

AUGUST 08, 2016 Mt. Kemble Lake Association Meeting

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

Not Present: Ruth Chaney and Joan Haynsworth

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

HOUSEKEEPING - joyce@jimurray.us The Alvey family left the club house in good condition and will be given their deposit back. Joyce bought supplies for the clubhouse.

CLUBHOUSE - rjedgar63@gmail.com – A window is being replaced in the turret. All the exit signs were replaced with led lights. We were notified that the state is coming to check the alarm and exit lights and Associated Fire is coming to inspect the kitchen. George Kuchler suggested hardwiring the smoke detectors and Bob is going to get a price. PSEG replaced a meter at the pump house.

Bob is still talking to Dave Washington about the portico design.

WATER SYSTEM Rick Barret - ribarrett@aol.com - The two vertical tanks have been refurbished. Openings for circulators were added to the tops of all three tanks. One vertical tank had its rusted drain pipe replaced and the other had a new drain added. No other welding was done on the tanks.

VOC's levels passed after the 3rd try. Ken was very helpful with emptying and flushing the tanks helping to insure the safety of our water supply.

So far we are under the proposed budget. Work on the horizontal tank will begin shortly.

We did not pay sales tax on capital improvements on the tanks or roads.

BEACHES AND DOCKS- 1ruth.chaney@gmail.com - Ruth put an "absolutely no fishing" sign by the beach and still people are fishing off the dock. Please ask your guests to cooperate, fish hooks are dangerous for the children at the beach. She also put up a "No fishing, private community badges required" sign by the boat launch because non-residents have been coming to the lake. Residents can fish there.

The breeder pond was treated.

GROUNDS: Joan Haynsworth:- Thank you Bill Haynsworth for filling the water bags around all of our new trees.

Dian Boner complained about the area behind the garden where people are dumping. The board agrees that it needs to be cleaned up because it encourages people to dump more. Backshall will be called to come remove some of it but it will be expensive. This area was for residents to bring leaves and pile branches for chipping however other waste material has been dumped and if it continues to be a problem it may have to be closed or additional money will need to be put aside for continued clean up.

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

The road patching, re-alignment paving, and chip sealing have all been completed by Dosch-King.

The road by #71 Primrose is now clearly defined. Balkshall needs to grade in front of the Baydin's home and we need to cut out the other side of the road by the Brock/Godfrey home.

Alward came but could not get the machines to work. He will be doing some milling and will fix lake trail west and the parking lot. Ken will see if he can use his cutting wheel to cut the road in front of the Brock/Godfrey home.

Prior to the chip and seal Ken spent a lot of time regrading, filling pot holes and cutting back bushes so the machines could get to the edges of the roads. Thank you Ken for the enormous amount of time and work you've put in for the community. Austin mentioned how happy he was that they did not over gravel like Baileys Mill. Everyone agrees that they did a very nice job.

Rick wanted to know when we will need to chip and seal the roads that were not done. Some roads are in better condition most likely due to a good crown and shoulders Ken did not feel that those roads needed to be done until the next round of chip and seal in 4-5 years. The last time it was done was in 1999, 17 years ago.

TREASURER- Bobbi C. Coulter [\[mkltreasurer@gmail.com\]](mailto:mkltreasurer@gmail.com) Barbara e-mailed the monthly reports but some of the figures were erased and she will resend them.

After announcing the employment of our new dues collector there was a flurry of activity. We are hoping the process will be easier for the treasurer. Bobbi sends out invoices, collects and deposits checks and records the payments into quick books. On Aug 5 our collector goes into quick books gets in contact, and follows up with any residents who have not paid. She sends Bobby copies of all her correspondence. She is sending reports and working with the attorney on delinquent accounts. There are currently 3 properties with liens. The resident is liable for interest and attorney fees. A letter from the attorney is \$75 then double when a lien goes on plus \$35.

New Business:

Tawnya sent notices to the two residents who put in sand beaches but got no response. There was discussion about the Luberto's Stone area and they will be notified that there should not be any type of beach sand or stone that could wash into the lake.

The meeting was adjourned at : 5:50

Respectfully submitted,

Tawnya Kabnick,

Secretary

Next meeting

tawnya@tawnyakabnick.net

Board meetings are scheduled for the following dates:

Sept 12

October 10

Nov 14

Dec 12