

December 12, 2016 Mt. Kemble Lake Association Meeting

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

Not Present:

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

HOUSEKEEPING - joyce@jimmurray.us One rental must be cleared prior to another rental coming in and Joyce needs a little notice.

CLUBHOUSE - rjedgar63@gmail.com – There is a continuing problem with the sink drain in the clubhouse and the plumber is coming to take it out prior to our two scheduled private parties. Bruce Bowden was also contracted to fix the trim on a basement window.

Bob is going to look into the cost of converting the fireplace to gas to alleviate the smell.

Discussion was held on the portico. The initial bids were \$28,000 and higher and the drawing went back to the architect to try to scale down the drawing. The steps will also need to be replaced. \$13,000 was donated by Father Corr for the project.

WATER SYSTEM Rick Barret - ribarrett@aol.com - The horizontal tank has been tested three times but is still not ready to be put back into service. Ken has been very helpful filling and emptying tanks. He also insulated the valves on the two vertical tanks and will insulate the horizontal tank when needed.

We have not yet received the proposal from Princeton Hydro. Once we get it we will have our own independent engineer look it over.

BEACHES AND DOCKS- 1ruth.chaney@gmail.com - Alward has been hired to dredge the lagoon but has not completed the job and may not finish it till this spring. She has reached out to Solitude for a solution to the weeds. They have not been very responsive and she is going to look into other companies.

The Stand pipe has been completed and will be tested this week.

GROUNDS: Joan Haynsworth:- A few markers will be installed each year delineating the communities properties. We have one estimate of \$100 per marker. Some dangerous trees were removed and unfortunately the bill was higher than anticipated.

This year Backshall will be removing the branches and logs which will be less than \$3,000. Next year we will work on the leaf piles.

George cut up two fallen trees at the dog park and we may need to replace some of the fencing.

ROADS- Ken Heiden [-Kcheiden@gmail.com](mailto:Kcheiden@gmail.com) – About fifty residents came out to help for road cleanup. Carl Bonnar and Dale Scolnick treated the helpers to a wonderful lunch. Thank you to everyone.

The roads are holding up well and are well defined. Last night we had our first salting of the winter. We anticipating the first plowing may move gravel onto some front lawns and Ken has requested that Backshall be careful.

TREASURER- Bobbi C. Coulter [\[mkltreasurer@gmail.com\]](mailto:mkltreasurer@gmail.com) Barbara distributed the monthly reports (which can be found on the MKL web site).

One member asked to pay via credit card. Bobbi looked into it and it appears we can accept a credit card payment for an additional \$25 per payment.

There was discussion on the yearly budget for each committee and the board finalized and agreed to a 2017 budget to be presented to the residents at the annual meeting. The costs of everything have increased and Bobbie would like to announce an upcoming dues increase.

New Business:

Lori Denson and Bobbi Coulter created a property improvement brochure. The main message is to communicate the importance of understanding an individuals' property boundaries, the location of community owned property and the need to follow municipal and state regulations. The board voted to distribute the brochure pending a few minor changes.

The meeting was adjourned at: 6:20

Respectfully submitted,

Tawnya Kabnick,

Secretary

Next meeting

tawnya@tawnyakabnick.net

Board meetings are scheduled for 5 PM at the clubhouse on the following dates:

January 9th

January 21st – Annual Meeting

February 13th

March 13th