

JANUARY 9, 2017 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@jjmurray.us](mailto:joyce@jjmurray.us)

The Alvey family left the clubhouse in good condition and will get their deposit back. New supplies were purchased for the clubhouse.

**CLUBHOUSE** - [rjedgar63@gmail.com](mailto:rjedgar63@gmail.com)—

The window was replaced in the tourette. All exit signs were replaced with led lights. The state inspectors are coming to check the alarm system and Associated Fire is coming to check the kitchen. George Kutchler suggested hardwiring the smoke detectors. PSE&G replaced the meter at the pump house.

Bob is still working with the architect, Dave Washington about the portico.

**WATER SYSTEM** Rick Barret - [ribarrett@aol.com](mailto:ribarrett@aol.com) –

The two vertical tanks have been refurbished, openings have been added for a circulator, and the bottom pipes were replaced. Ken was very helpful with the tank refurbishment. The vertical tanks had to be filled and flushed several times to remove excess VOC's. There has been adequate water with the two 1000 gallon tanks and the larger 2,000 gallon horizontal tank should be put back into service soon.

The job came in under budget because there was less welding than anticipated. We do not need to pay sales tax on capital improvements.

**BEACHES AND DOCKS**- [1ruth.chaney@gmail.com](mailto:1ruth.chaney@gmail.com)

Ruth put an “ Absolutely No Fishing” sign by the beach, and a “No Fishing, Private Community Badges Required” sign by the small beach.

There was discussion about the size of private boats on the lake. The consensus is that 14” works because boats must be registered if they are 15’ or over.

The Breeder pond was treated.

**GROUND**S: Joan Haynsworth:-

Bill Haynsworth has been filling the water bags for all of the new trees. Thank you Bill.

Diane Boner complained that the area behind the garden needs to be cleaned up, the board agrees and has been working on the problem. Austin has met with Backshall several times about cleaning up the area. The cost to clean up dumped cement, construction materials etc is about \$5,000. Then the plan is to spread the huge pile of leaves over the ball field and will be an additional expense. In the meantime a fence with a combo lock has been installed to try to stop the dumping. Residents can call Joan Haynsworth for the combination of the lock. If the dumping continues we will be forced to close the area.

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

The chip and seal has been completed and the road has been realigned along Primrose Trail. Backshall will do some more grading by the Bayden home and the far side of the road still needs to be cut.

Alward came to repair the bottom of Lake Trail West and the parking lot but could not get there machines to work. He will be doing milling will fix lake trail west and parking lot.

Prior to the chip and seal Ken had the road regraded, cut back bushes and filled many pot holes. He oversaw the workmen and treated them to water and soda. Austin remarked how happy he was that they did not over gravel and create a mess. Thank you Ken for all your hard work!

Rick wanted to know when we will need to chip and seal the areas that were not done. Ken said that some roads are last longer then others due to good crown and shoulders and anticipates 4-5 years .The last chip and seal was completed in 1999. 17 years ago.

**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. Work is proceeding on the annual reports and upcoming budget.

Our new dues collector has been through a full cycle. Bobbi sends out the invoices, collects the dues, deposits them into the bank and enters the payments into quick books. Our new collector checks the quick books account to see if there are delinquent accounts, gets in contact with the resident, then follows up with interest and/or penalties late payments. She sends Bobby copies of her letters and delinquent reports to our attorney. Delinquent residents are responsible for attorney fees. A letter from the attorney is \$75 then double when lean goes on plus \$35.

We've paid her a couple hundred per month and it has been very helpful for our treasurer.

The meeting was adjourned at : 6:10

Respectfully submitted,

Tawnya Kabnick,

Secretary      5;50

Next meeting

Monday 12th

[tawnya@tawnyakabnick.net](mailto:tawnya@tawnyakabnick.net)

Board meetings are scheduled for the following dates:

July 11

August 8

Sept 12

October 10

Nov 14

Dec 12