

Mt. Kemble Lake Association Meeting

December 11, 2017

Board Members Present: Bobbie Colter, Tawnya Kabnick, Austin Godfrey, Ken Heiden, Bob Edgar, Charlie Priscu, Joan Haynsworth, Joyce Murray

Not Presnet: Rick Barrett, Ruth Chaney

Meeting was called to order by Austin Godfrey at: 6:00

HOUSEKEEPING: Joyce Murray - joyce@jimurray.us – Two Christmas parties were held this month, one for the Children to meet Santa and a very well attended family party. The next event will be New Year's Eve.

GROUNDS: Joan Haynsworth :- jehaynsworth@gmail.com – Action Tree felled two trees that were threatening the tennis court. Removed one threatening the garden, removed one tree and felled two trees threatening the Molendyke home.

Three broken chairs were taken from the dog park and thrown down the hill on the vacant lot. Bob went down and brought them out. Please do not put anything except leaves and limbs on the vacant lot.

CLUBHOUSE: Bob Edgar - rjedgar63@gmail.com – Associated Fire has not finished tying into the electrical panel. Bob has spoken to them frequently. The town fire inspector came and said the work was fine, but they have not gotten the permit and have not been paid. The state fire inspector came two weeks ago and asked that four carbon monoxide detectors be installed, a ceiling tile in history room be replaced and a sign installed for the firemen indicating that we have a truss roof.

The plans and survey are done for the portico. Bob met with the historic preservation committee and they are fine with the project. However, the zoning application was denied on the basis of lot coverage so, we need to apply for a variance. The association will need to be represented and Bob is going to ask one of the residents to represent MKL. The costs have escalated, the survey was \$925, the plans \$2,897, a zoning application is \$225 and we need a permit. We need to have 4 piers changing the masonry charge from \$6-12,000 and the construction is \$15,500. We have \$13,000 set aside from Father Corrs estate and will go to the residents at the annual meeting for permission to take the rest of the funds from the operating budget. There is a balance because there was very little snow last year and it will not increase the dues or draw down on the reserves.

The gutter cleaning took place too early this year and Bob had to clean the gutters himself a second time.

BEACHES AND DOCKS: Ruth Chaney - 1ruth.chaney@gmail.com no report.

ROADS: Ken Heiden _Kcheiden@gmail.com Road cleanup was the 18th of November. 43 people came to help that day and others worked before and after. Thank you all for your assistance. There was some confusion about what to do with the leaves on Lake Trail West which hopefully will be clarified next year.

Backshall did a nice job of cleaning up the leaves.

We had our first snowfall and once again there were icy spots on Lake Trail East. As a reminder please do not put snow from your driveway onto the roadway. There is a fine for doing so in town.

Ken Met a local well drilling contractor and has his information in case we need them.

WATER SYSTEM: Rick Barret - ribarrett@aol.com Charles Priscu – cpriscu@nycterminal.com –

We should have the results on the lake infiltration test this week. If the water from the lake has gotten into the well, we will have to drill a new well.

If there is no infiltration than a camera will be sent down to inspect the well casing. If the casing is bad we need a new well.

If the casing is in tact and there is no infiltration, then we will chlorinate the well (with DEP's consent) and retest over an extended period. If the well continues to test positive, we will need a new well. If not we are scheduled for new piping in Pump House 2.

Austin reminded the Water committee that we need to know if we need a well prior to the annual meeting in case we need financing. We are 8 weeks into the testing. He asked Charlie to get on the schedule for the camera and cancel if needed. Charlie assured him that Tom from Highland water co. will be more prompt and he will schedule it in advance.

We will go to the community to vote for \$75,000 only to be taken if a new well is required.

Access to the dam is difficult due to the mud. Backshall will spread some gravel on the road and if that does not work a drainage pipe will be installed

TREASURER: Bobbi C. Coulter mkltreasurer@gmail.com –

Bobbi e-mailed out copies of this month's financials, and a proposed budget. The monthly reports are posted on the MKL website.

Bobbi is working on the 2018 budget but is waiting for some large bills to come in. The board discussed a few questions and ideas about the upcoming budget. The current Budget calls for refurbishing the clubhouse floor. The Dwyer family offered to help

finance the replacement of the floor, Joyce will call to see if they would consider the refurbishment instead.

We have been doing an Alum treatment every other year recently, but it may not be the best practice for keeping the lake healthy. So, it will go into the 2018 budget but will be reviewed and possibly done in 2019.

The breeder pond dredging will be pushed to 2020, The Clubhouse roof is still in good condition, so it will be pushed to 2019. Finally, the exterior of the water tanks are still in good condition and will not be repainted this year.

New business –

The Residents voted for the 2018 board and the following were elected:

Austin Godfrey, Joyce Murray, Charlie Priscu, Nick Stires, and Fred Loberto.

The meeting was adjourned at: 6:52

Respectfully submitted,

Tawnya Kabnick,

Secretary

Next meeting

tawnya@tawnyakabnick.net

Board meetings are held in the clubhouse and scheduled for the following dates:

January 8

January 12 Annual Meeting

February 12

March 12