be ticked by the Harding police.

Response: The Harding police do not issue tickets at the lake unless requested to do so . You may park in front of fire hydrants

Question: How do we determine salt/sanding of the roads?

Response: Backshall keeps a balance. Hills are to be sanded/salted. If there is a serious build up, salting can be requested. Call Ken or another board member if you have a concern.

Question: Why do we sometimes spend from the budget when LT funding was given?

Response: If we need a little more, and have it in the budget we don't have to call a full committee meeting. Maintenance comes from the budget and we can get approval later so we can pay vendors.

Question: Do we having a bidding process:

Answer: yes, for anything over \$5,000

Votes were called for: \$50,000 to be taken from the Long Term Capital Fund for the purpose of repairing and sealing roads, \$20,000 for the dredging of the Lagoon, the modification of the by-laws Article VIII,

Member Delinquency for Financial Obligation, and the 2016 Budget. All items were overwhelmingly supported.

The meeting was adjourned at 8:17

Respectfully submitted (min taken by Joyce Murray),

Tawnya Kabnick,

Secretary

tawnya@tawnyakabnick.net

Board meetings are scheduled for the following dates:

February 8

March 7

April 11

Meetings are held in the clubhouse at 7:30