

May 9, 2016 Mt. Kemble Lake Association Meeting

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

Not Present: Austin Godfrey

Meeting was called to order by Tawnya Kabnick at: 5:00

HOUSEKEEPING - joyce@jimurray.us . The Baumgarten family left the clubhouse in good condition and should get their deposit back. The Kielty family submitted all necessary paperwork to rent the clubhouse for a small graduation party except the insurance. The board approved contingent on receipt of the insurance. The Alvey family made an informal request but we have no paperwork yet but are holding date. Approvals will be done via email. The Stand pipe will be install next week has been marked out. We discussed the floor in the clubhouse which is not cleaning up Well. Ken asked what the gas bill was for the clubhouse and Bobbi checked, last year was \$1,200/

CLUBHOUSE - rjedgar63@gmail.com Bob had the lid on the garbage container repaired. PSEG wants to replace the meter in the clubhouse. We discussed getting new bulbs for exit lights (which get replaced constantly) or new exit lights with led bulbs Bob will get an estimate to replace the bulbs.

WATER SYSTEM Rick Barret - ribarrett@aol.com

Dam: we are looking at options to correct the separating issue and the one pipe that cracked and needs to be repaired. It was a successful VSA dinner Ken and Max did presentations and there was good discussion on process and procedures. Carl and Bobbi created an outstanding meal and our thanks to them. In June or July the tanks interiors will be recoated verticals than horizontal once the verticals have cured.

There has been discussion with water committee about a generator run to pump house two. The general consensus is to replace the old pump in pump house one. We will try to schedule this in the 2017 budget. The cost for a new pump 10 years ago was \$8000. The group also seems to favor low cost circulation pumps in the tanks. We need to find out what it will entail to bring electricity up to tanks. The old electric line has been compromised. A water leak by the Dupre House was dug up and repaired.

BEACHES AND DOCKS- 1ruth.chaney@gmail.com - Beach cleanup was a great success. Ruth is ordering new sand to be delivered this week delivered this week. It will be left on parking lot and Backsall will spread it. We had our first lake inspection. Solitude is now washing their boats prior to putting in the lake. The East side has a lot of algae and they will be coming to treat it. This is our year for an alum treatment but we will wait till mid-June because it is less successful if it rains before it can settle. Mid june

Four residents are in arrears and not get badges this spring. Ruth requested quotes from three companies to dredge the lagoon. Alward was the only one to respond. The cost in '09 was about \$14,000 and the new bid came in at \$16,294. The board agreed to move ahead with the project even though we are going over budget.

GROUNDS: Joan Haynsworth:- Joan booked action tree to plant, remove some trees by the clubhouse and stump grinding The price is \$7,500.

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

More than Thirty people participated in road clean up. Bob Edgar and Bill Haynsworth did a tremendous Job using Bob's trailer. Carl and kitchen workers made a delicious lunch. Thank you to everyone. We worked on the beach parking lot and cleaned up the tennis court Ken planted grass seed by beach and by tanks but it was too wet for road work. We are waiting for Backshall to bring stone to fill along the side of some of the roads

David and Rich Kenworthy, of Alward Inc., described to Ken how they will repair the problem areas by milling and applying a thin coat of asphalt. The problem areas also include the parking lot.

Alex Baydin is comfortable with the proposed re-alignment. He asked if his mailbox could be moved to the other side of his driveway.

In response to the initial LRCP roads report, Ken interviewed two paving experts: Tracy Toribio, supervisor of Harding DPW, and our neighbor Nick Stires, P.E., VP of Operations for Pave-Rite, Inc., of Bridgewater and found differing opinions. Both held a low opinion of slurry sealing; Tracy calling it "a bad paint job" and Nick saying he would only use it on driveways. Both Tracy and Nick said that seam seal is only needed for cracks wider than one-half inch. Tracy was emphatic about the need to seal roads but he will only use chip-sealing (tar and gravel). He said every road in Harding will be chip-sealed every 5-7 years. Ken intends to follow the same procedure the town does which is to patch, mill where necessary, and chip-seal on a regular basis. At the annual meeting \$40,000 was approved for chip-sealing this year however there will be more investigation by the board prior to spending the money.

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

Thanks to the help of Bob Edgar Lee Irwin from the tax collector's office in Kennelon has agreed to take over collections of Dues for the MKL Association. We sent an

engagement letter paying \$20 per hr. with a cap of \$1,200 per year. The hourly rate will go up to \$25 per hour if it all works out.. A note will go out with the next dues statement. June first an email and a write up in next newsletter will go out introducing Lee. She will have her own email: mklcollector@gmail, direct access to quick books and will work with our attorney. Four residents have been turned over to the attorney for collection.

New Business:

Thanks to Alison Maxwell for cleaning up the mess the bears made. She brought the garbage it to the clubhouse for pickup.

There was discussion about the creation of private beaches along the side of the lake. We may need to adopt an amendment to the rules and regulations because the state and the DEP have rules and regulations we must follow. We do not own the lake the State does. We are supposed to license boats over 14ft and have fishing licenses but so far have not enforced those regulations.

The Groff family requested permission to remove the parking in front of their home and put Belgium block next to the road at the request of the McGoldrick family. The board will not give permission to change the property it is responsible for because. There is not sufficient parking on the lake side of Lake Trail East, it will make it more difficult for the snow plows and emergency vehicles creating a hazard condition. The board did agree to permit mirrors to go up across from the McGoldrick's driveway on Community property to insure good vision when exiting the driveway. Tawnya will send a letter responding to the Groff's request.

The meeting was adjourned at 6:50

Respectfully submitted,

Tawnya Kabnick,

Secretary

tawnya@tawnyakabnick.net

Board meetings are scheduled for the following dates:

June 13th