Mount Kemble Lake Association Inform Meeting 6/13/18 Minutes

The meeting was called to order at 7:07 pm. Board Members initially addressed the status of several issues:

**Election Process (Austin Godfrey):** Any resident can self-nominate and all names are included on the ballot for Association Board election. Based on our attorney’s advice, there will be a new process for counting votes. Each voter will submit a signed ballot in an envelope, which will be mailed to a non-Lake 3rd party to open and tally. No community members will know how others have voted. Once elected, the Association Board members reorganize and select their officers such as president, treasurer and secretary. Terms are for two years, and approximately half the Board is up for reelection each year.

**Accountability (Austin Godfrey):** Taxes are prepared by an independent firm. In the last update to the By-Laws we provided that three non-board members would review the work of the treasurer annually. Residents vote to approve our budget at our annual meeting. We can’t take money out of the reserve fund unless the community votes to do so. Approximately $80,000 per year is put into the reserve fund from the portion of dues previously allocated to road reserves, property tax savings due to conservation easements on community properties, and new member fees. The Treasurer posts the financials on the community’s website every month.

**Property Issues (Tawnya Kabnick):** The Board had members of the environmental committee (who are not Board members) check to see whether community-owned properties in the conservation easements were in compliance with easement requirements. The committee found 3 properties not in compliance. The three properties were remediated to bring them into compliance. At no time did Board members go onto personal property. The prior owners of a house on Primrose had notified the Board that the road curved onto their property by as much as 9’. The new owners of that property asked the Board to move the road off their property,but they agreed to wait until the next time the road was resurfaced, at which time the problem was fixed. We have a 10-year plan for maintaining our roads and properties. There is a disability ramp available in the back of the clubhouse.

**Water (Rick Barrett)**: Well 4 hit water at 390’ and has a capacity to produce between 300 – 500 gallons/minute. Well 2 has a problem with coliform which persists after being hyper-chlorinated twice and will not be used. Well 1 produces approximately 40 gallons/minute and will remain in use. It is currently our sole operational well and has been providing sufficient water, although it will probably not be sufficient for maximum summer use. Well 3, which has not been used in several years, produces 27 gallons/minute. We’re asking the DEP for permission to use Well 3 while we take Pump House 1 offline to link up new Well 4. DEP regulations have been difficult. Pump house 1 has to be brought up to current code. The biggest cost is a requirement for 5 minutes contact time from the time chlorine is added to the water before the water is released to the system. This is necessitating laying almost 100’ of additional 12” underground pipe to pass the water around, for an additional cost of $28,000. Costs have also been further increased by at least $10,000 by the need to hire a specialized engineering firm to prepare the voluminous number of forms required by the DEP for this project. Rick thanked all those who have helped on this project.

**Beaches and Docks (Fred Luberto):**  Our beach is subject to the state bathing code regulation N.J.A.C. 8:26. According to the regulation, in order to get approval to open the beach this year, the float and diving board had to be removed for the present. A subcommittee will be formed to research options for the beach in regards to restoring the diving board and float in the future. The options are to ask for a waiver from the regulation requirements, to hire life guards, or to seek a change in the law. A waiver was not sought initially because then Board of Health approval to open the beach for Memorial Day would have been withheld while a waiver request was pending. Fred and the subcommittee will continue pursuing the options regarding the diving board and float, but any solution will take time. Parents are reminded to supervise their children swimming at the beach. The geese are being successfully managed this year. Ecoli at the beach has been measuring around 10, with up to 320 permissible. Fred thanked everyone who came out for beach cleanup and goose patrol.

**The meeting was opened up for questions and comments:**

1. Terry Dwyer asked for clarification on balloting. Ballots will be sent to someone off-site who will tabulate the votes. The Board will never see the ballots, it and will just receive the vote results. The ballots must be retained by the outside person for 1 year.
2. Joanne Tesi asked what is the age at which young people can go to the beach unsupervised. It is now age 16 as required by the state. This is posted on the sign listing rules at the beach.
3. Karen Morrison asked if we can’t just choose two residents to count votes instead of paying an outsider. In order to retain confidentiality for all residents, an outsider is required.
4. Larisa Gjivoje commented that she was disheartened by the recent disparaging comments in anonymous letters about members of the Board who donate considerable time to the community. She noted that the younger generation is welcome to participate, and that it is easy to do. She also commented that as a lawyer, she believes in due process and robust conversation between people who identify themselves. She is troubled that certain board members are being targeted by someone who is unwilling to identify him/her self. (Note: a whole series of messages have been distributed to community members by an anonymous party, but every message has not gone to every home.)
5. Chris Allyn asked if the ballots must be signed by the voters. Our attorney advised that the ballots be signed so that there will be a record of who voted, but because the ballots will be sent to an outside third party for tallying, the Board and the community will not know how anyone voted.
6. Jeannie McCabe asked why don’t we use electronic voting. Some residents currently do not use email, so it was decided that electronic voting is not appropriate for the community at this time.
7. Lisa Bell asked if voting is by person or by property. Voting for Lakeshore is currently based on 1 vote per share of stock (1 per property). Voting for the Association and the Country Club is currently done on the basis of the number of owners per property, up to 2 adults. Lisa Bell asked that, for fairness, all voting be on the basis of 1 vote/property. Karen Morrison agreed with her point, given that all property owners pay the same amount in dues. A change in voting would require a By-Laws amendment. The Board will put the issue of a By-Law amendment on the agenda for the annual meeting. It was pointed out that sometimes two people in the same house wish to vote differently from each other. Another suggestion was to give each household two votes, even if there is only a single resident. Bill Haynsworth asked if voting on other issues will be handled by the new process. The new 3rd party tally process will only apply to the election of the Board.
8. Austin described the restructuring of Lakeshore and the Association done several years ago, in order to make community operations and administration more efficient and coordinated. At our attorney’s advice, the election of the Association Board was made more open by providing for the self-nomination process. The Association Board nominates the slate for the separate Lakeshore Board election. Lakeshore’s activities are very limited, and relate to its ownership of certain community assets
9. Terry Dwyer asked if we have a plan for redundancy if a well fails. Rick Barrett said that new Well 4 will be our primary, with Well 1 as backup. We are looking at Well 3 as another backup. If any one well failed, then the other two would be sufficient. We are looking at options to get more output from Well 3.
10. Lisa Bell asked if we’ve given any thought to the pipes. Our water mains are cast iron, installed in the late 1920s with a projected life of 120 years. Actual leaks have not been from failure of the pipes, but of connections or where pipes were laid over tree roots or rocks. When the pipes were laid they were not laid in a base of sand the way they are today. Every time we have had to excavate to make a repair, the pipes have appeared to be in great shape. At some point the pipes could become an issue, but hopefully replacements in the system would be spread out over time. Use of the new well will not affect the water pressure in the distribution system since we will be using a 65 gallon

per minute pump for the new well.

1. Joanne Tesi asked if the water system is insured. It is insured against events like a tree falling, but not against wear and tear. The insurance we have is all that is available.
2. Eric Zalis asked if there is money set aside in the budget for future events. We do have a reserve fund. We present figures on the reserve fund every year at the annual meeting, along with projections of projects that are anticipated during the next 10 and 20 years. We also list items that we want to do in the next 12 months. This information is updated every year. The monthly report tells what has been spent, and how much is available. Eric asked if the community can vote to prioritize items. In the past the Board periodically surveyed the community for input on priorities, and it will be happy to consider reestablishing a survey.
3. Diane Bonar encouraged residents to pick up the phone or send emails to the Board and get questions out there, or look up information on the web. Austin Godfrey said the Board meets the 2nd Monday of every month and encouraged people to come to the meetings.
4. Tawnya noted that Board members have gone around with Action Tree and identified which trees need to be addressed. If residents see any trees that are dangerous, they should call Nick Stires.
5. Bob Edgar said that dangerous trees within 10’ of the power lines will be removed by the power company. Charlie Priscu commented that the power company will not remove the lumber.
6. Charlie Priscu commented that in the 1990’s the community had only $845 in the bank, while today we have $100,000 in a contingency fund, and approximately another $100,000 in long term reserve. Chris Allyn said the Long Term Capital Fund review is discussed at the annual meeting every year. He urged people to come to the meetings.
7. Karen Morrison asked about the portico. Bob Edgar said we were given a $15,000 bequest, and that we voted at the annual meeting to go forward with the project and to spend an additional $17,000, bringing the total to $32,000. There have been some additional expenses, $3K for an architect and $3.5K for permits. We have 6 bids. Construction plus other costs now comes to $36K. We will need the community to approve spending an additional $4K to proceed.
8. Jane Kendall commented that we have a resident architect and asked if he was consulted on the portico. He was, and he did the original sketches but then decided he didn’t want to do more on the project. The community voted to approve the portico in 2017 and again in 2018. Carl Bonar asked about repair of the steps. $2K of the money for the portico will be spent to repair the front steps.
9. Jane Dwyer suggested that to get information out to the community we mail out the minutes. The Board started sending out a summary of the minutes from meetings several months ago. Since it now appears the community wants more information, the Board will start sending out the whole minutes as an email.
10. Helen Duffy said she thought there was a regulation prohibiting signs in our yards. Chris Allyn said there is no regulation in our bylaws, and that the town has an ordinance against contractor signs but political signs are exempt. Helen also said she was saddened that at the last meeting there were negative comments about one of the board members. She encouraged us to be considerate of the board members.
11. Milt Hull asked if the Board is looking to promote the community, such as to realtors. Lori Denson, Diane Bonar and Jane Dwyer have put a brochure online, and Bobbi Coulter’s reach information is available online to realtors.
12. Mary Luberto asked what % of residents are not on email. Currently the community has 10 members who do not use email.
13. Jeannie McCabe said Chris Backshall had plowed too fast in front of her house during one of the snow storms and dug up an area. She asked if we put this out for a bid. The Board asked Ken to get multiple quotes for next year. She also commented that one of the vertical tanks is dripping water. Ken said it will be fixed by winter.
14. Eric Zalis asked if we actively get bids on all projects. The Board said we always get multiple bids for new projects. With ongoing work, we get bids but not as often.
15. Terry Dwyer said we should have a meeting like this every year. He suggested that we set up a space on the web site where people can submit questions and the Board can answer them in a way for others to see. Also, there should be an easier mechanism for residents to circulate information to the whole community.
16. Gail Chalfant commented that the people on the Board are volunteers putting in a lot of work. She asked us to remember that and appreciate what they do.
17. Lisa Qualben commented that there is tar in the roads, especially on Lake Trail East. Ken Heiden said this came up at the board meeting this past Monday. The roads were chip and sealed a couple of years ago. Problems are showing up again. Some loose gravel has been added. He will get a contractor to address this issue this summer.
18. Fenton Chaney said this meeting is a democracy working properly. He said there is an elephant in the room who has been stuffing things in our mail boxes and doesn’t want to identify him/her self. Fenton encouraged us all to communicate as much as possible with our neighbors. The strength of the lake is in our connections with each other.
19. Jane Kendall mentioned that political signs at their house have been getting taken. She urged us to respect our neighbors’ differences.
20. Nancy Witwer said the next party is July 4. She said to please come, and they are looking for volunteers for the committee.
21. Lisa Qualben asked if there is any plan if the anonymous letters keep coming. Tawnya said the Board is very sorry if they have upset someone but does not know how to stop the letter writing.
22. Charlie Priscu said the anonymous letters are destructive, but tonight’s meeting has been good. It’s time to stop the letters. They are making some people afraid. Larissa said this meeting is a fair opportunity for everyone including the letter writer to ask questions, and she hopes we can move on.
23. Rick Barrett said that the issue of the letters has been taken to the Harding Police.
24. Tim Lukacs said he didn’t understand what was threatening about the letters.
25. Nancy Priscu said the anonymous letters are sick, venomous and threatening and she disagreed with Tim and felt the tone of the letters should not be minimalized or accepted. Larisa added that one letter is legally actionable because of allegations it made about male board members.
26. Gil Fitzhugh said that after the school shootings, authorities look back at the writings of the shooters to see what was there before the event. He said it is logical to look at the letters and be concerned. He said he had never worried about corruption with the board, and that that accusation is vicious.
27. Jane Kendall reiterated that we should have meetings like this more often.
28. Gail Allyn thanked the members of the Board and said she thought they were handling this situation very well.

The meeting broke up around 9:00 with some participants remaining for a chance to talk with neighbors.