

Mt. Kemble Lake Association Meeting

January 08, 2018

Board Members Present: Rick Barrett, Bobbie Colter, Tawnya Kabnick, Ken Heiden, Bob Edgar, Charlie Priscu, Ruth Chaney, Austin Godfrey, Nick Stires, Fred Luberto

Not Present: Joan Haynesworth

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

HOUSEKEEPING: Joyce Murray - joyce@jimurray.us

We had a successful Christmas and New Years' Eve party. Dublin has come to clean the clubhouse.

GROUNDS: Joan Haynsworth :- jehaynsworth@gmail.com – no report

CLUBHOUSE: Bob Edgar - rjedgar63@gmail.com – Associated fire applied for their permit but has not received it and will be paid once we have it.

BEACHES AND DOCKS: Ruth Chaney - 1ruth.chaney@gmail.com Two ice fisherman dug a number of holes in the center of the lake. The fishermen were not residents and Bob asked them who they were and told them they must have badges. The rule for digging ice holes is that they be south of the beach and no more than 20' from the shore to keep the ice safe for resident skaters.

WATER SYSTEM: Charles Priscu – cpiscu@nycterminal.com – Well #2 is disconnected due to identification of e-coli. Rick has hired a 40 person consulting firm from Parsippany . Don, the president, is a hydrogeologist who live here in Harding and has worked on the water problems at the local church. He will review the reports and make suggestions.

The first test was inconclusive but did indicate that the lake water was not in the well. A DNA test is next and should tell us exactly where the e-coli is coming from. The next stage will be to remove the pumps and put a camera down well #2 and #3 to see if the casing is intact. Well #3 was never used because it did not generate a large enough output. However with new technology we may be able to reactivate 3. The Camera will tell us about the casing and the rock strata below the casing. If the casing is intact and nothing looks unfavorable then we will ask DEP to hyper-chlorinate the well.

If the well is still not usable we have several choices including a water treatment center which would require a larger pumphouse, Using Well #3 or drilling a new well.

The Water system is owned by Lakeshore and leased to the Association and Bobbi made a request for any taxes and/or fees that need to be paid. Rick said that the fees are higher for a community owned system however Lakeshore is a C Corporation and technically owns the water system.

Bobbi said after we settle the current issue we need to inform the state about the triple net lease or we need to change it.

Rick is working with the DEP and Agra explaining our plans. They would like a solution by Feb 28th.

Bobbi got a very expensive bill from JCP&L for the water towers. The power company did not do an actual reading so Charlie will read the meter so the bill can be adjusted.

DAM & Water -Rick Barrett- ribarrett@aol.com - Everything is fine with the dam. Backshall dug out a trench on the side of the drive and spread gravel. If this does not permanently solve the water problem in the roadway we will install a drainage pipe to control the water, which is already in next year's budget.

ROADS: Ken Heiden –Kcheiden@gmail.com - We don't have sidewalks or defined roads and when cars ride on sides the roads have a tendency to get messy. Our expenses have increased with extra salting and Ken feels it is creating mush that is more of a problem than packed snow. However we will continue the extra salting to keep the residents on the east side happy. Backshall has been asked to keep the clubhouse clear due to all the activity there. Ken is considering a few road repairs in the coming year including a drain that was covered up by the Tsukamoto home on Lake Trail East.

TREASURER: Bobbi C. Coulter [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.

Bobbi going to Florida for an extended period and Ruth will send her the bills and payments from the mailbox. Bobbi will leave emergency checks with The president and Secretary and take care of everything else remotely.

New business:

Austin Welcomed our new members. Fred Luberto is going to do beaches and docks and Nick Stires will chair grounds. New board members begin their duties after annual meeting.

Clay Bogusky and Patrick Dyberg agreed to serve on finance committee with Karen Morrison this year. Patrick has also agreed to assist Nick to help set up a plan for managing the leaves and clearing the ballpark. Bobbi wanted the new members to understand that the budget is not written in stone. If there is an emergency or if one project must be taken care of money can be moved around to be used where most helpful for the community. Nick was asked to evaluate the timing on the breeder pond dredging for the long term plan.

There was some discussion on two amomums letters sent to the board. One on voting privacy and the other on encroachment. The board is going to look into a method for increasing the privacy of voting while staying within New Jersey laws for communities. It was suggested that our paid treasurer's assistant may be an option for counting votes but we are checking with our attorney. The encroachment is not on one of the conserved properties so it had not previously been brought the board's attention. The homeowner has agreed to remove their personal property from the area.

The meeting was adjourned at: 5:52

Respectfully submitted,

Tawnya Kabnick,

Secretary

Next meeting

tawnya@tawnyakabnick.net

Annual Meeting: January 12

Board meetings are open to residents at 5pm at the clubhouse:

February 12th

March 12

April 9th

May 14th

June 11th

Minutes of the meetings and the MKL financials are posted on the MKL website