

January 21, 2017 Mount Kemble Lake Association Annual Meeting

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

Meeting was called to order by Austin Godfrey at: 7:40

Roll call was taken and with proxies a quorum was recorded. A motion to not read the min from last year made and was accepted.

**Year-end committee reports were read as follows:**

### **Water System Report 2016**

The year 2016 has been very productive for the water system. We had only one leak. This was just before where the pipe from the street connects to the curb stop at the Dupre/Hull property. The curb stop is the shut-off in the ground between the water main in the street and the house. The Water System is responsible for the pipe from the main in the street to the curb stop. The property owner is responsible for the installation and repair of the curb stop and the pipe from the curb stop to the house.

As has been previously discussed, the cast iron mains in the street have always been in good shape when we have had to repair leaks. Leaks in past years have generally been caused by pipes laid over stones or tree roots or have been located in the couplings between two sections of pipe. When our mains were installed, there does not appear to have been a substantial base of sand installed under the mains as is the practice today, but this has not caused too many problems. The generator that we installed in prior years runs for about 20 minutes once a week to charge the battery and maintain lubrication. Thankfully, since Sandy, we have only had to use it for several hours at the most.

All interiors of all three tanks above Alpine have been refurbished and recoated this year. We need to do this about every 10 years for the two vertical tanks. We may have to do it more frequently for the horizontal tank since it is constructed from a number of sections which are bolted together. Where these sections are joined can facilitate minor leakage. The horizontal tank was bought from a brewery which helps account for the excellent taste of our water. The horizontal tank has been out of service since the latter part of the summer while we wait for the new interior coating to cure. Curing has been delayed by cooling weather. It should be back in service soon, but we have had no issues with capacity operating only on the two vertical tanks, each of which holds about 10,000 gallons, during this period. The beer tank holds about 20,000 gallons.

We will be installing a circulating system in the tanks this year, including bringing electric to the tanks for the first time. This is reflected in the request in the long term capital plan for \$7,000. These pumps will improve water quality by achieving a better mixing of the water in the tanks. Better circulation is important during freezing periods in the winter where ice can form on the top of the water in the tanks and reduce the life of the interior coating. In addition, during extremely hot weather, water in the tanks can stratify with a layer of water at the top of the tank sitting and not mixing until cooler weather.

Ken Heiden has done another great job organizing the VSA team and monitoring the refurbishing work on the tanks. Ken has handled the emptying of the tanks before this work and the flushing and refilling of the tanks after this work.

I would like to thank everyone for all the work by the VSAs on monitoring the system. This activity is essential to maintaining our system.

I would also like to thank Karl and Bobbi for all their work on the annual thank-you dinner for VSA volunteers. The cuisine is always fabulous. It is like going to a four star restaurant with all your friends for free. A number of other folks helped with running this dinner, including set-up, bar tending, serving dinner at the table and clean-up.

Ken Heiden

#### **Grounds –**

Joan Haynsworth was unable to attend the meeting but would like to send a big thank you to Bill Haynsworth for watering all the new flowering trees she had planted around the lake. She has done necessary maintenance removing trees to keep the residents. She has also worked to make our environment more beautiful with flowering trees which we will all enjoy this spring.

#### **.Beaches and Docks**

##### **Beach and Docks – Annual Report 2016**

1. There are plans to lower the lake in the first two weeks of April for residential dock maintenance, provided that the drought stage is acceptable.
2. Will reposition all Lake owned docks for lowering and again after lake refilling.
3. Plans to replace the diving board at the main beach in progress.
4. Exploring the growth of weeds and what can be done is underway.
5. Allied Biological (now called Solitude) applied copper sulfate in June and August to control algae blooms. Solitude's annual report is available on the MKL website.
6. Water quality monitoring continues.
7. The standpipe installation has been completed and successfully tested. A special thanks to John Murray for his work and follow through on that project,
8. Inventoried and repositioned all boats at the beach. Several boats without names were removed .
9. The yellow safety line has been left in the lake and attached to the raft as required by law to secure each float.
10. Thanks to Fenton Chaney for reconstruction and reattaching of the East-side raft and dock.

Respectfully submitted  
Ruth Chaney

#### **Housekeeping –**

##### **Housekeeping Report 2016**

The Housekeeping Committee is responsible for facilitating and supporting the use of the Clubhouse for all Clubhouse events. The Committee is responsible for the decor and general condition and appearance of the Clubhouse and for soliciting suggestions from the Membership regarding these responsibilities. The Committee ensures the cleanliness of the facilities after use and the stocking of regular supplies to support rental, social and other special events. Gail Allyn

is the supreme purchaser of such goods. (Thank you, Gail and John Murray who is willing to drive and schlep all the goods.)

Decorations have been organized again by activities to help facilitate parties and are located in the basement in labeled bins. Thank you Alison Maxwell and Gail Allyn for helping to sort, label and discard.

The health department as required by law gave a Satisfactory report and the signs to post advising safe procedures. Also, a brochure referencing safe food preparation and a reminder to ask outside vendors that you would like to see their inspection report before supplying food to the club.

A donation to support buying new ovens was given by Joan Fitzhugh. The purchase of the new ovens has been completed. They are installed and an island between the ovens has been constructed. Thank you to Dave Clark for following through with his committee.

Again exercising, parties, rentals for birthdays, holidays and a wedding are some of the happenings going on at the clubhouse.

Renters are given a before use walk through to familiarize equipment availability as well as to document the condition of the clubhouse prior to the rental and have a post use audit to ensure satisfactory clean-up and any damage that might have occurred. A check list is also given to them about lights, heating and cooling and other needed info to help them enjoy their rental experience.

Supervising professional clean-up and providing access for other professional service providers is reflected in the open door policy.

It's been a very good year.

Respectfully submitted,  
**Joyce Murray**

**Clubhouse –**

2016  
House Maintenance  
Annual Report

The only thing that has kept it from being another quiet year is our alarm system. It periodically malfunctions and emits a beeping sound. I'm advised that the system needs to be replaced and I'm hoping to accomplish that in 2017.

The following items were performed:

1. New exit signs with LED bulbs were installed.
2. A window in the turret had to be replaced.

3. The kitchen sink drainage problem was corrected by having much of the piping replaced.

Estimates have been or are in the process of being obtained for the following:

1. New alarm system.
2. Refinishing the oak floor.
3. Repairing the front steps.
4. Constructing a portico over the front steps.
5. Installing gas in the fireplace.

Hopefully these items will be completed in 2017 if approved.

I prepared a time line of notable work performed at the clubhouse from 1981 to present. This should make it easier to answer questions on when things were done and help in projecting when certain repairs and maintenance may need to be done.

Respectfully submitted,

Robert J. Edgar  
House Chairman

The board decided a good use for the \$13,000 donation from Father Cor would be a portico over the front steps. He asked for a motion from the community and the motion was approved. He has been working with the architect and builders for estimates and will share information with the community once we have a plan.

**Roads** – The weather was fairly kind to us this year. A couple of snow storms last year and frequent sanding this past month has used a chunk of the budget.

The roads committee relies on a lot of volunteers, We had good turnouts and good weather for both the Spring and Fall Road Cleanups. The enthusiastic volunteers clean the roads, the grounds and even the beach.

The summer road patrol also went well, with 14 families participating. It was a quiet year for them. In the log they resorted to commenting on the weather and the number of foxes they saw.

The Halloween road closing of Primorse Trail went well. Because it was a Monday, a school night, and a little cool, it cut down on the number of trick-or treaters a little. I only had 185.

The major road project this year, which hadn't been done for about 18 years was the chip-sealing of most of the roads. Our town, public-works supervisor, says this is the only type of sealing he will do, and that all town roads will be done every 5-7 years. The high-tech equipment they used put down a very consistent coating of asphalt and stone.

The roads are now waterproof, have a consistent dark color and good traction, and will last for many years.

We did some re-alignment work on Primrose trail. I had the road moved, paved, and chip-sealed. The lake shore Board then did further road and grading work.

Next year there are some small projects planned including some drainage and edge work.

Finally, another thank-you to those who have adopted an area to keep tidy, and even to the dog-walkers who toss sticks off the sticks of the road as they go along.

**Financial** – Bobbi Coulter passed the financials to the residents' present, however the reports are also posted on the MKL website. The bank accounts are healthy and there is enough money for our 2017 Budget and the long term plans This is the sixth year without a dues increase. A motion was made to accept the budget, seconded and accepted by those present and by proxy.

A motion was made to accept the drawing down of money from the reserve fund for: for a new diving board and dock \$7,000 , up to \$25,000 to complete the repairs on the new cipher system on the dam and \$7,000 for running the electric line and installing a circulation system in the water tanks. A motion was made to accept the use of the reserve money for the three 2017 projects, seconded and accepted by those present and by proxy.

#### **Questions, Comments and Answers:**

Q - Why do we need to dredge the breeder pond in 2019? A- It is a catch basin that fills with silt from the stream. It was created to help keep the lake from filling with silt and is much less expensive to dredge than the lake.

Q. Does the diving board include the floating dock. A. No, the floating dock is in good shape. It does include the dock it sits on.

C.- Fran Frigerio expressed her thanks to the board for all their hard work.

Q Dick Manz remembers digging a trench for the current electric line that runs to the water tanks and asked why we don't use that line. A. The line is for low voltage only and has deteriorated over the years. The new line will run from the closest pole on Alpine to the tanks.

C. Hellen Duffy expressed her gratitude for keeping the community in great condition.

Q. Kevin Sullivan expressed concern over the icy roads on the flat sections of the roads. Ken said that the Backshall has been clearing our roads for 30 years, However he will discuss the issue with him. Austin commented that we have country roads not New York City sidewalk, we will keep the roads clear but there may be time when it is slippery for walking.

Q. Nancy Witwer asked how we know it is safe to skate on the lake. A. The association cannot make that determination and walking on the ice is always at your own risk. Dick Manz suggested 2 ½ inches or more before venturing out and reminded people that snow makes the ice thinner.

C. Dick Manz commented that the road sealing was the best job he has seen in 45 years.

C. Bill Haynsworth suggested a 1 foot apron around the Clubhouse driveway to eliminate the mud when people pull over to park.

Q. Joan Fitzhugh asked If the huge piles behind the garden could be moved in a timely fashion because it is adversely affecting the garden. A. The plan for the coming year includes cleaning up the area where people have been dumping. Unfortunately, it will be expensive and residents now must call the grounds chair for the combo to go into the area to try to stop illegal dumping. Once the area is cleaned out the huge piles will be spread evenly over the ball field area. In the meantime Austin is going to speak to Backshall about moving some of the pile or creating a trench to help drain the water away from the garden.

Q How successful is the syphon system? A. It was tested and worked well when tested and has worked well in other areas.

Q Why do we need to put money aside to repair the system. A. The insurance company has accepted liability for Liability and Princeton Hydro will pay the deductible. However, the system our new engineer is proposing and Princeton Hydro approves of involves using ATPE pipe rather than PVC because it fuses together rather than having joints (which have separated with weather changes). This would have been more expensive originally also some of the work completed will not have to be removed. The board is hoping not to use the full \$25,000.

C. Fran Frigerio thanked the board for all their hard work throughout the year.

Non-Board Committee reports:

**Environmental Committee report:** The environmental committee made an audit of the condition of the community properties that were put into conservation. That report can be found on the MKL web site. We have an obligation to keep the properties in a natural state and for that received a \$35,000 tax break from the town. The town has not sent out inspectors yet, so far we are self-monitoring. There were some exceptions in the report which will be addressed next year.

**Financial Review Board:**

David Deitz, Karen Morison and John Murray reviewed the books and found all of the expenditures appropriate. They are working closely with the treasurer to assist in the presentation of our financial state.

**New Business:**

So many residents travel or are absent it is difficult to get a quorum. Therefore, the board will explore alternatives to our voting procedures. \

A motion was made, seconded and accepted by those present and by proxy.

The meeting was adjourned at 8:40

Respectfully submitted,  
Tawnya Kabnick  
[tawnya@tawnyakabnick.net](mailto:tawnya@tawnyakabnick.net)

Board meetings are scheduled for on the second Monday of the Month at the clubhouse at 5:00

February 13  
March 13  
April 10  
May 8  
June 12