

Mt. Kemble Lake Association Board February 4, 2019 Meeting Minutes

Board Members Present: Gail Allyn, Rick Barrett, Bob Edgar, Ken Heiden, Milt Hull, Joyce Murray, Charlie Priscu, Nick Stires

Board Members Absent: Austin Godfrey, Fred Luberto

Residents Present: Carolyn Remmey, Patty Groff, Nancy Witwer

Secretary Gail Allyn opened the meeting at 5:00 pm.

Officer and Committee Reports:

Housekeeping — Joyce Murray:

A Report was presented by Patty Groff and Nancy Witwer of the Table Committee, summarizing the research that the Committee has done to date. They are looking at options to use the anonymous \$4,000 donation to address the problems with the existing tables that are approx. 30 years old. The Board deferred any final decision, but authorized the purchase of one sample 60" round plastic table for evaluation. The Committee also will ask a repairman to come and evaluate what type of repairs he could do to the tables.

Joyce will follow up with Dublin Cleaning Service to get their updated insurance certificate.

Water Report — Rick Barrett:

The enclosure for the new #4 well head is completed. About two weeks ago Rick notified the DEP that the well #4 work is done and submitted all of the paperwork, and he sent another reminder last weekend that we are waiting for the final DEP inspection and testing. Last week Rick was called by the DEP Bureau Chief looking at the information that Rick sent in before Christmas seeking answers from DEP about the use of wells #2 and 3, and she said that she hoped to respond this week. Ken Heiden has been running wells #2, 3 and 4 off-line to keep them operational while we wait for further decisions by DEP.

Charlie Priscu will be convening the Water Committee to look at the long term plans for insuring that we have full viable backups for the water system, once we receive the input from DEP. Charlie and Rick summarized the various issues associated with wells #2 and 3.

John Murray obtained reflective tape that will be installed on the well #4 bollards once they are painted. Charlie has put a container of salt at Pump house #1 to use on the steps.

Clubhouse Maintenance - Bob Edgar:

The portico roof will be finished by Bruce Bowden. George Kuchler installed the light fixture. This afternoon Bob found water on the kitchen floor and the dishwasher had not been drained. Unclear if there is a problem. Rick reported that the steam valve on the radiator in the far corner of the ballroom had been leaking.

Dam Report — Rick Barrett:

DEP biennial inspection will be in spring. Rick will have Backshall cut the weeds on the dam beforehand. Backshall has asked for notice two weeks prior to the inspection. Volunteers have signed up to be trained on the dam valves.

Beaches and Docks - Gail Allyn gave Fred Luberto's Report:

We still have not received written confirmation of the waiver for the floating dock from the State Health Dept. Joan Fitzhugh will try to reach the head person there by phone to follow up on her earlier letter. Board agrees that we should not order the float until the confirmation is received. Once we are able to order it, Fred recommends that we use the float manufacturer he found in NJ who has experience constructing floats to meet the State standards. His committee was unable to locate others with similar qualifications. The Board agreed to use the NJ manufacturer for the new float. Because the approx. \$6,500 cost was not in this year's budget, the Board will need to look for cost savings elsewhere to cover it. At next month's meeting we will decide when to update the community on the timing of any new float installation.

Grounds — Nick Stires:

Nick has looked at the water runoff issues on Primrose reported by some residents, and he spoke to the Town DPW head Tracy Toribio regarding how the Town handles runoff problems on private properties. Tracy also inspected the drain pipes under Bailey's Mill Road and found that they are clear enough for adequate flow, so the Town will not clean them out this year. The Town will reinspect them yearly.

Roads — Ken Heiden

We had several icy weather events and Backshall treated the roads. During the recent snow squall Ken drove around the roads and found the traction to be OK. There was a discussion of a number of concerns that have been raised by residents, including how to address icy areas on the roads, potential impact of road salt on the lake water quality, and people walking in the dark on the roads. Milt will be meeting with Backshall to get an update on his pricing and procedures. A Committee of residents is looking into getting some alternative bids for road plowing services. Residents should be encouraged to wear reflective clothing and to use flashlights when walking in the dark, and to consider using SnowTrax-type traction cleats on their shoes. There was a discussion of the ice in the vicinity of the Kern property, and the new drain grate there.

Treasurer's Report — Milt Hull

A deposit check has been received to reserve rental of the Club house for December 25th. Milt will notify Country Club of the date. Paperwork for State water taxes will be given to Agra to handle. The \$100,00 transfer from LCRF to operating account approved at the Annual Meeting has been completed. The property tax savings amount has been posted to the LCRF. Monthly financials have been provided to the Board.

Old Business: None

New Business: None

Meeting was adjourned 6:20 pm, to be followed by an Executive Session to discuss legal matters.

Respectfully submitted,
Gail Allyn, Secretary
mklsecretary@gmail.com

Next Board Meetings:

March 11 at 5:30 pm
April 8 at 5:30 pm