

March 14, 2016 Mt. Kemble Lake Association Meeting

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

Not Present: Joan Haynsworth

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

HOUSEKEEPING - [joyce@jimmurray.us](mailto:joyce@jimmurray.us) The Kielty's left the club house in good order and their deposit for the clubhouse will be returned. A new resident phone list was distributed this month. We need hard copies for the history room. We have computerized documents that are on outdated devices. Joyce suggested that we use some of the kids in the neighborhood to help organize the history room.

CLUBHOUSE - [rjedgar63@gmail.com](mailto:rjedgar63@gmail.com) Bob made a timeline of updates to the clubhouse over the years:

1981 new windows in the tower  
1983 clubhouse was painted  
1985 ballroom floor was refinished, new oil burner installed (not furnace).  
1986 new Casement Windows  
1988 Addition completed  
1991 deck  
1992 front steps & apron redone  
1993 new furnace & hot water heater  
1994 front door rehung to open out  
1995 new carpet in foyer & addition  
1996 range hood and fire suppression system added  
1997 roof repairs  
1998 roof replacement, new septic tank  
2005 new carpet in the foyer  
2006 ballroom floor refinished  
2008 chimney swept  
2009 men's and Women's bathrooms – new vanity, sink and toilet  
2010 ballroom floor varnished, ice maker purchase  
2011 front steps & apron repaired  
2012 roof cleaned  
2013 turret repaired  
2014 clubhouse painted, stone work repointed  
2015 men and women's bath and foyer ceiling painted, roof heater cables added.

The septic was inspected and passed. Every 2 years it gets checked.

WATER SYSTEM Rick Barret - [ribarrett@aol.com](mailto:ribarrett@aol.com) In June the interior of the two vertical tanks will be painted. When they have cured then the horizontal tank will be painted. The Groff's have a leak and Ken is going to help them turn off the water using a universal wrench he is going to create..

Pipes pulled apart on two of the three pipes on the highest coupling on the Dam. They are trying to figure ways to avoid that happening again. The engineer must send letter to the state for any changes made to the system.

Ken wrote up the instructions for the VSA's.

GROUNDS: Joan Haynsworth:- Bob mentioned the berm wall needs to be trimmed and repaired. Ruth is planning some masonry repair. The lagoon will be dredged than the breeder pond.

BEACHES AND DOCKS- [1ruth.chaney@gmail.com](mailto:1ruth.chaney@gmail.com) Ruth would like to do beach clean up early: April 30 with a rain date of May 1<sup>st</sup>. Flyers will be sent out. Allied biological is now Solitude Lake Management. We just signed a contract for 2016 and price only went up a 1%-2%. We will ask anyone putting boats into the lake to rinse off their boats first. Please be on the lookout for Geese nesting.

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

Backshall installed stakes but broke up the asphalt in a few areas in the winter plowing. Most of the damage was in front of the Molendyke home and into the woods. Ken straightened it out. Road clean up will be April 16<sup>th</sup> or 17<sup>th</sup>. Ken would like to organize residents to buy in pants or bushes near the rock wall by beach parking lot.

The board asked that Ken have Backshall come out to give us an estimate on the Re-alignment of Primrose Trail prior to the next meeting.

TREASURER- Bobbi C. Coulter [[mkltreasurer@gmail.com](mailto:mkltreasurer@gmail.com)] Barbara passed out the monthly reports which can also be found on the Mount Kemble Web site.

Tesi 's requested the use of the clubhouse for April 9<sup>th</sup> for a wedding. They will be paying for a full cleaning.. All paperwork in, date cleared, board accepted Our insurance company was twice as much money as Marcall American for the single day's rental. We will check on their rating and that they cover our liability. The board Agreed to accept them if our insurance company gives them the OK. The resident is the only one who can rent the clubhouse and need to be the point person.

Mccaferty went into bankruptcy last Aug. The foreclosure process should be free and clear in May and hopefully we can begin proceedings to get some of the money due to the Association.

The meeting was adjourned at 8:27

Respectfully submitted,

Tawnya Kabnick,

Secretary

[tawnya@tawnyakabnick.net](mailto:tawnya@tawnyakabnick.net)

Board meetings are scheduled for the following dates:

April 11 5pm

May 9<sup>th</sup>

June 13th