

Mt. Kemble Lake Association Meeting Minutes

September 10, 2018

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

Not present: Bob Edgar

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

HOUSEKEEPING: Joyce Murray - joyce@jimurray.us

Lori Denson asked for the clubhouse on September 23rd at 4pm for a long-term planning meeting. Bobbi will give them a copy of a survey used in prior years for input including a summary and list of completed items. Austin would like to see a long-term plan for the ball field and leaf clean up.

An MKL Garage sale was held on September 8th and was a huge success. 16 vendors (27 MKL family members) swapped and sold merchandise with earnings of up to \$700. An additional 14 families came to purchase and visit, and it was a fun afternoon. After the sale everything was taken to the fire house.

The clubhouse carpets will be cleaned this month. The Colter/Pultz family will get their deposit back after having paid for some minor damage.

Joyce asked if anyone would be interested in donating a new flag for the clubhouse. The current flag was purchased by the Bierly family in honor of Bettina's father but is now old and tattered.

GROUND: Nick Stires: - nrstires@gmail.comthree

A garden committee was formed and met this month. It was decided to put locks on the four gates because people (other than those gardening) were helping themselves to produce.

The locks for the Tennis court have been replaced yearly and it was suggested that we spend a bit more money and purchase marine locks.

The dog park had been maintained by a private resident until this year. Then Backshall was asked to come once a month. Some members of the community did not think this was enough, so Nick spoke with Backshall and asked him to come twice a month.

Nick asked for suggestions for a reasonably priced cover for the embankment of tennis court.

Bobbi mentioned that there is a new bamboo ordinance. Cut bamboo will take root and residents must take care disposing of it.

CLUBHOUSE: Bob Edgar - rjedgar63@gmail.com –

The broken lamp post was replaced.

The shrubs alongside the front steps were transplanted behind the clubhouse to make room for the construction which should start any day now.

The basement door was vandalized for the second time. Bob replaced the door knob installed last year.

Bob made signs for the trash and recycling. They hang on the shed doors and can be hung on the white stake at the corner to the upper driveway. Rubinetti needs to be called after an event, otherwise they don't stop to pick up the garbage.

The chain at the entrance to the dump has been cut. It is now too short, and the lock is missing.

Tawnya will call Fran Frigerio about returning the ramp to the clubhouse which they have borrowed for 1 ½ years.

Thanks to the help of Alex Baydin, Felim Maxwell, Jeff and Logan Sabol and Peter Johnson, we now have a new counter top in the kitchen, donated by Bob Edgar's son.

BEACHES AND DOCKS: Fred Luberto - Loberto25@hotmail.com –

The summer season is over, and Fred will begin removing items from the beach. Residents loved the new chairs and flower pots. Fred is working with Chris to measure the breeder pond. They are waiting to see the results of the readings after the last dredging. The breeder pond was last dredged in 1997. We dredged the lagoon in 2017.

Fred plans to move the float back by his property to secure it for the winter. In any case if we are permitted to have a float next year we will need to purchase a new one that conforms to the health department standards. Rick asked on the status of the beach committee. Chris Allen is working on a waiver with Alex Conti. Austin ask if any waivers have been given out. Newton working on the lifeguards. Now that everyone is back from vacation the committee will get back to work.

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

A delay in obtaining the pipe and serious rain set us back on the installation of well 4. Rick is hoping that by the end of October after the reports are submitted and tests complete that this well should be finished.

Well 3 passed the biological and draw down test. We are hoping for DEP approval to use it during the installation of well 4. Then to use it as a backup for the system. We have 5 years to decide if we want to dig it deeper. We are hoping the DEP will not require a complete system upgrade before we dig the well deeper. To date we have spent \$114,000. All in the expected costs will be \$150-160,000 not including a 5 min contact time for well 3 if required.

We will need to draw down reserves. Charlie is getting estimates for a barrier in front of well 4. Charlie asked Ken about the location of the Water curb stops. Ken has loaded them onto the web site and has found them to be accurate.

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ROADS: Ken Heiden –Kcheiden@gmail.com –

Road patrol went well this year with no problems. Backshall put 8 bags of black beauty sand on the tar spots. The sand changed the street color but kept the tar from bubbling until last week. Ken put clean gravel on LTE and warned that as long as it is cool there will be little tar, but in winter it may be slippery. The plan is to repave those sections in the spring.

Many areas on the side of the streets are overgrown. Residents should maintain their properties and keep the shoulders clear. Residents have been great about coming to the official clean up days to help but we could also use volunteers to help keep the open areas clear during the year, work on the rock wall at the beach or beautify other areas.

Thank you to Ken for blowing the leaves off the basketball court and the lawn prior to the garage sale.

There has been a delay in getting the Trench drain for Kern's on LTE, but it should be delivered and installed within the next week or two.

The board received complaints about Newton White parking on corner blocking the view of cars. Charlie mowed the weeds and that helped the situation.

The Remmeys complained about the rocks in front of Summa home. Ken does not plan to address the issue because it is currently a stable situation.

Ken asked how much money he had to work on the roads. Bobbi explained that the way the board has traditionally worked is that the Committee chair put in a request for what is needed and when the requests are submitted the board votes on the priorities and how much each committee is given to work with.

Several days were spent on the water main leak in front of Lubertos. Pipeworks did a great job.

Road cleanup will be: Nov 17th, the weekend before Thanksgiving.

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 letter we voted on sending to the bank holding 36 Primrose was sent, no response yet.

It is time to begin planning next year's budget. Bobbi will send 3 years' worth of history to each Committee head and asked them to bring budget requests for 2019 to the next meeting. Bobbi will then compile the requests, so the board can discuss the priorities for the coming year.

We have 3 late payers and demand letters are going out this week.

New business:

LTP Committee will meet on September 23. We'll review the process outlined in the letter that was sent, set-up Outpost dates and come up with a rough schedule for the overall process. I anticipate that the Outpost meetings will be completed by the beginning of November.

Austin mentioned that he encountered noise pollution when swimming underwater at the lake. Bobbi confirmed that she also experienced a lot of noise when swimming.

Residents are asked to contact the board if they are not receiving notices and if there are any changes in their contact information. The email list has been updated and we need to work on the phone list.

The meeting was adjourned at: 6:31

Respectfully submitted,

Tawnya Kabnick,

Secretary

tawnya@tawnyakabnick.net

Long Term Planning Meeting at 4pm at the clubhouse 09/24/2018

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

October 8th

November 12th

December 10th