

Mt. Kemble Lake Association Meeting

March 12, 2018

Board Members Present: Rick Barrett, Bobbie Coulter, Tawnya Kabnick, Ken Heiden, Bob Edgar, Charlie Priscu, Austin Godfrey, Nick Stires

Not Present: Fred Luberto,

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

HOUSEKEEPING: Joyce Murray - joyce@jimurray.us

Joyce passed out a copy of Article XII of the rules and regulations. This regulation states that an application must be made by an Association Member who: accepts any liability, will be in attendance, will supervise the use, care and cleanup of the facility. The board agreed to add a copy of this Article to the application and require the applicants signature.

GROUNDS: Nick Stires: - nrstires@gmail.com

There has been quite a bit of damage from the last few storms. Action Tree has taken down and cleared many trees but there will be a lot more work to be done once the snow is gone.

Tawnya will send a notice to the residents letting them know that we will have a chipper come to pick up sticks and small branches that have fallen after the storm in 2-3 weeks. They will not pick up trees that residents take down from their private properties or large logs.

CLUBHOUSE: Bob Edgar - rjedgar63@gmail.com –

Bob will pick up the new survey on Wednesday.

Bruce Bowden began work on back wall of basement. Bob completed the cabinet on top the ovens.

Someone hit the lamppost which will have to be repaired when the weather gets better.

The clubhouse Floors will be refinished the week of the 19th during which the clubhouse will not be available. Volunteers are coming to move everything off the floors on Saturday. Once the floors are dry the cleaning service will come to remove the fine dust.

The State Inspector fire inspector came by the clubhouse on his way to the Monks and inspected while he was there. He indicated that the house was closing and Tawnya will check because no one on the board has been notified.

BEACHES AND DOCKS: Fred Luberto - Loberto25@hotmail.com - Beach Clean up will be scheduled for May 12, 2018

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

Rick sent the following Memorandum in preparation for discussion at the board meeting:

Memorandum

To: Association/Lakeshore Boards

From: Rick Barrett, Charlie Priscu

Subject: Meeting with Well Driller (Glen), Excavator (Dave) and Highland Water (Tom)

(Updated with Pending Actions from 3/11 – Barrett, Priscu, Murray)

March 16, 2018

Rick Barret and John Murray met with the three trades associated with the site preparation, drilling and installation of a new well proposed off of the West side of the Tennis Court parking lot (Block 45, Lot 3).

Well #4 site – Multiple possible sites had been reviewed earlier with EWMA professionals and there was agreement that optimal siting considering water quality and quantity as well as cost is approximately 3’ beyond (West) the parking lot into the vacant area. Distance from Well #1 is important to minimize possible cross-contamination and maximize tapping an independent water source. Glen strongly recommended that the exact well site in that area be precisely geo-located and specifically recommends it be sited by “Penny” – Tom concurs with the recommendation and notes that she is also very good at assessing site quality. Cost for services would be \$500.

Action: Barrett will contact Tom to approve contracting with Penny

Lakeshore is responsible for clearing trees needed to accommodate raising a 30’ tower and swinging 20’ sections of casing. Glen or Tom will provide hay and silt fencing to minimize mud from the drilling operation from entering the parking lot and grass. Disposal of the hay and clean-up is the Lake’s responsibility although Tom has offered to dispose of it, ideally on-site at the Lake.

Action: Barrett obtain cost estimate from Tom re: providing removal of hay to ballfield and removal and disposal of the asphalt cut from the parking lot.

Borehole Size –Tom said in a follow up note: “If the well is in a good spot and we hit a large volume of water there is no question that you can get 70 GPM out of a 6” well. On the other hand, if a large volume of water is not (emphasis added) encountered ..., the 8” well is likely to produce up to 20% more water, so the odds are certainly better with a larger well to pick up more water. The permitting process will be no different for the 6” or 8” well as long as the GPM draw is less than 70 GPM.”

Lakeshore has already agreed that the well permitting will be for a 70 GPM well rather than 100 GPM as filing the later would dramatically increase cost, delay and regulatory oversight and result in little or no gain to the water system. Parenthetically, a yield in the 70-80 GPM range would be a

significant success based on documented Lake requirements. Approval for the 70 GPM, well is estimated to take “a couple” of weeks.

Action: Water yield is highest priority – authorize contract for drilling for 8” casing. File for 70 GPM well.

Drop Pipe – Tom suggests that the size of the drop pipe going down the well (2” v. 3”) be postpone until more is known about the capacity of the well.

He notes the following: “This should really be determined after the well has been drilled and we know what we are working with, but for arguments sake 2” pipe at 70 GPM has about 8 Feet Of Head of friction loss for every 100 feet. 2.3 feet of head equals 1 PSI so every 100 feet there would be around 3.5 pounds of pressure of friction loss. Overall it could add up to about 40 feet of head over 500 feet that the pump will have to overcome. This is factored into the equation when I size up the pump for the job. The Feet of head that the pump has to lift the water out of the well, the total friction loss of the piping, and the pressure of the water system that the pump is overcoming are all factors that determine the size of the water end and the motor of the well pump. If your system is generally around 80 PSI - that is 184 feet of head against the pump, just to put it in to perspective.”

Action: Decision pending post-drilling results of well yield.

Discharge pipe – While Tom advocated for 2” poly piping from the well head to the pump house. He did acknowledge an approximately 20% reduction in pressure due to friction over the 500’ distance. The conservative approach is to go with 2.5” or 3” piping to insure the highest water yield. As a consideration Tom points out that pump size can be increased if there is a perceived need to increase volume. Tom notes that this decision can be made after the well yield is determined.

Action: Decision pending post-drilling results of well yield

The excavator will need to cut a 30” wide swath across the asphalt to accommodate digging of a 2’ wide, 4’ deep trench. He will compact the refill and recommends a settling period of 6 months or so before patching with asphalt, which will be a separately contacted service.

Well #3 – The service ability of this well is unknown, but it has just been scrubbed and hyper-chlorinated in preparation for draw-down yield test. The well cannot be put back into service without replacing the 30 year-old pump, which has been removed. Testing will be completed with a temporary pump.

EWMA at an earlier meeting recommends serious consideration of additional drilling of 100’ to break through a layer of basalt which they believe may result in access to additional water sources in the more permeable lay below.

Action: Completion of testing is already authorized. Decision on additional drilling and/or putting the well into service pending results of testing.

Well #2 – This well is a historically high yielding well. The well is currently not connected to the system because of test results last year. The well has been hyper-chlorinated. If after test for contaminants the results indicate that the water quality supports reconnecting the well,

recommissioning will be pursued with the DEP. The well will be purged in preparation for quality testing this month.

Action: Proceed with actions to retest. Based on retest results evaluate the process and potential for recertification. The pump, which has been removed, is estimated to have a time to failure of 2-3 years so pump replacement will have to be considered in a decision to reconnect.

Other Issues – The piping will be run along half or more of the service road to the well house. This would be a very cost-effective time to improve the road with a layer of stone.

The path to the tennis court is in serious disrepair and given the onsite work on the parking lot it would also be a cost-effective time to replace that.

Action: Association Board decisions.

Reference Information – Other Wells

Well	Casing			Water			Date	Usage ³
	Top hgt	Depth (ft.)	Dia.	Well Depth	Level (ft)	Seam Flow +/-		
#2	.8' from floor	26	8"	210'	3.5'	32-50', 73'	1952-3 ¹	30-60,000 per day
#3	2.2' AGL	50 ²	8"	235'	3.0'	57-72', 85', 195'	1978 ²	Unknown

¹ From Archives - Stottoff Engineering ² Permitted

³ Max via Rick 12/17 – Daily Community usage range – 30-60,000 GPD

Earlier summary draft reviewed by Highland

Rick will send a summary of what is happening with the wells to MKL residents this week.

Rick was concerned about the electric capacity in pumphouse 2 when the power is out. Ken said he can come and test it.

If there had been more power in pumphouse 2 we would have removed the hyper-chlorinated water, which must be removed by a tanker truck. Once removed we need to run the well for 48 hours to make sure the chlorine is out of the system and retest. If the water is clear of contaminates we will ask the DEP for permission to use the well.

The board discussed the need for the new well if #2 comes back on line. Rick explained that the DEP may not permit it's use because the casing is not up to code and if we do get permission than there will be a time lag for more testing. The experts indicated that Well #1 may not last and Well # 3 (if it clears the tests) has a lower output. The board agreed to continue with the water committee's recommendations.

VSA Report – Ken has been checking the pumphouse almost everyday and the volunteers have been doing a great job. He noticed that the chlorine levels are exceptionally high after Agra treats the system. Ken realized that because the chlorine is heavier than the water it sinks. From now on the chlorine will be mixed to avoid heavy concentrations at the bottom of the tank.

ROADS: Ken Heiden –Kcheiden@gmail.com -

We have had some serious snow and will certainly use the money set aside in the budget. Plowing in January was \$3,700, February was \$3,600 and March has begun with snow. One round of plowing costs \$250 and One round of salt \$500.

Backshall did a great job but some roads could not be cleared due to downed trees. Ken will remind Backshall that he needs to keep the fire lanes, clubhouse and parking lots clear. Prior to the storm Ken cleared some of the drains, and trimmed trees along the road. Road clearing will continue once the snow is gone.

The board would like to thank those residents who helped to clear the roads after the storms including: Charlie Priscu and his sons, Nick Stires, the Sabols, Ken Heiden and others who work quietly.

Road Clean up will be April 21st.

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

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

The Neigel/White family had scheduled a party for this weekend. There was no electricity, so we are refunding their deposit.

The Johnson's have requested the clubhouse for May 5th for their daughter's first communion. All the paperwork is in, they are using our insurance company, are cleaning themselves and in good standing. The board approved their rental.

New business:

Tawnya and Austin going to attorney to discuss options to make the voting procedure more private.

Our new representative at Robert Lloyd Coutts & Sons isCarolynn Vogel. We are covered for liability on the tennis court. However, she recommends that if the tennis lessons are a business and if it is permitted under our rules that she have liability insurance and name the association as an additional insured.

Fragerio's have removed most of the stones that were on Lakeshore property. In the spring we will take care of the rest.

Bob expressed concern about damage to the clubhouse if there is long term loss of electricity. During the past outage he turned the water on to hopefully keep the pipes from freezing. We have a generator in the basement and Ken will check to see if it is working.

Bobbie came across a State law which says that Harding Township can be asked to enforce the traffic laws on our private roads. However, the town would decide the ordinances and the police could come in and give out tickets to residences. Joyce suggested we lower the speed limits.

The meeting was adjourned at: 6:00

Respectfully submitted,

Tawnya Kabnick,

Secretary

Next meeting

tawnya@tawnyakabnick.net

Board meetings are scheduled for the following dates:

April 9

May 7

June 11