

MARCH 13, 2017, 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, Ken Heiden

Not Present: Joan Haynsworth

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

HOUSEKEEPING - joyce@jimurray.us Thank you to Lynn Edgar for sorting and cleaning the clubhouse kitchen, she is now looking for a sofa replacement with Nancy Witwer. Joyce painted the railings on the deck last year but the deck itself needs to be repainted this year. Coleen Roberts offered to clean the fireplace stones. Joyce, and Bob have been cleaning out the clubhouse. There are so many double items that they have been put into bags, if not used then they will be given to the firehouse in September. Please do not leave any food in the clubhouse.

CLUBHOUSE - rjedgar63@gmail.com – The price for a gas insert is about \$3,000 for both the line and a Large 5 burner insert. We would have to pay for permits. The price for Andy Hall for the gas line was \$2,000 so it is a reasonable price. Bobbie reminded the board that this was not in the budget and Joyce said she would rather have this complete and do the floors another time. The board vote to install the gas insert immediately and will revisit floors at end of summer if there is money left in the budget.

The hole in the sheetrock was patched and the entire kitchen was painted for \$1,600. Bob asked Bruce to construct a top for the cabinet. Bruce gave us an estimate of \$1,000 to paint the trim in the clubhouse. Instead Bob came did some sanding and painted some of the trim himself.

Austin asked if there is a policy for borrowing items from the clubhouse. Joyce said that yes residents may borrow from the clubhouse but they must clear it with the housekeeper.

Bob got an estimate of \$100 per state to stake the association properties with a min of 6 stakes. We discussed installing 6 stakes per year. Beginning with areas residents may be encroaching on.

We are waiting for a price to have the alarm system replaced. Next year we have to do the fire suppression system

A broken window in the basement was replaced.

Bob purchased a couple of motion sensor lights and will install.

WATER SYSTEM Rick Barret - ribarrett@aol.com –

The horizontal tank is still out of commission. The contractor had an accident and is delayed. Bob is working with George Kutchler on getting permits to bring power up to the tanks. All-in, including polls, the cost will be about \$5,000.

Princeton Hydro offered \$43,500 to replace the siphon system. They gave a quote to duplicate the current system with HDPE, self-fusing pipe, of \$50,000. John, Austin, and Rich have been working with a consulting engineer whose quote to duplicate the original design would be close to \$43,500. But the consulting engineer has recommended improvements. He feels it would be best for the pipe to go underground below the ice line so it does not freeze using stainless steel under the water and in the ground. He also suggests a box at the end of the system so that air would not go back into the pipe. The advantages of his system are that it would be self-priming and less complex to begin the siphon. This engineer has built a number of siphon systems, the original engineer from Princeton Hydro who had experience with siphon systems left Princeton Hydro before doing our job.

BEACHES AND DOCKS- 1ruth.chaney@gmail.com - The lake will be lowered April 15th for two weeks so residents can work on their docks assuming the current pipes of the siphon system can be put together will work.

Ruth will put out a notice about lowering the lake and a notice for residents to call Ruth or Nancy Barrett if they see geese nests.

Work on the diving board will begin in April and Beach clean up will be on April 22nd.

GROUNDS: Joan Haynsworth:- jehaynsworth@gmail.com

Backshall got rid of the debris in the area about the dog park. The asphalt was ground and used on the road. Limbs, concrete, and construction materials were removed. The next step is to clean ball field out.

Rick mentioned that the fence around the dog park needs repair and there is still money set aside to pay for it.

ROADS- Ken Heiden Kcheiden@gmail.com – Ken inspected the roads after the first storm. While he was away some residents called complaining about ice. Joyce and Austin asked Backshall to please be sure to put extra sand/salt on the slippery areas on the east side. Ruth expressed concern about too much salt going into the lake. Joyce assured her that it is a mix of salt and sand. One storm cost \$6,000 for snow plowing and extra salting so we will most likely use the entire amount in the budget

Road cleanup April 15th

Ken has already been doing some trimming of vines etc. sprayed stop line on primrose and will do the other roads.

TREASURER- Bobbi C. Coulter [mkltreasurer@gmail.com]

Bobbie going away at the end of the month and Tawnya agreed to pull the checks and send copies to Lynn, the new collector.

This year's financial review will be set up after the middle of May.

Bobby has received several bad check from a resident and will notify the authorities if any more bad checks come in.

Bobby passed out copies of this month's financials. There were no issues. The monthly reports are posted on the MKL website.

Parties are recommended for approval if :1 Is the clubhouse available. 2The application is complete with insurance and payment 3 The sponsor is a member in good standing.4 The event is not for business, non-lake resident meetings, political meetings or fundraising. Fran Frigerio requested a party on April 29th and the board approved the party.

Rick moved we adjourn.

The meeting was adjourned at : 6:09

Respectfully submitted,

Tawnya Kabnick,

Secretary 5:50

tawnya@tawnyakabnick.net

Board meetings are scheduled for the following dates:

April 10

May 8

June 12