

## Mt. Kemble Lake Association Meeting

July 11, 2017

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

Not Present: Joyce Murray

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

**HOUSEKEEPING:** Joyce Murray - [joyce@jimurray.us](mailto:joyce@jimurray.us) **FOUNDATIONS:** Joan Haynsworth :- [jehaynsworth@gmail.com](mailto:jehaynsworth@gmail.com)

A tree across from the Vaska property has died. Bob Edgar is going to check to see if it is on association property and we will remove it if it is. Another tree went down by the boat ramp and Bob will check to see if that is an association tree as well.

Action Tree gave a \$7000 estimate for removing, pruning and treating 7 ash trees. The treatment is \$500 per year and the Board decided not to spend the money on the ash trees but take them down as they die and replant as needed.

**CLUBHOUSE:** Bob Edgar - [rjedgar63@gmail.com](mailto:rjedgar63@gmail.com) – The Association lots have been marked out on primrose by the Sable, Frigerio, Vaska, and Zallis homes. Austin and Tawnya will meet with the Frigerio and Zallis families about their encroachment on Association property.

We are waiting for another estimate on the portico.

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

Summer Road Patrol is up and running The drain by Strueler's is working.

Some tar is showing up and will be dusted with ¼ inch stone.

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

The Dredging of the lagoon is done and grass is growing. The board discussed options for cleaning up the parking area next to the Lagoon

Backshall has been called by Joan, Rick and Ruth to clean up the dam are and trim along the stream. The biannual DEP inspection is coming and growth on both sides of the dam not more than a couple of inches.

Health department is satisfied with the beach.

**WATER SYSTEM:** Charles Priscu – [cpriscu@nycterminal.com](mailto:cpriscu@nycterminal.com)

Brush and trees have been cleared for electric poles to be installed. One tree may need to be pruned with a bucket truck but Charlie will check for line of site when the poles

come in. The power company runs power from their pole to our first pole and we are responsible for any further extensions to the tanks.

Charlie researched the circulator Ken purchased and found they use a vegetable oil in the motor so it is safe to put into the water tanks.

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

The Dam siphon is completely done, Austin and John Murray were a big help. The completion report has been sent to the DEP and the dam is easier to operate. The valve is in old shaft with a cover and needs a key. Key will be in the pump house. If open the lake will lower at 1foot per day. In case of a storm or other emergency we call an emergency manager, the chief of police prior to opening the valve.

The water tanks have been overflowing. A new sensor was installed and the settings are being readjusted.

The DEP inspector mentioned the condition of the pipes in pumphouse 2. We will need to replace the rusted pipes next year A few years ago we replaced the pipes in pumphouse 1. In theory since we don't utilize the 3<sup>rd</sup> well at some point the DEP will force us to decommission is so that too needs to be put into the upcoming capital budget.

**TREASURER:** Bobbi C. Coulter [[mkltreasurer@gmail.com](mailto:mkltreasurer@gmail.com)] –

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

There are a few residents that are late on their monthly payments and Bobbi is working with Lee and the attorney on them.

McCaferty's mortgage has been sold and the new bank has initiated court action. McCaferty sent Lee an email asking to negotiate his late dues but our attorney advise we wait to hear from his attorney. We have a post-bankruptcy lean on the house but are paid after the mortgage company.

The meeting was adjourned at: 5:51

Respectfully submitted,

Tawnya Kabnick,

Secretary

Next meeting

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

Board meetings are scheduled for the following dates:

September 11 – 5am at the clubhouse

October 9

November 13

December 11