

## Mt. Kemble Lake Association Meeting

February 12 , 2018

Board Members Present: Rick Barrett, Bobbie Colter (via Phone), Tawnya Kabnick, , Bob Edgar, Charlie Priscu, Austin Godfrey, Nick Stires, Fred Luberto

Not Present: Ken Heiden, Joyce Murray, Austin Godfrey

Meeting was called to order by Tawnya Kabnick at: 5:05

**HOUSEKEEPING:** Joyce Murray - [joyce@jimurray.us](mailto:joyce@jimurray.us)

No report

**CLUBHOUSE:** Bob Edgar - [rjedgar63@gmail.com](mailto:rjedgar63@gmail.com) – The Fire Suppression System has been installed and inspected.

John Vogle updated the clubhouse Survey for the Board of Adjustment. Bob could not find a resident attorney to represent MLK at the Board of Adjustment and called our Association's Attorney, Ken Sauter, to represent us on the portico issue.

Bob will get the application into the town next week.

Ludlow repaired several radiators in the clubhouse.

Bob is waiting for Joyce to give him dates the clubhouse will not be in use to schedule refinishing the floors.

While in the basement Bob noticed daylight around the sliding door by the bar. There is significant rot and a contractor will need to be called in to re-build the wall around the sliding door.

The garbage has not been picked up and Bob asked if we need to call Rubinetti. We should not have to call him but bob will. Apparently Rubinetti has complained about the condition of the garbage. We should be careful about putting it out neatly.

**GROUNDS:** Nick Stires: [nrstires@gmail.com](mailto:nrstires@gmail.com)

Nick met with Joan Haynsworth and is surveying the MKL properties to see what will be needed.

He will send a notice to the community asking who is interested in a section in the community garden this year soon. Spring is in the air!

**BEACHES AND DOCKS:** Fred Luberto [Loberto25@hotmail.com](mailto:Loberto25@hotmail.com)

Fred met with Ruth Chaney this month who explained the job and gave him important resources.

The geese have been landing on private properties and on the diving board by the beach. Fred replaced the fencing that had gone down in the storms and is considering methods to remove the geese before they nest in the spring.

One method used in Canada is to chase the geese with a drone. Roger Greenway has a drone and has volunteered to help. Bobbie asked what the cost of the drone is. Fred thinks we could purchase one for about \$1,500 but wants to make sure that it works.

**DAM & Water** -Rick Barrett- [ribarrett@aol.com](mailto:ribarrett@aol.com) and Charles Priscu – [cpriscu@nycterminal.com](mailto:cpriscu@nycterminal.com)-

*The camera test and the DNA test have been completed. The source of the contamination is inconclusive however EWMA is recommending that we drill a new well and both Rick and Charlie agree.*

*The casing on Well #2 only goes down 27 feet and today's requirement is 60 feet. The camera showed that there is a lot of water coming in at a fracture at the end of the casing. This water could be surface water and may be the source of the contamination. Before this issue the water was tested after it was chlorinated and was safe to drink. However now the DEP is requiring we test the raw water prior to treatment.*

*Rick would still like to hyper-chlorinate the well on the off chance that the contamination it is from a bad check valve during a repair or the cap that does not properly seal. This would cost \$450 per well. If there is no contamination after the test it will still require testing for weeks prior to using the water and for a full year to comply with DEP requirements.*

*We have to submit a plan to the DEP by the 28<sup>th</sup> of February, so Rick and Charlie believe we should begin the process for a new well.*

*They will meet with Agra, EWMA and Highland Water on site (the people who may be doing the drilling) to determine the best site and course of action. There are four potential sites.*

- 1. Close to Well #2 – which several members are worried about having a problem with surface water.*
- 2. By the water tanks – which could mean drilling and additional 100 feet or more and a new pumphouse.*
- 3. Behind the tennis court – which would mean we could use Pumphouse 1 and not have to build a new pump house saving a considerable amount of money and the VSA's would only have to go to one pumphouse. Also, this pump could be on the generator. The site will be determined based on recommendations from EWMA, Agra, and the driller.*

4. *By the garden – which would require another pump-house. Also, this pump could be on the generator.*

*Rick asked Bob to check with the town to determine setback lines for the pipes, pump and requirements for permits.*

*Nick suggested also contacting Summit Drilling for an estimate. Charlie indicated that he would like to have another bid. Several bids have already been considered. Highland was reasonable, has been responsive and worked for MKL in the past.*

Rick is going to send an email out to the residents with an update on the water system.

**ROADS:** Ken Heiden –[Kcheiden@gmail.com](mailto:Kcheiden@gmail.com) - Ken left a message that there is extra salting on the trouble spots on Lake Trail East.

Nick Stires is looking into putting a trench and drain in front of the Kern home where a lot of water washes over the road creating icing problems. The water is not currently going into the existing drains.

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

Bobbi is e-mailing copies of this month's financials. There were no issues. The monthly reports are posted on the MKL website.

At the annual meeting a member suggested that if there is excess money at the end of the year that it be put into the Reserve or returned to the members. This is in fact law and any extra monies at the end of the year will be put into the reserve for upcoming projects.

**New business:**

Bob asked about the legal status of Danielle Hall giving tennis lessons on MKL property. No business activities are permitted on MKL property. She has traditionally been giving lessons to lake residents which is fine but may also have outside clients. Tawnya is going to call the insurance company to be sure we are covered for any liability claims.

The Tesi family has submitted an application to rent the clubhouse on October 5<sup>th</sup>. We are waiting for further paperwork.

Discussion of the voting methods will continue once Austin has spoken to the Association's attorney.

The meeting was adjourned at: 6:14

Respectfully submitted,

Tawnya Kabnick,

Secretary

Next meeting

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

Annual Meeting: January 12

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

February 12<sup>th</sup>

March 12

April 9<sup>th</sup>

May 14<sup>th</sup>

June 11<sup>th</sup>

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