

January 12, 2018 Annual Meeting of the Mt. Kemble Lake Association

Board Members Present: Rick Barrett, Barbara Coulter, Austin Godfrey, Tawnya Kabnick, Ken Heiden Bob Edgar, Joyce Murray, Ruth Chaney, Charlie Priscu, Joan Haynsworth

Meeting was called to order by Austin Godfrey at: 7:20

Roll call was taken and with proxies a quorum was recorded. A motion to not read the min from last year made and was accepted.

Austin announced that the **finance committee**: Terry Dwyer, Charlie Priscu and Karen Morrison (non-board members at the time) reviewed our books to confirm the integrity of our finances and that Long-term capital funds were used appropriately. A few suggestions were made, and the committee declared that everything is in order.

Clay Bogusky, Patrick Dyberg and Karen Morrison have volunteered to review the books in 2018.

We have not increased the **dues** in nine years, costs have increased but because of careful planning managing we are in an excellent financial situation.

The board received two anonymous letters from someone calling itself to be the "MKL Committee":

The first letter was concerning **voting privacy**. Jane Dwyer and several other residences notified the board that they are concerned with privacy and suggested a by-law change. The board is committed to changing the system to make it as private as possible but must work within the state laws for NJ Associations. We will be consulting with our attorney and have a more private system in place prior to next year's elections.

The second letter was concerning **property rights**. The author complained that the Priscu family was using 20' of property that does not belong to them with a dog fence and Christmas tree lights. This was discussed at the last board meeting. The family is not claiming the property will remove the lights and there was never a dog fence.

The **Environmental committee** (a non-board group) was charged with reviewing the 20-22 parcels that went into conservation. The Harding Land Trust asks that we self-regulate but can review our commitment to this effort. Each home owner saves \$350 per year in taxes or \$35,000 every year so the board is taking this very seriously. The Priscu property is adjacent to the Clubhouse parcel and not a conserved property which is why it had not identified.

Austin Welcomed our new **board members for 2018**:

Nick Stires will be taking over grounds from Joan Haynsworth. Thank you to Joan for all of your efforts.

Fred Luberto will be heading up beaches and docks. We thank Ruth Chaney for all of her work. The Chaney family have worked hard to make our community a better place and we wish them well in their move to California.

Charlie Priscu joined the board this summer to help Rick Barrett with the task of running the the Water committee.

Year-end committee reports were read as follows:

Housekeeping Report 2017

The Housekeeping Committee is responsible for facilitating and supporting the use of the Clubhouse for all Clubhouse events. The Committee is responsible for the decor and general condition and appearance of the Clubhouse and for soliciting suggestions from the Membership regarding these responsibilities. The Committee ensures the cleanliness of the facilities after use and the stocking of regular supplies to support rental, social and other special events. Gail Allyn is the supreme purchaser of such goods. (Thank you, Gail and John Murray and under duress Chris Allyn who is willing to drive and schlep all the goods.) Colleen Roberts and Nancy Witwer were instrumental in the replacing of the loveseat in the foyer, the lamp shades and the drapes in the main hall.

Decorations have been organized again by activities to help facilitate parties and are located in the basement in labeled bins. Thank you; Alison Maxwell and Gail Allyn for helping to sort, label and discard and put items away that are left out.

The health department as required by law gave a Satisfactory report and the signs to post advising safe procedures. Also, a brochure referencing safe food preparation and a reminder to ask outside vendors that you would like to see their inspection report before supplying food to the club.

The purchase of the new ovens has been completed. They are installed and an island between the ovens has been constructed and the kitchen repainted. Thank you to Dave Clark for following through with his committee.

Again exercising, parties, First Holy Communion celebration, rentals for birthdays, holidays and a wedding are some of the happenings going on at the clubhouse.

Renters are given a before use walk through to familiarize equipment availability as well as to document the condition of the clubhouse prior to the rental and have a post use audit to ensure satisfactory clean-up and any damage that might have occurred. A check list is also given to them about lights, heating and cooling and other needed info to help them enjoy their rental experience.

Supervising professional clean-up and providing access for other professional service providers is reflected in the open-door policy.

It's been a very good year.
Respectfully submitted,

Joyce Murray

2017
House Maintenance
Annual Report

Progress has been slow on making improvements to the clubhouse.

The following items were completed:

1. A gas fireplace was installed.
2. A new fire suppression system was installed in the kitchen. However, I am still awaiting the final inspection.
3. Carbon monoxide detectors were installed per state requirements.
4. The kitchen was painted.
5. My wife spent many hours cleaning the kitchen cabinets and their contents while I kept busy in the basement cleaning things out. I was able to get rid of a lot of stuff during fall cleanup. The basement work will be ongoing.

Items for consideration in 2018 include:

1. The portico over the front steps. Construction estimates were received ranging from \$27,500 to \$38,000. A survey of the clubhouse property was done in order to make applications to the town. Architectural plans were completed. I went before the Historical Preservation Committee and received approval. I made a zoning application and was denied because the size of the clubhouse exceeds the maximum size permitted by zoning requirements. Therefore, approval of a variance application will be required before a building permit can be obtained.
2. Refinishing the oak floors was postponed until 2018.

The state fire inspector was here in the fall and found a few deficiencies – carbon monoxide detectors, missing ceiling tile in the history room and the lack of a placard indicating the clubhouse has a wood truss roof. The first item was taken care of and the others will be rectified before the re-inspection takes place.

Respectfully submitted,

Robert J. Edgar
House Chairman

Water System (Dam) Report 2017

Rick Barrett will primarily be working with Dam issues and assisting Charlie Priscu with the water company in the coming year.

The Dam has been repaired and is in very good condition. The shaft outlet valves were very old and we were no longer able to control the lake levels which the state requires. We also lower the lake for emergency storms and about every five years for residents to repair their docks.

Princeton Hydro, a very reputable local company, was originally consulted and installed an above ground 3 pipe syphon system. Unfortunately, the pipes separated and cracked and ultimately the system needed to be replaced. A new engineer recommended a below ground system. We got a good settlement from Hydro and their insurance company and were able to spend only another \$10,000 for the new system, which would have been a more expensive system in any case. The new system is simple to operate, has one below ground pipe and appears to be working well.

Grounds –

Joan Haynsworth thanked everyone who assisted her this year. Many Ash trees are dying and had to be taken down to protect private and association property this year.

Roads – Ken Heiden

This was a quiet year for roads. Our spring and fall clean-up went well, over 50 residents participated this fall including many new residents. Carl Bonar kindly prepared lunch for everyone to enjoy.

Thirteen families participated in road patrol this summer and there were no incidences. The Halloween road closure on Primrose Trail went well. Ken had 211 children. This is a very special community activity that the entire town enjoys.

Ken painted a partial basketball court on the parking area and many of our young residents have been enjoying it.

Last year's chip and seal is holding up well. It looks good and is providing good traction. It appears that cars have been slowing down for which we thank you. Please be considerate when you park on the side of the street.

Ken mentioned that snow should not be put into the street. There is a town fine of \$110 per occurrence. We are not fining our residents but ask for your cooperation.

Ken thanked the VSA volunteers for going into the well houses every day to check our water.

Mt., Kemble Lake
Annual Report: Beaches and Docks
January 12, 2018

A goose nest was found and treated so no gosling were born on the lake. This is the fourth year where successful management has kept goose populations to zero. Although we did have an issue with young adult geese who just wouldn't leave the lake. They were dissuaded from hanging around!

Beach clean-up was successful with 42 residents (young, old and complete families) coming out on April 22, 2017 to prepare the beach for the Memorial Day weekend opening. A special thanks to Bruce Scolnick for keeping the little beach (east side) cleaned up and in shape throughout the year. And for anyone who took it upon themselves to clean off the goose poop from the floats which could show up daily.

The lake was lowered this year to allow residents the opportunity to repair docks

MKL took this opportunity to completely refurbish the diving board dock. This included having the metal frame re welded where needed and replacing the decking with a Brazilian hardwood called EPI.

There were no beach closings throughout the summer; all weekly water tests were within the desirable range.

Badges and related swimming, skating and boating rules and safety recommendations were distributed to all residents.

We had one herbicide (Reward) and two algaecide (copper sulfate) treatments during the summer. Visibility remained clear throughout the year. The annual report from Solitude Lake Management was emailed to all lake residents who have an email.

The Lagoon was dredged this year following a 5/6 year program.

Beaches and Docks Chair

Ruth Chaney

Water system – Rick Barrett:

Our system is in great shape. This year we painted the tanks inside and out and brought electricity to the tanks, installed new pipes in Pumphouse 1 and installed a

computer controlled water flow system. This summer pumps will be installed in the tanks to keep the water circulating. New pipes for pumphouse 2 were planned for this year depending upon the issue with well #2.

Currently Well #2 is out of commission due to the discovery of e-coli. We had a perfect storm. The chlorinator in pumphouse 2 stopped working, the VSA people recorded but did not report the chlorine levels, and a backflow valve was not working at a time when a pipe was being repaired on Lake Trail east potentially contaminating the well.

Ken worked with the VSA volunteers to help insure that an occurrence like this would be avoided. The Water committee has been working with Rick and Charlie to figure out the extent of our problem satisfy the DEP and get us back on track.

To date we have had one test to determine the source and awaiting a DNA test which will help tell us where the e-coli is originating from. The next step is to pull the pumps from both Well 2 and Well 3 and send a camera to see if the casing has been compromised.

With the output from Well #1 and our storage capacity we have enough water to meet the communities needs however the DEP demands, and it is prudent, to have two water sources. Well 3 has not been utilized because it only generates 35 gal per min as opposed to Well 2 which generated 85-95 per min. However, there is now new technology which may increase the flow, and we could possibly put this well into service.

If the casing is not compromised, then we will request permission from the DEP to hyper-chlorinate the well. If that clears up the problem, then Well 2 will go back into service. If not then we will weigh the options of using Well 3, another system for cleaning the water in Well 2 or digging a new well.

We have contracted a hydro engineering firm to assist in evaluating the reports and make recommendations.

Financial – Bobbi Coulter

The financials were distributed. The bank accounts are healthy and there is enough money for our 2018 Budget (which is almost identical to 2017), the portico, the potential drilling of a new well and building of a pumphouse. If we do not spend the full \$75,000 requested for on the water system, the money will remain in the long-term fund for other projects.

We generate \$80,000 in long term funds per year. In the current plan (which is required by the state) a number of projects are due in 2020. The current plan may be adjusted next year.

Our accounts receivable is in great shape, only one abandoned home on Primrose is in arrears and we are working with our attorney to do what we can to get that property back on track. Bobbi thanked everyone for making a difficult job easier.

Vote - A motion was made to accept the budget, seconded and accepted by those present and by proxy.

Questions, Comments and Answers prior to the vote for the portico

Q – Jane Dwyer asked about the size of the portico.

A.- It will extend approximately 8'6" and 14 feet across to cover the steps.

Q.- Clay Bogusky noted how difficult it is to get a variance and asked if we have a back-up plan if the town denies the variance.

A.- Most of the homes at the lake require a variance and Bob is confident that it will be issued. He was required to get a new survey and will ask one of our resident attorneys to represent us at the planning board meeting.

Q.- Fred Luberto asked if we have the money for both projects or if one is a priority over another.

A.- Bobbi said that even if both projects ended up being more expensive we have the money. Part of the money for the portico was from a gift from Father Corr. The portico should cut down on repairs to the steps and will be much safer for the residents during the winter months.

Q. - Fran Frigerio asked if the plans went over the driveway and what it looked like.

A. - Bob mentioned that the portico was actually part of the original drawing for the clubhouse. It will not go over the driveway. Several ideas were circulated, and the final drawing consists of masonry, wood and shingle. This plan was approved 2 years ago at the annual meeting and the request from the community is because of the cost overruns.

Q. – Several residents voiced concern that they had no idea what it looked like and felt like we had not communicated to the community well enough and Bob passed out copies of the plans that had been accepted at a prior meeting.

Q. - The Haynsworth's dad John, asked if we had considered using an awning and would we consider a proposal from his son. Jeff Sabol asked how many quotes were considered.

A.- Bob answered that he reviewed 4 quotes but would be happy to look at another proposal.

Q.- Dianne Bonar mentioned that the basement is wet and is there anything we can do to repair the drainage to move the water away from the clubhouse.

A.- Bob said he would look into it this year.

Q. - Bettina Bierly asked if the portico would change the parking in anyway and mentioned that people are making a mess of the driveway area parking on the sides.

A. - It will not affect the parking.

Q.- Lisa Qualben and Kevin Sullivan asked if the money from Father Corr and how the decision was made to use it for a portico.

A. - The money was not earmarked but the board wanted to put it to something substantial. Several items were discussed including a handicap ramp but Bob Edgar kindly donated one to the clubhouse.

Vote - A motion to accept the spending of up to \$15,000 from the budget on the portico was made, seconded and accepted by those present and by proxy.

Questions, Comments and Answers prior to the vote for using \$75,000 from the Long Term Capital Fund for the drilling of a new well (if necessary)

Q - Mary Luberto asked if the e-coli issues may have had anything to do with the dredging of the lagoon.

A. Rick thinks it is highly unlikely.

Q. - When will this be complete.

A. - The testing should be complete by the end of January. The state and DEP are monitoring our progress and if we need a new well we are hoping it can be done by the end of February.

Q. – Terry Dwyer asked how much water the community utilizes and if Well 3 was ever used.

A. - Rick said our current storage is 40,000 gal and the current well is currently putting out enough water. In the winter months we use 15-40,000 gal per day. In the summer that can go up to 80,000. Well # 2 puts out about 85,000 per day. Well #3 was never used because of a low yield about 35,000 gal. However new technology may increase this yield for the future.

Q.- What if the current well fails during this process?

A. If something happens to Well #1 we can have a new pump within 2 days. In the meantime, we can always reactivate Well #2 with a boiling water notice and use the water for everything except drinking. Another option would be to bring water tank trucks in to supply water in the short term.

Q. - What are our options if we can not get Well one on Track?

A. - We can attempt to reinstate Well 3, We could use Well 2 and set up a significant water treatment process like many towns use with their contaminated water or we could dig a new well. This decision will be made with the assistance of the professionals, and the water committee.

Q. - Are the wells separate and how deep are they?

A. - Well 1 is 180', well 2 is 220' and well 3 is 200' and they are not connected.

Q. - Clay Bogusky asked why we don't just go ahead and drill another well.

A. – There are no guarantees that another well even in close proximity will be a great producer so if we can get Well 2 back on line it would save money and provide plenty of water.

Vote - A motion to accept the distribution of \$75,000 from the Long-Term Capital Fund for the drilling of a new well was made, seconded and accepted by those present and by proxy.

Questions, Comments and Answers to other concerns

Q. -Dave Denson and several residents wants more communication from the board.

A. Tawnya mentioned that the meetings are open and the min to every meeting are posted on the web site. The board agreed to set up some kind of system to get more information out to the residents, but we encourage people to reach out to members if there is a question or problem.

A.- Dave Denson wanted to know what happened with the straightening of Primrose Trail.

A. - Austin Godfrey's daughter and son-in-law owns the property in question so Austin recused himself from this project entirely. Years ago, the prior owners notified the board that the road extended onto their property as much as nine feet. The new owners moved in and requested that the road be moved off of their property within the next 3 years, so they could do some landscaping. The board agreed that next time we did road work on their section of Primrose trail that we would straighten the road. First to comply with basic property rights and second to straighten the curve and make the road safer for traffic.

Q.- Dave Denson wanted to know what was happening with the property between Sobel's and Frigerio's home.

A. – The Environmental committee identified this as one of the properties that is being infringed upon. Tawnya notified the Frigerio's to remove all personal property off of Lakeshore property and they agreed to do so. They began the process but have not completed it. Due to the owner's serious health conditions the board is working to give them a little time to comply, but the lot will be cleared.

Q.- Betina Beily asked about the road conditions on Lake Trail East.

A. -Austin Godfrey, John Murray and Backshall met with a few residents on LTE. Backshall agreed to pre-salting and come back to do what he can to keep the road in good condition. It is a difficult section of road to maintain.

JoAnn Tesi warned that using Sand will clog drainage around the lake.

Fran Frigerio is concerned with water going into her garage from the snow plows and it was suggested that she put up stakes to help the plows identify her property.

A Generator - Dave Clark and Gai Chalfant asked why we can't connect the generator to the clubhouse. Rick said it would be less expensive to put in a new generator. Ken mentioned that we have a generator in the basement but that is not hooked up.

Wendy Hamilton suggested we designate homes around the community who have generators and would be willing to help other residents in a storm. Bettina Bierly agreed to participate. Tawnya and Wendy will get something out to the residence asking if they would like to participate.

Country Club Donation – Dave Clark announced that the Country Club will be making a donation to the clubhouse of a microwave oven, games and some replacement china.

Ken Heiden made a statement to the community disputing the Environmental Committee and boards decision to remove his property from the conserved lot adjacent to his.

A motion was made and seconded to adjourn the meeting at 9:25

Respectfully submitted,
Tawnya Kabnick
tawnya@tawnyakabnick.net

Meeting minutes, the budget and monthly financials are available to all residents on the Mount Kemble Lake website.

Open board meetings are scheduled for on the second Monday of the Month at the clubhouse at 5:00

February 12nd
March 12nd
April 9th
May 14th
June 11th