

April 11, 2016 Mt. Kemble Lake Association Meeting

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

Not Present: Ruth Chaney

Meeting was called to order by Austin Godfrey at: 5:00

HOUSEKEEPING - joyce@jimmurray.us The Tesi family will get their deposit back after the cleaning is done tomorrow. Baumgarten's are renting the clubhouse on April 22nd, all their paperwork is complete. Barbara Holliday, our representative at the insurance company approved the less expensive company as an alternative for single day insurance for parties.

CLUBHOUSE - rjedgar63@gmail.com Bob sent an email to Dave Denson about the progress on the portico but has not heard back yet. One of the lids on the garbage container was broken by a Bear and Bruce Bowden was hired to replace it.

WATER SYSTEM Rick Barret - ribarrett@aol.com

Due to the recent wind storm the water system was on the generator for three days. It ran 55 hours and the pump ran 25 hours. Bettina Bierly complained that there was too much noise generated and Ken said he can turn it off in the evening if he is here.

Pump house 2 did not come on automatically and Max had to come reset it because Ken was away.

Dam: we are looking at options to correct the separating and one pipe cracked and needs to be repaired.

The water committee is considering a circulator in the water tanks to prevent stratification and keep the water safe. There are three types of systems: a bubbler, a pipe to bring water into the top of the tank and a mixer. We have low voltage electricity going to the tanks but if a new circulating system is installed we may have to run another line. Austin asked if we have actually tested the water during the summer to see if there are any problems before spending the money on a new system. Rick will report back to the committee once the water committee has an opportunity to make recommendations.

BEACHES AND DOCKS- 1ruth.chaney@gmail.com - no report

GROUNDS: Joan Haynsworth:-

Joan presented three estimates for planting flowering trees around the clubhouse and at the beach. The estimates were very similar and 14, 4-5 inch wide trees will run about \$6,000. The board discussed the grounds budget: 1/3 goes to removing trees, 1/3 to lawn maintenance and this will take about 1/3 of the budget. Tawnya suggested offering memorial plaques, for residents who may wish to honor a love one and pay the cost of a tree. Joan will send out a notice to the community. The board decided to go ahead with the project to keep our community looking it's best.

It was brought o Joan's attention that a tree near the McGoldrick's home may need to come down.

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

Road clean up and the VSA dinner will be April 30th.

Ken Fixed the sign at garden and the no trespassing sign by the beach. The roads held up pretty well over the winter. Alward called to schedule a repair of the road on Lake Trail West. Ken asked him to come when the weather warmed up. Stones will need to go along the edges of many of the roads that were redone last year. Ken spoke with Alex Bayden about the work on Primrose and he is comfortable with the project.

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. She has changed the format and created a sheet showing the expenses against the budget rather than the P&L (which is not correct till the end of the quarter).

The accounts receivable did not include new billing. The same 5 families continue to pay late, and create a lot of extra work for the secretary. Thanks to Barbara's hard work two of the families should be current by the end of the month.

Macaferty's foreclosure period ends in May after which under the new banking laws the property reverts to the owner. However, he declared bankruptcy last summer and we are not sure how that will be impacted. MKL has a lean of \$70,000 but that may disappear in the bankruptcy settlement. We have continued the charges after the bankruptcy and have a chance on collecting some of that money so we keep the liens in place

The board needs to make the secretary's job more manageable. The items which take the bulk of the time are changing the format of reports and keeping track of and collecting of delinquent payers. Barbara is suggesting that we hire or split off the part of the job involving dealing with delinquent payers. The board agrees that would be a good idea and will begin looking for someone to do this work.

The meeting was adjourned at 6:16

Respectfully submitted,

Tawnya Kabnick,

Secretary

tawnya@tawnyakabnick.net

Board meetings are scheduled for the following dates:

May 9th

June 13th