

Mt. Kemble Lake Association Meeting Minutes

November 12, 2018

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

Visitors: Lisa Bell, Milton Hull and Susan Godfrey

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

HOUSEKEEPING: Joyce Murray - joyce@jimmurray.us

The Flag raising ceremony honoring Betinna Bierly's father and our veterans was very successful. Thank you to the Bierly family for donating a new clubhouse flag

The Baydon family requested the clubhouse for a small birthday party on December 1st. They are members in good standing and have all of their paperwork in. Bobbi Coulter asked the other members of the board to review their insurance policy and the board felt that it was adequate and approved the rental.

GROUND: Nick Stires: - nrstires@gmail.com

Nick has been following up on trees that residents have identifies as dying and hanging over their properties. Austin acknowledged that there may be many trees taken down due to the elm disease but asked how long it takes before a dead tree is likely to fall and if we could spread the tree removal out over a few years. Milt Hull said it was 3 years for the tree in his yard. Nick will confirm the timeline with an arborist and insurance company.

Bobbi declared that if a dead tree threatens life or property it should immediately be taken down. Austin wants to confirm when a dead tree is actually a threat.

Trees were trimmed in front of the clubhouse this month.

CLUBHOUSE: Bob Edgar - rjedgar63@gmail.com –

When work started on the front steps the workmen discovered that much of the cement had disintegrated and we were required to fully rebuild the front steps which cost an additional \$3,000.

Bob got an estimate for replacing windows in the front, end and basement of the clubhouse for about \$17,000. The sills are rotting on many of them. He is working with Dave Denson on possible changes and/or which windows would could be done over an extended time period.

The roof completed in 98 was the old section of the clubhouse. The newer section is 30 years old and has quite a bit of moss. Joyce suggested having it power washed and Bob agreed that this option will add more years to the life of the roof and will only cost \$1,500

The plumber came and ran hot water for bar sink and replaced the spicket out front. We are now compliant with the board of health.

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

The floats were brought in and secured.

The beach committee is doing research on having lifeguards. Fred would like to have the community vote on having lifeguards at the annual meeting.

Fred will ask his committee for a date after thanksgiving before the proxies are sent out for an inform meeting detailing the expenses and regulations for having lifeguards, including yearly management by the lake community.

The committee will make their presentation and a detailed explanation will go out to the community including how much of an increase in dues would be required.

We will have to put in a Porto potty at the beach next summer but we can rent it for under \$600 for 3 mts.

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

Most of the work on well 4 has been completed. We need a 72 hour drawdown test, the computer to be prograded and more paperwork signed by the ELP engineer and sent to the DEP. This should be complete by the end of the week. Then the DEP will schedule a visit and take another water sample to the state lab which will take 4-6 weeks to process (the same test takes a few days with Agra). The total cost for drilling and permits was about \$75,000 however the cost of the project has escalated to \$170-180,000 due to unforeseen DEP demands.

Bobbi suggested a document explaining everything done and expenses for well 4 as well as 2-3. Rick will put together a summary and update the community.

Charlie got a number for the well barricade, two posts and fence for \$1500. Backshall has not responded with a price. There is some concern about having this completed prior to the DEP visit. Nick used York Fence out of Hillsborough.

Rick had a conference call with DEP, with Austin and John Murray about their loan process. We can't retroactively apply and would not have been able to use it for the initial well because it takes 4-6 mt for paperwork and then you get put on list. But it is a possibility for our long-term plans for well 2 & 3. We used well 3 when we were doing the upgrade and transfer, but officials at the DEP said we can't use it as a backup. The last two tests on well 2 had only had some coliform which can be treated with chlorin and Rick wants to ask why we can't use it and well 3 as backups.

Most likely they will require the 5 min contact time and an upgrade to the pumphouse to use Well 3 unless it is grandfathered. There is nothing to do imminently but long term we don't want to rely on well 1 as the backup because it is very old. We have about 4 ½ years to decide to drill well 3 deeper and upgrade.

ROADS: Ken Heiden –Kcheiden@gmail.com –

Halloween was very successful with over 200 children. The town gave us barricades and Ken blocked off Primrose to keep the trick or treaters safe. Cars were parked up and down Baileys Mill.

Residents are doing a nice job of keeping the streets clear. Ken cut back brush and cleared leaves around Alpine Trail and some other areas. He left chopped trees and limbs in piles and asked people to add to those piles but to keep leave the leaves separate.

Ken found a new local paving company who was very reasonable. He used the \$3000 we discussed at the last meeting to complete some of the work needed. And because this company was so reasonable added an additional \$800 for several other troublesome areas, in front of Baumgarten, Sumas, Colliers and at Trails end.

The estimate last year from Countryside to pave the tar areas was \$42,000. This contractor gave an estimate of \$29,000.

The drain in front of Kerns is scheduled to go in the week after thanksgiving.

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 and the proposed annual budget. The monthly reports are posted on the MKL website.

Bobbi is not running for re-election and Milton Hull has agreed to run for the treasurer position. Because there is quite a bit of information to impart and so much to learn about our financial system, Bobbi moved to make Milt Hull the Assistant treasurer immediately. Austin and the majority of the board thought it presumptuous to give him the position prior to the election. However, the board agreed that Bobbi could give access to the quick books account (not access to the bank accounts) to anyone on her committee.

The board reviewed the operating expenses and proposed budget. The operating expenses will be covered by the dues next year but with only by \$8000 to spare. We will have to dip into the contingency fund to pay some of the final MKL bills at the end of this year.

Traditionally we have had a larger cushion in the operating account however the additional expenses for the well, about \$100,000 were paid out of this account.

Austin would like to ask the community to replenish the operating account, An amount of \$50,000- \$100,000 was discussed to withdraw from the reserve account (LTCR). Bobbi suggested we leave the reserve account in tact and use money from the contingency fund. The contingency fund must be repaid to maintain the \$100,000 cushion so we would need to have a dues increase in 2020.

There was discussion about the long-term plans and the board voted to request that a proxy be given to the community to transferee \$50,000 from the LTCR account into the operating account. The board acknowledges that there may have to be a dues increase within the next couple of years.

New business:

Tawnya submitted a Proposal for by-law amendment giving an equal number of votes to every homeowner. Austin said the Nominating committee had many suggestions about term limits and running for specific board positions. He felt we should go back to the community for more information and bundle the request together rather than voting piece meal. The majority of the board voted to present a proxy to the community to change the By-Law to 2 votes per home.

Lisa Bell had a few questions for the board:

1. What goes into the reserve fund? Quarterly dues, new member fees and the money saved from taxes on the conserved properties. This fund is for capital projects and can be used only if approved by the residents.
2. Is there a concern with mold in the basement? Bob took down damaged wet ceiling tiles added a fan and dehumidifiers. Eventually we will have to do something more long term, but it seems to be controlled now. There is nothing in the long term plan at the moment.
3. How about a Generator for the clubhouse? It was very expensive to run lines from the generator to the clubhouse and then there is the issue of opening the clubhouse, having a responsible party and cleaning up. A number of families offered to open their homes in an emergency and we will update the community on where they can go soon.
4. The cost of the well is a large issue that seems to have been pushed aside due to the portico. Should we reconsider selling the water company? Rick was in favor of selling once but would not want to go there again
5. Lisa suggested that we establish a project plan for special projects that will outline the costs and update the expenditures to help residents understand what is happening and why overruns occur. Something like an actual vs budget report per project. Bobbi mentioned that we have an actual vs budget report in the monthly financials that are posted on the web site. The board agreed this is a good idea and Austin asked Lisa if she could work up an outline for the board to follow.

The meeting was adjourned at: 7:17

Respectfully submitted,

Tawnya Kabnick,

Secretary

tawnya@tawnyakabnick.net

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

December 10th

January 8th

Annual Meeting Sunday January 13, 2018