

**MT. KEMBLE LAKE ASSOCIATION BOARD  
MARCH 11, 2019 MEETING MINUTES**

Board Members Present: Gail Allyn, Rick Barrett, Bob Edgar, Austin Godfrey, Ken Heiden, Fred Luberto, Joyce Murray, Charlie Priscu, Nick Stires

Board Members Absent: Milt Hull

Residents Present: Chris Allyn, Patty Groff

President Austin Godfrey opened the meeting at 5:30 pm.

**Officer and Committee Reports:**

**Water Report** — Charlie Priscu and Rick Barrett:

A significant pipe leak on Lake Trail East was repaired at the President's Day holiday weekend. During the event, well 3 was run temporarily to maintain pressure in the system. A boil water notice for Lake Trail East was in effect until subsequent testing showed the water was satisfactory.

Well 4 as-built drawings submitted to NJDEP had to be revised, and the new drawings will be submitted this week. Upcoming but not yet scheduled is the NJDEP inspection and testing of well 4. It will take the State lab 4-6 weeks for the test results. Additional engineering costs incurred for the well 4 work may run \$5,000-10,000 more than the prior estimate, and will be covered out of operating funds.

There was a conference call with NJDEP to discuss wells 2 and 3. It is NJDEP's position that there never was an operating permit for well 3, so in order to use it going forward, we would need to install modifications to bring it up to code. (Well 3 can be used on a temporary basis if we issue a boil water notice for that use). We are still waiting for NJDEP's response regarding our ability to use well 2 again, now that subsequent testing indicates that the original E. coli result was a false positive.

NJDEP also told us that we will need to do Microscopic Particle Analysis (MPA) testing on any well to be used, to determine if it is under the influence of surface water. (This testing is not required for new well 4.) MPA test samples have to be taken for four quarters, and have to go to a specialized lab, so the testing is expensive. We supplied NJDEP with some documentation regarding MPA testing that we did in 1995 on all the wells.

NJDEP notified us that we might qualify for a NJ Geological Survey pilot study for GWUDI monitoring techniques. There will be a conference call with NJDEP on March 28 to find out more about the pilot study.

**Housekeeping** - Joyce Murray

The Table Subcommittee has been looking at a number of options. Patty Groff reported on an estimate received by the Committee for repairs that could be done to the existing tables, as well as for the replacement of new tops on the existing bases. The repairman recommended using larger plastic slides at the bottom of the bases, rather than casters, and recommended

against increasing the size of the bar table tops. The consensus of the Board was to repair the existing tables rather than purchase new round plastic tables.

Joyce had no other Housekeeping report.

**Clubhouse Maintenance** — Bob Edgar:

A radiator in the corner of the ballroom was leaking, and Ludlow replaced the valve. Because the radiator is not providing adequate heat, further work may be needed.

The mantle has been cleaned, the inside of the front door has been finished, and the tops of the lamp posts were painted.

Two estimates were received for replacing the windows in the ballroom and the basement, of \$33,449 and \$32,063 respectively. This is more than the amount included in this year's budget. Bob recommends phasing the work, and this year replacing just the four large windows on the front wall of the ballroom, and the three large and four small windows on the east end of the ballroom. Windows in the basement would be addressed next year. The new windows in the ballroom would look the same as the existing with the top transom, and the two side panes would open, and the center stationary pane would not.

The Board will schedule a community meeting for Association Members to vote on the window replacement proposal for Thursday, May 16th at 7:00 pm. That meeting will also be used by the Long Range Planning Committee to answer any questions about their report, which will be distributed in April.

**Grounds** — Nick Stires:

There was a tree down by the dog park that has been addressed. Austin reported a dead tree across from the Frigerio property.

**Beaches and Docks** — Fred Luberto:

There was a followup discussion about the new state regulations. The deposit on the new swim raft has been paid, and it is on track for installation around Memorial Day.

A pair of geese have been spotted on the Lake, and will be monitored.

Beach cleanup will be on May 11th.

**Roads** — Ken Heiden:

Several winter storms occurred requiring plowing, and salting for icy conditions. The budget for plowing will be reviewed.

Ken and Milt met with Chris Backshall Sr. and Jr. recently to go over their snowplowing procedures and pricing. That information was provided to the Snowplowing Subcommittee, who also talked with some other contractors to compare their pricing. The Subcommittee was satisfied that Backshall's pricing is competitive and that no change in contractor is needed.

The drain at the Kern property is working better now with the new grates.

After recent storms, fallen tree limbs were removed, including a fallen tree on Lake Trail East that was removed by John Murray.

A large excavation hole on Lake Trail East was filled in after the pipe leak repair. After the pipe leak repair, the controls in the pump house failed, so Ken had to turn the water on manually for two weeks until the transducer was replaced. Over the coming year, Charlie will be looking at improving the control system at pump house 1.

Road cleanup will be on April 13th.

**Treasurer's Report** — Submitted in advance by Milt Hull:

Report was distributed, showing status of various items compared to budget. Expenses will continue to be monitored because some items trending toward over budget. All quarterly dues were paid as of first week of March. Quarterly dues addition to LCRF will be made in March.

**Old Business:** A legal matter was discussed in Executive Session.

**New Business:**

Chris Allyn provided some background information about a proposed 5-bedroom house construction project for a lot behind and uphill from the Bierly property. It looks like there will be a lot of site disturbance during construction, and we are concerned about the potential for silt runoff into the stream that could impact the Lake. The developer already received relief from NJDEP to construct in a wetlands transition zone. The developer is now before the Harding Zoning Board of Adjustment seeking one variance from set back requirements, and five variances from steep slope requirements. The Board authorized Bob Edgar to represent us and raise our concerns at the upcoming site visit on Saturday at 9:00 am, and at the next Zoning Board meeting on March 21 at 7:30 pm.

Meeting was adjourned at 6:45 pm.

Respectfully submitted,  
Gail Allyn, Secretary  
[mklsecretary@gmail.com](mailto:mklsecretary@gmail.com)

**Next Board Meetings:**

April 8 at 5:30 pm  
May 13 at 5:30 pm