

APRIL 10, 2017 Mt. Kemble Lake Association Meeting

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

Not Present: Bob Edgar

Meeting was called to order by Austin godfrey at: 3:00

**HOUSEKEEPING** - [joyce@jimurray.us](mailto:joyce@jimurray.us) The deck was power washed and Joyce has already stained the top rail with one coat. There will be 2-3 coats on the top rail and deck.

The new sofa is in the clubhouse.

**CLUBHOUSE** - [rjedgar63@gmail.com](mailto:rjedgar63@gmail.com) – no report – However Bob has arranged for 11 posts to be installed around association properties this year.

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

The dam will be open with a temporary syphon on Friday. The new system will be an improvement over the last design. The pipes will be underground, a few feet below the lake and will be much simpler to use. The cost will be about \$10,000 more than the original system that kept breaking due to weather changes. We budgeted \$25,000f so there should be no overages.

The water tank has been empty and the seams were repaired and painted. Rick requested a vote from the board on an issue with the horizontal tank prior to it's being filled.. There is a technical question about using gaskets to straighten the lines or not. Three experts advised not to use the washer and the board voted to go with the professional's advice.

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

Ruth sent an email to Solitude complaining about the service MKL received last year. We now have one person to deal with and he came this week to assess the condition of the lake.

The lake will be lowered this week. Lowering the water has a tendency to increase the growth of the weeds because they are exposed to more sunlight. Ruth is going to see if there is any kind of seed retardant that could be applied.

Beach clean-up is next week and anyone that can help removing weeds would be appreciated.

While the water is lowered, we will be rebuilding the diving board dock, cleaning and repainting the pipes.

Alward is ready to dredge the breeder pond but needs a week of no rain.

Road clean up this weekend – Gail will do coffee donuts and Carl will provide lunch.

**GROUNDS:** Joan Haynsworth:- ([jehaynsworth@gmail.com](mailto:jehaynsworth@gmail.com))

Peter Johnson sent the board a letter requesting several improvements. First is to move the dog park next to the Garden. Several other members also asked to make this change. Wendy Hamilton is looking into the cost of a new fence and may even have a fund raiser to help improve the garden. There are several issues beyond the cost of the fence. Part of the leaf pile has already been moved helping to alleviate some of the drainage problems in the garden. However, the area in question is quite wet and the cost to move the leaves is extremely high. Bobbie suggested that we create a long-term plan for the drainage of the area prior to moving the dog park which the board agreed to. There was also a request to create a pathway around the gate so dog owners would not have to deal with the padlock. The board agreed to take care of this with woodchips.

Second was a request to change the garden fence. The garden needs sunlight so a would fence would not be suitable. We did discuss plantings around the garden which again will be discussed in connection with the long term drainage issue.

Third he would like to install a tool shed, a “Purple Martin” and “bat hutch. All ideas that the board will support. A photo of the items and locations need to be cleared with the chairman of grounds.

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

Road clean-up is this weekend. Ken has been working on keeping the roads clean all year and they are in pretty good condition.

**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. One change was made on the report showing the money for reserve projects. When a project is completed a z is placed in front of the project and it drops to the bottom of the page. Also the year the project is budgeted for is also indicated because sometimes the money is set aside but the project is not completed in the same year.

Barbara has requested that our new collector balance the books. She has no access to funds which makes her a good person to handle the job.

We have filed a post-bankruptcy lien on the McCaferty property, have one lien posted on a resident's home for non-payment and another possible lien coming. All other residents are up-to-date.

Barbara is asking Karen Morrison to pick up the checks and enter them into quick books while she is away this month.

The meeting was adjourned at : 4:15

Respectfully submitted,

Tawnya Kabnick,

Secretary

Next meeting

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

Board meetings are scheduled for the following dates:

May