

June 13, 2016 Mt. Kemble Lake Association Meeting

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

Not Present: Ken Heiden

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

HOUSEKEEPING - joyce@jimmurray.us New supplies were purchased for the club house.

CLUBHOUSE - rjedgar63@gmail.com – We are getting quotes to have the floors refinished or buffed and treated.

WATER SYSTEM Rick Barret - ribarrett@aol.com - The two Vertical tanks will be worked started this week and should take about two weeks. Then the Horizontal tank will be done. There should be no interruption in water pressure however we ask the residents not to water lawns during the day.

BEACHES AND DOCKS- 1ruth.chaney@gmail.com - A treatment wan done for the algae and an Alum treatment will be done this month as well. New sand was delivered to the beach.

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GROUNDS: Joan Haynsworth:- Watering bags were purchased to place around the newly planted trees and Bill Haynsworth has been filling them with water.

ROADS- Ken Heiden -Kcheiden@gmail.com

Ken prepared an extensive road report covering his plan for the new work to be done:

Roads Report June 2016

This has been a month for the roads department. There has been a lot of inspection, planning, measuring, mapping, meeting with contractors, and some construction. There are four active projects at the moment:

Shoulder stoning A map was made showing where shoulder stone was needed. Most of this is along pavement that Alward, installed last year and is a cost carryover from 2015. For a better appearance, shoulders near houses will have a top coat of 1/4" clean gravel. Chris Backshall and I drove around to discuss the work, which should begin soon.

Primrose Realignment The proposed alignment was sketched out on the existing road, a scaled drawing was made, and Chris Backshall excavated and prepared the site, without disturbing the driveways of #71 and #67. In the process he allowed for a two foot gravel shoulder and relocated the two mailboxes, with the owners' permission. The existing pavement in that area is in very good condition, so only the new piece (five foot max. width) will be new asphalt. The next step is removing the driveway areas and doing paving. After that the shoulders and dirt banks can be finished. Then the asphalt on the other side of the road can be cut and removed.

Patching and repairs Another map was marked up showing the potholes, broken edges, and reconstruction that I would like done in preparation for chip sealing. Work on these areas will improve safety, drainage, and appearance. Two of the largest areas to be milled and paved are 150ft of LTW from Allyn to Remmey, and 40ft of Trails End at the garden. These areas will then be coated with the chip sealing to create a safe, consistent appearance. I have a preliminary, verbal estimate of \$8-10k.

Chip Sealing Austin's 5/20 emailed articles and video gave a good description of the benefits and process of chip sealing. It costs about one-sixth as much as asphalt paving and gives many years of service and effective waterproofing. I inspected, measured, and mapped the areas of the Lake needing chip sealing at this time. The areas not to be done are: Alpine Trail, Elm Trail, the Primrose realignment area, the Alward paved areas of LTW and Trails End, the Kern area, and 400ft at Haynsworth. All of the chip sealing will be finished in one day. Modern technology allows changing the asphalt spray width from within the cab while the truck is moving. Not shown in Austin's video, but described in the write-up, is the multi-wheeled rubber-tire roller that sets the stone in the liquid asphalt.

I have met with Doseh-King, who has always done our chip sealing, and also with Morris Asphalt Co., Inc. who does all of Harding's roads. Both were agreeable to having the work done in the hot, mid-summer. I will have final estimates when I return from vacation, but the preliminary estimate is \$50k.

Budget and planning benefits The scope of work that I have planned out to be done this summer will adequately complete the road projects scheduled for the next two years. These are: Primrose S to Elm, Primrose N to Trails End and South side LTW (entrance), with a combined budgeted amount of \$65k.

Funding. The LCRF roads budget for this year is \$50k. This should cover the chip sealing. This year the snow budget was increased by \$8k to \$20k, but we have only used \$4k so far. Last year at this time we had used \$19k. It seems using \$10k of this for patching would still leave enough for December snow.

Alward rework. I have not been in contact with Alward as the weather is not consistently warm and dry enough to do the repair work.

Other items: The Road Patrol is underway. The schedule was delivered to every house to remind them the Patrol is active, to acknowledge the volunteers, and as fair warning to the youth of the community. While Action Tree was here I had them grind out Jim Irving's oak stump and cut a large limb overhanging the Garden. I also replaced the frayed beach rope and spliced on the buoys.

When I get the road estimates I hope we can act quickly to schedule this work to be done.

Ken Heiden

There was some discussion on the costs and the board agreed that two proposals should be reviewed by the Long Range Planning Committee (Ken, Rick, John, Austin)

and Bobbie). Bobbi will work with Ken to clarify any unclear proposals and recommend one contractor to the committee. Once chosen the contractor will do a walk around to clarify that the scope of the work proposed by the contract satisfies the plan Ken outlined. A contract will be signed by the President or Treasurer and Ken and the work will begin.

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

New Business:

The board will issue notification to the residents that they may not alter the shore line. Tawnya is going to speak with the two current residents who have created beaches to let them know that they may not bring sand to the shoreline where it may wash into the lake.

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The meeting was adjourned at : 6:10

Respectfully submitted,

Tawnya Kabnick,

Secretary

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Board meetings are scheduled for the following dates:

July 11

August 8

Sept 12

October 10

Nov 14

Dec 12