

Mt. Kemble Lake Association Meeting Minutes

June 11, 2018

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

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

Guests: Gill Fitzhugh, Kelly Heller, Susan Godfrey

Kelly Heller asked to address the board. First she thanked the board and indicated that she is on two boards and understood the complexities. She felt that the root of concerns with the board being shroud in secrecy is based on perception rather than reality. However, she had a couple of issues to discuss.

She was unhappy with the lack of response to her e-mails and suggested that we need to improve our response to resident emails. Even if it is a quick note saying I'll get back to you. The board apologizes for not responding in a prompt and courteous fashion and will try to respond more quickly.

Kelly asked that we publish the vote tally. The board's policy was not to publish the results because we did not want to discourage the members who lost from running again. But will consider her request. She also suggested voting online and offered to help any resident who may not be comfortable with the computer. The board is concerned about several residents who do not have e-mail and have already instituted a system to have a non-resident 3rd party count the ballots for this year.

The last MKL Newsletter did not mention the time and date of the board meetings and she suggested that be put into the bulletin. The board agreed that was a good suggestion. She also suggested that people be able to call into a phone number to listen or participate in a meeting.

Tar from the street is getting all over the cars on her area of LTE and being tracked into homes and she would like the board to address the issue.

Kelly felt that Backshall did a poor job of plowing and asked if we have we sent this job out for bid.

Before leaving Kelly offered to volunteer on a committee but not run for the board.

HOUSEKEEPING: Joyce Murray - joyce@jjmurray.us

The house inspection was passed. However the inspector complained that the meat thermometer was too thick to fit into a hotdog. Our hot water passed except at the bar

where there is only cold water. The refrigerator and dishwasher were fine. The Book called "Important Information" containing; the fire, health and kitchen reports and other information is next to the refrigerator. It also includes other information like the bar tenders, their ages, and where they were born. Dave is taking residents to a county course to learn about the kitchen requirements.

Fran Fragerio cleaned up from her party and will pick up the extra outside furniture on Wednesday. She should get her deposit back.

Joyce recommended that everyone read the by-laws, especially the board so they can answer resident's questions. Many of the regulations are state mandated.

Charlie asked when we last sent out printed by-laws. Joyce said it was 10 years ago. New people used to get a printed copy but now it is now online. He suggested we print the By-Laws.

GROUNDS: Nick Stires: - nrstires@gmail.com

One of the three trees was removed from the lake, the other two will be removed when the ground dries out. The garden is almost full, and the fence will be repaired within the next couple of weeks.

Charlie mentioned a broken branch on a pine tree, when you walk down steps to the lake and some overhanging branches. He asked why the fire lane was not being trimmed. Tawnya mentioned the tree behind the bench at the beach may need attention. Nick will investigate those items.

CLUBHOUSE: Bob Edgar - rjedgar63@gmail.com – The oven pilot was repaired and the battery in the defibrillator replaced. The alarm panel was beeping, associated fire came to test it and said it was fine. The board of health came and said we can't use the ice maker because it is not sanitary. Joyce pointed out that we have 6 coolers. Bobbi mentioned that it does not work anyway.

The lights in the clubhouse are dimming and Bob will call George Kutchler to look at the electric system.

It has cost \$5,000 for surveys, the architect and attorney for the Portico. It is going to cost \$29,500 for the construction which will put us over budget by \$5,000. Bobbi wants to go back to the community. The board agreed that if the meeting on the 13th is running smoothly we will take a straw vote and if not, we will hold a special meeting or have a ballot.

BEACHES AND DOCKS: Fred Luberto - Loberto25@hotmail.com – We had a successful Beach Clean up after 2 weeks of rain delay. The beach passed inspection, and now with the assistance of Chris Allen, Fred will go for a waiver. They will present to the Board of Health at the next town meeting. Town officials do not want a lot of residents to attend just 2-3 board members. Alex Conte did a lot of work speaking to

people in Trenton to try to change the law. Many lake communities are also complaining. Fred is going to ask Alex to consider helping him.

The spine board will be put down by lake with a cover and phone is hooked up to the phone pole. Fred put a few Adirondack chairs by the beach and would like to put planters beachside.

Don Kuhn is talking to YMCA, and Austin spoke to the Basking Ridge Country Club about lifeguards. Their comments were that they were: not reliable, not easy to find, and do not work through Labor Day. They go to local high schools' to recruit and the cost is about \$12-15 per hr. We would be required to have: lifeguard chairs, they must keep a log, and an AED. We would need to bring the phone down to the beach, we would be in a new category for medical supplies, someone would have to supervise the guards, and they would need a potty and dressing room etc. The water around the diving board must be 12' deep in a 12' radius. That means we would have to extend the dock.

Rick suggested that most interested residents should be on a committee to examine all aspects of the regulations, identify all requirements, and figure the process and costs of having lifeguards so the community can make an informed decision.

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

Well #4 came in at 300-500 gal per min. Last week Rick sent the last of the forms to the DEP. Once we have the approval we will run the pipe to the pump house and bring pump house 1 up to today's codes including installing underground pipes for a 5-minute chlorine contact time. The final connection will be at the very end of the project. We have made an application to activate well 3 so we have a backup during our connections, hopefully without having to upgrade pumphouse 2 until well 3 is drilled deeper if we elect to do this. We have 5 years from when our applications are approved to determine if we will drill well 3 deeper. Well 3 only generates about 27 gallons per minute, which is low. Well 2 was hyper-chlorinated twice, a week later modest amounts on coliform were detected. The driller thought there may be minor leaks in the casing that did not show up on the cameras. The tests did not indicate e.coli, but it will be difficult to get the DEP to approve activating this well. Well #1 is in good condition.

Costs for the upgrade to the water system are now around \$100,000-110,000 due to DEP's new rules. \$10,000 was spent on special engineering for documents and \$30,000 will be required for pipes so the water has a 5 minute contact time with the chlorine before it goes into the system.

Backshall will cut down the growth on the Dam which we have to do via the DEP regulations.

VSA Report –The VSA dinner was a great success. Thank you to Carl Bonner and Bobbi Coulter, Feilim Maxwell and Kara Bosi for a culinary masterpiece. There was a very good turnout. Ken checked again yesterday, and we are using 24 gal per day, but it has been raining a lot. Ken wanted to be sure that everyone knew that the VSA members had nothing to do with the contamination.

ROADS: Ken Heiden –Kcheiden@gmail.com – The tar is mostly a problem by homes that have extensive repairs or renovations. The trucks have pushed down the gravel leaving tar on top. In the past years most of these areas have been top coated with loose gravel. No gravel has been put down yet this year.

Rick moved that we bring a contractor in address the spots where tar is an issue. The board approved the job and Austin asked Ken to e-mail the board so that we could get this complete in a timely fashion.

Plowing was discussed. Half the residents were happy and the others were not. Ken mentioned we use Backshall because he has been reliable and knows the roads. We had a low bid contractor one time that did a terrible job and never came back. Charlie suggested that we get two additional bids. The board voted to get additional bids for snow plowing.

The hole on primrose where there was a water leak is level. We will bring in a contractor to complete the job when there is more work to be done.

Ken sprayed for poison ivy and cleared out more stone around the lake.

The summer road patrol has started and the list will be out soon.

TREASURER: Bobbi C. Coulter [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 annual auditors work with Bobbie is done and we should be getting their report soon.

Our new member paid \$3,100 in a check marked "new member fee" and has not paid any dues. Bobbie sent a letter asking if they wanted it applied to dues. Board members agreed that it should be considered the new member fee. Bobbie will send another letter telling her that it will be applied to the new member fee and let them know about collection fees and penalties for overdue payments.

New business:

Longtime resident, Mike Hardy, passed away this week, Condolence cards can be sent to Mrs. Hardy, 303 Sparrows Rdg., Glen Mills, PA 19342.

Charlie commented that we seemed to have lost the friendly community atmosphere. A good deal of that is from the person distributing unsigned inflammatory notes. Several members have taken the notes and letters to the police. Some people are frightened and don't want to come to the information meeting on Wednesday. We discussed having the police come but the board feels that is not going to help people feel safe.

Joyce mentioned that sometimes there needs to be privacy. We don't want to embarrass people who come to the board with private problems.

Tawnya will email the complete meeting minutes to the community rather than writing a synopsis. All board broadcasts will now come from the Secretary. If you would like to discuss something at a meeting and can not attend call Tawnya 973-723-5700 and we will set up a call in during the meeting.

Nick and Austin met with a contractor about installing a 12" drain in front of Cheryl Kern's home to try to stop the flow of water and icing on LTE. The cost is approximately \$5,500. Charlie motioned the board vote to proceed and the board agreed.

The meeting was adjourned at: 6:31

Respectfully submitted,

Tawnya Kabnick,

Secretary

tawnya@tawnyakabnick.net

Inform Meeting at 7pm at the clubhouse 06/13/2018

Board meetings are held at 5pm in the clubhouse and scheduled for the following dates:

July 9th

August 13

September 10th