

Mt. Kemble Lake Association Meeting Minutes

December 10, 2018

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

Not present: Ken Heiden,

Residents attending: Joan Fitzhugh, Lisa Bell, Lori Denson, Gail Allyn, Caroline Remmey, Kevin Sullivan, Bettina Bierly

Austin Godfrey opened the meeting at 5:00

The agenda was approved

Ongoing special projects and interests:

1. Voting

During the course of researching our voting regulations Bobbi discovered that the 2017 Radburn bill amended the NJ Planned Residential Real Estate Full Disclosure Act to require that each unit have equal voting. In the past the by-laws read one vote per owner member. Due to single member ownership that was amended to add one vote per member and one vote for a designated member living in the household.

Austin and Gail met with the MKL attorney who advised that we implement the new voting regulations immediately.

Austin made a motion to adopt the requirements of the Radburn bill, to extend two votes per household. A letter will be sent to the community and the January meeting will be conducted under new rules. The exact language for the by-laws will be determined and a full set of by-laws will be sent to residents within two weeks of the change.

The entire board agreed.

2. The Beach Committee:

Joan Fitzhugh handed out a summary of the state codes and requirements to comply, a synopsis of how the codes effect Mount Kemble Lake and a Pros and Con sheet for having lifeguards.

We are accountable to the state, county and town for bathing in our lake. At the state level, we are regulated by code. The county and town officials interpret and enforce that code, as well as create additional requirements.

Despite repeated calls and visits to the town it is difficult to get hard answers to our questions. The committee is going to attempt a meeting with both the county and town officials together.

The most important questions relate to what authority the lifeguards have, the extent of their responsibility, what we need to do to comply and how having the lifeguards may restrict the freedom of our residents to use the lake. There was further discussion about the management of having lifeguards and insurance requirements.

The committee plans to have an inform meeting in early February to bring what they have learned to the community with a vote planned for March on whether to hire lifeguards or continue as we have.

Bettina asked if there were any plans to fight the new legislation or if we could get a waiver. Members of the board have spoken to the town officials, our attorney (who represents several lake communities) and we are members of a coalition of lake communities in New Jersey. It is highly unlikely that we would be approved for a waiver (which could shut down the beach while being processed) and the law is not likely to be changed in the near future. We currently open our beach under an exemption and the town officials could impose stricter regulations.

Once we install a porta potty we will be in compliance with current regulations and permitted to open the beach as is next year.

Austin thanked Joan, Fred and the committee for their efforts.

3. Long Range Planning.

Lori Denson gave us an update on the committee's progress. The committee has completed their discussion groups. 47 households participated in the discussions, and the committee spoke to members on the phone via email and in person for input. There will be one more meeting to get the children's input held. The committee is putting together a list of everyone's ideas. The next step is to send a questionnaire to the community to help prioritize and that should be complete in early 2019. The committee is working on an electronic method for sending this out and keeping anonymous.

Bettina mentioned the request they most heard was: better communication, better education with the ability for members to input, ask questions and understand issues.

An MKL newsletter will be sent out this week before the Board meeting Minutes and Proxies for the annual meeting will be sent out December 27-28 prior to the Annual meeting on the 13th.

4. Primrose

36 Primrose Trail has a contract, but the bank has not gotten back to the board's attorney about paying some of the old debt.

Committee Reports:

HOUSEKEEPING: Joyce Murray - joyce@jjmurray.us

This month's private party left the clubhouse clean and the resident is getting back their refund. The next private rental is for the Neigel/White family on December 25th.

The Holiday party was a success. Just a reminder that all food needs to be removed from the clubhouse at the end of a party.

A subcommittee will be formed for deciding on new tables after Joyce get potential costs for replacement and how to go forward.

GROUNDS: Nick Stires: - nrstires@gmail.com

Nick followed up on the tree removal procedure. There are no guidelines in the bylaws. He is speaking with our insurance company, the town and JCP&L and will have an update in January.

CLUBHOUSE: Bob Edgar - rjedgar63@gmail.com –

The masonry has been completed on the steps and carpentry started on the portico. We are hoping it will be complete prior to the end of the year.

Kevin Sullivan asked why we did not make the steps handicapped accessible. It was not considered because Bob had donated a ramp that handicapped members of his family had used for years and thought that it provided access or someone who may need it.

Two of the detectors are not functioning and need to be replaced. The estimate is \$600-1,000. It will have to be done prior to the next fire inspection in June.

Bob has one and is expecting two additional estimates for the windows including different types of windows. Dave Denson is assisting in this effort. The garbage was not picked up from the clubhouse after one of the parties because it had not been sorted. The Baydins came and sorted it. The garbage boxes will be repaired shortly.

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

Solitude increased their prices in 2018. We pay \$5400 for monitoring and \$7000 for treatments. Garden State's prices have also increased for testing the lake water every week. Fred is shopping for new vendors for the 2019 season.

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

Tom from Highland Water will build a cage around the new well that will comply with the DEP's requirements and add 2 cement barriers in front of it.

Ken replaced the leaking valve on the right water tank. The two large, exposed valves were wrapped with heating cable, insulated, and covered for the winter. This is the first use of the new electronic service at the tanks. Other exposed fittings were also insulated.

Work on well #4 has been completed. We are waiting for the master driller to complete the final paperwork. After it is submitted the will DEP schedule an onsite inspection and take a sample for analysis at the state lab, which should take 4-6 weeks. Once completed we will connect the well.

Rick is trying to get a resolution in terms of going forward with using well 2 and 3 as back up wells. Well 3 was used as a backup when well 1 was down. The DEP says can't continue to use this well because we don't have a safe drinking water permit. Rick is trying to ascertain what we need to do to get this permit.

Our original permit gave authorization to drill well 3 deeper, at the moment it only provides 38 gal per minute. It will require adding a 5 min contact time for the chlorine to mix before going into the distribution system which means 100 ft of 12-inch pipe and upgrade the piping in pumphouse 2. Well

2 has been tested three times with no e-coli. The second, and only test showed chloroform but that is treated with chlorine and is not a problem. Well three tested clear. Rick is working to see if we can bring both lines back on line.

Ken is periodically running both wells to preserve the water quality. He replaced the flickering fluorescent lights in PH#1 with long-life LED lighting. The motion detector and lights at PH#1 were also replaced.

ROADS: Ken Heiden [_Kcheiden@gmail.com_](mailto:Kcheiden@gmail.com) Ken submitted the following:

This month started OK with two days of asphalt patching during the first week.

The second week we were hit with the early snow storm that turned out worse than expected. That Thursday afternoon we got several inches of snow and our roads were plowed and salted several times. Our roads were kept in better condition than most town and state roads where they had stoppages of up to twelve hours.

The snow delayed the Fall Road Clean-up until the following week. Bob Edgar took over supervising duties. The turnout was rather light but a lot of work was accomplished. Chris Backshall, Jr. came the next week with a vacuum truck and did a good job of cleaning the road edges of both community and resident properties. He has still not finished picking up brush piles and logs that I listed in an email and pointed out to him. One of those piles is behind pump house #1

Chris Jr came the last days of November to work on the Kern Trench drain. The new drain is a 12 ft., single-piece poured concrete box with removable grates. It should catch almost all the water seepage and melting ice from the driveway.

There are several small projects that Chris Jr. said he would be doing including stoning the mud puddles at the dog park/dump, stoning some road edges, and grading road shoulders, especially the LTW entrance. The drain at the bottom of Primrose Trail backs up because the exit trough at the primrose Brook is clogged and the Harding Twp backhoe can't reach that far. The metal "no Trespassing" sign at the dam entrance path is missing and will be replaced.

Last week the tennis net was taken down and stored in the basement with the broom and sweepers. Loose tennis screening was secured with low-temperature ties. The water fountain was taken inside so it doesn't freeze again.

Someone said that there was still ice on the road by the Kern's home. But it appears that it was from their chipping ice off their driveway and throwing it into the street.

Carolyn mentioned that there continues to be a problem at the end of Lake Trail West with a broken drain and gravel washing out over the road. The board needs to find out if the drain belongs to the town and check the surveys of the Lukacs and Sumas properties to see what can be done.

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TREASURER: Bobbi C. Coulter [mkltreasurer@gmail.com]

Bobbi e-mailed copies of this month's financials. The monthly reports are posted on the MKL website.

A gift of \$4,000 was given to the board from an anonymous donor to be put into a fund to replace the tables. We will publicize this gift to see if other residents would like to add to it. We have 10 tables and Joyce is looking into the cost for new ones. Thank you to our donor!

Bobbi passed out a proposed operating budget, LCR Budget and 10 year plan. The residents will be asked to approve moving \$100,000 from the Reserve fund to the Operating fund for the overages on installing Well #4. This money was already spent and is in last year's actuals. And spend \$40,000 to replace the tarry patches and maintenance of the roads.

The clubhouse has some rotting windows that need to be replace but because we may not have a final cost prior to the annual meeting that expense will be voted on in the interim meeting when we vote on having life guards at the beach.

There is no request for a dues increase this year but due to rising costs one may be needed in 2020 or 2021.

New business –

Austin asked if we can move meeting from 5:00 to 6:00 to accommodate our working board members. The board agreed to meeting at 5:30 from now on.

Charlie suggested that the board no longer consider any correspondence that come from an anonymous source. Residents can speak to anyone on the board or address the board if there is an issue, they have questions, comments about.

Bobbi Coulter and Tawnya Kabnick are retiring from the board this year. Gail Allyn has agreed to work as your new secretary and Milton Hull has agreed to be the new treasurer.

All e-mails to the community will be send BCC. There seems to have been some hacking and this may help to cut down on the “spoofing”. Tawnya will relate the same information to the Country Club board.

One member asked not to be contacted via e-mail and then was upset when he was not sent the latest update. Please, if you speak to someone who is not receiving calls or emails for whatever reason, let the secretary know so we can correct the lists.

The board would like residents to understand what we do to protect their money.

1. First 3 non-board members review the books every year. They are given guidelines and instructions to check both income and expenses and then are free to look at whatever they wish.

2. Multiple bids are obtained for every large project where possible.

3. The Treasurer publishes every check over \$1000 every month with the monthly account statements which can be found on line.

Rick asked if two signatures are required for checks over \$1000 and there was some discussion about whether banks would accommodate two signatures. The Treasurer provided the following in writing after the meeting to ensure completeness and clarity:

The bylaws call for two (2) signatures on checks over \$1000. Today's banks won't accommodate that; indeed, many checks have no "signature" at all, because they are issued electronically. For the last 7 years, as authorized by Board Resolution, we have been adhering to the following procedures in lieu of that :

- *Annually, the Treasurer provides a list of "approved vendors" for Board approval. These are utilities, insurance companies and vendors who routinely do general operational work for us. The Treasurer is authorized to pay these routine bills.*
- *All invoices over \$1000 require two **approvals**: one must be from the responsible Trustee or other Board officer. This approval can be a signature on the invoice, an accompanying note or an email. The second is the Treasurer's signature on the check (or equivalent). It has been the practice of this Treasurer to withhold her*

approval from any expense that is exceptional and has not been previously discussed by the Board. In such cases, she requires written verification from the President or Board discussion.

- *Each month as part of the published reports, the Treasurer provides a list of all checks over \$1000. This report goes to the Board and is also posted on line for all members to see.*

The meeting was adjourned at: 6:59

Respectfully submitted,

Tawnya Kabnick,

Secretary

tawnya@tawnyakabnick.net

Board meetings are held at 5:30pm in the clubhouse and scheduled for the following dates:

January 8, 2019

Annual Meeting January 13, 2019