

Mt. Kemble Lake Association Meeting

July 9, 2018

Board Members Present: Rick Barrett, Bobbie Coulter, Kabnick, Ken Heiden, Charlie Priscu, Austin Godfrey, Joyce Murray

Not Present: Nick Stires, Fred Luberto Bob Edgar

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

HOUSEKEEPING: Joyce Murray - joyce@jimurray.us Everything has been cleaned up after the last parties and the deposits returned. The next rental is August 4th. There are ice chests for parties. The MKL ice chest will be emptied

GROUNDS: Nick Stires: - nrstires@gmail.com

Nick sent the following report:

Garden fence scheduled to be repaired (finally) on Saturday 07/07.

Action tree contracted to perform following removals:

- Beach walkway branches
- Pruning of trees at beach area
- Fire lane trimming
- Trim growth along long walkway to beach
- Ash tree removal near canoes
- Oak tree removals near Primrose and Elm intersection (McCabe)
- Ash tree removals left rear of garden (Bonar)

I got two quotes on the tree work and action tree was the cheaper option

Diane Bonar helped me communicate with Backshall on a few of the landscaping areas they missed (the dog park, LTE hill, corner of LTW, and the area below the dam). Unfortunately he cut the daisies instead of the grass. Diane spoke with him, and if there are any additional areas that need more attention or spots that he is cutting but shouldn't be, please let me know.

CLUBHOUSE: Bob Edgar - rjedgar63@gmail.com – No report

BEACHES AND DOCKS: Fred Luberto - Loberto25@hotmail.com – Austin delivered Fred's report:

Austin asked the board what we thought of putting the float in front of the vacant lot across from the beach. We have another beach inspection and there is some concern that the town would object. Joyce requested that it be tethered to the ground and we

have a schedule to check on it so that it does not come loose in a storm and block the overflow area by the dam which happened once. The board agreed to try it so swimmers would have a place to rest on the other side of the lake.

We are applying for two waivers, one for the diving board and one for the float, it is a long shot with a low probability of success.

Austin and Fred are meeting with the health department to determine what they will require if we have lifeguards. The information on hand is concordatory about depths of the water required for a diving board and what the float should look like. Backshall gave us a price of \$10,000 to dig around the current diving board 8'-9' which may compromise the footings for the dock.

Charlie suggested we put a diving board on the float to meet the depth requirements. Rick asked if a committee has been formed. Fred has found several people but has not formalized the committee yet.

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

Prior to hooking up well#4 the DEP requires us to send a water restriction notice out to the community. Ken made some suggestions to Rick and the notice will be sent prior to the hook up.

A week ago last Friday 6 people from the DEP came and reviewed the entire water system. They are using this opportunity to make sure the entire system meets current regulations. We cannot proceed until we hear back from the regulators and we have several weeks of work to complete the hook up. Rick is trying to speed up the response time.

We are utilizing well #1 which is older. Well #3 was hyper chlorinated and tested fine then when tested again had some coliform. Rich thinks the problem could be coming from the old check valve and well test it again. If necessary we could reactivate well #2 and put the community on a boiling water notice while the new well is being connected into the pump house and the pump house piping is being upgraded.

Austin questions, permits, they are going to check with the town. Will there be enough.

Joyce, years ago had it in the field and clubhouse but only for lake people. No financial exposure to the country club. Bobbi worries about people storing in clubhouse because of the new floors. Rick suggested that o one other than MKL members use the bathrooms. The board approved the plan with someone sitting in the clubhouse.

VSA Report – We are getting variations in the readings. The chlorine pump is not working properly and Charlie will order a new pump. Be careful there is a lot of poison ivy around the pumphouse.

ROADS: Ken Heiden –Kcheiden@gmail.com - The patrol is running smoothly but there is a range of methods people take doing the job.

Nick is purchasing the trench drain for roadway by the Kern home and Backshall will install it.

Backshall will put some heavy rock in some of the gullies along the road ways. Ken has spent hours cleaning up the parking lot from the work done on Well #4.

The drain at the bottom of Primrose is clogged. Ken called the town maintenance supervisor and they will come clear it.

Tar is a serious problem in several locations. Ken submitted an estimate from Countryside for about \$43,000 to lay 2" of asphalt over 900' of roadway. The board agrees that this is a high priority but would like to get additional estimates.

Bobbi said that with the other overruns it would bring our operating cash to 0 and moved that we get several estimates to complete all the areas that need work and then bring it to the community for a vote at the January meeting. Joyce seconded the motion and the board agreed except for Ken who feels it should be done immediately and suggested that the slick roadway will be a problem in the winter.

The next discussion is what to do in the meantime. Nick had a few suggestions and the board will have a brief meeting on this issue when Nick returns from vacation.

Some residents were concerned that the water tanks are low. Ken opened the top and the water is generally 6 ft higher than the condensation line. The levels are fine.

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.

New business:

Backshall will move wood chips onto Lakeshore property close to the Frigerio's as we did on the other two lakeshore properties that had been used.

Charlie brought a request from several members to hold a yard sale on the clubhouse lawn on Sept 8th with a rain date on the 9th. They requested the use of the clubhouse for storage the night prior to the sale and use of the bathrooms during the sale.

Austin asked about town permits and if there would be enough to sell. Charlie assured him that they would obtain any necessary permits and that if not enough residents participated it would be cancelled.

Bobbi worried about people storing in clubhouse because of the new floors. Rick and others were concerned with people wandering around the clubhouse. It was decided

that vendors would have to bring their wares in the morning and an MKL resident would need to sit in the clubhouse. The board approved the sale with those conditions. The next morning Bobbie sent an email suggesting that the fees for this event should go to the MKL Country Club not the MKL Association the board agreed via e-mail.

The meeting was adjourned at: 6:20

Respectfully submitted,

Tawnya Kabnick,

Secretary

Next meeting

tawnya@tawnyakabnick.net

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

August 13

September 10

October 8