

**MT. KEMBLE LAKE ASSOCIATION BOARD
MONTHLY MEETING MINUTES – APRIL 8, 2019**

Board Members Present: Gail Allyn, Rick Barrett, Bob Edgar, Austin Godfrey, Ken Heiden, Milt Hull, Fred Luberto, Joyce Murray

Board Members Absent: Charlie Priscu, Nick Stires

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

Officer and Committee Reports:

Clubhouse Maintenance - Bob Edgar:

Bob reported on the estimates received for the Clubhouse window replacement project. There was a discussion of the various options, and there was a consensus that the low maintenance fiberglass options would be preferable. Bob is going to do some additional research before a final decision is made. A request for approval of funding for the project will be presented at the upcoming Association Members meeting on May 16th.

Covers have been installed on all of the window wells at the front and back of the Clubhouse. Two small windows on either side of the front door have been refinished inside. The inside of the front door was refinished. The back side of the door at the top of the tower stairs was painted, and a small window in the tower was refinished. A new bolt mechanism was installed on the back door into the basement.

Upcoming, the exterior of the tower needs to be cleaned and refinished, as the paint on the stucco is flaking off. The new portico will be painted this week or next, and the timbers will be stained.

Housekeeping - Joyce Murray

Country Club acquired new wicker style furniture for the Clubhouse. It is currently stored inside, but will be placed on the back deck for the summer months.

In order to increase the storage space at the southeast end of the Clubhouse, Joyce investigated eliminating the old piano, which is in poor condition. The Board voted unanimously to get rid of the piano, and Joyce's committee will make the arrangements.

Dublin finished spring cleaning of the Clubhouse carpeting. Party supplies were restocked and are stored in the basement.

Joyce is continuing to work with Patty Groff's Table Subcommittee. Some options are still being considered.

Water System - Rick Barrett

NJDEP is coming April 9 to inspect the piping in pump house 1. Our engineers and consultants will be present. (Note: Subsequent to the Board meeting, the NJDEP inspected pump house 1 and the new well head, and indicated everything is acceptable. All that remains before we can use the new well 4 is the NJDEP taking a water sample for analysis by the State lab.)

Next week there is a conference call with another division of NJDEP to discuss the issue of under the influence of surface water testing of the wells. If we are required to do testing, then only well 1 would be tested at this time.

Rick is still waiting for a response from NJDEP to his letter concerning possible use of well 2, now that testing showed no E coli.

Charlie Priscu will be forming a committee to develop long range plans for the water system.

Ken Heiden has been running wells 2, 3 and 4 off-line once a week while we wait for NJDEP's decisions on various issues.

Ken got pump house 1 ready for the inspection. He also replaced a broken valve on one of the water tanks last week. The tennis water fountain and the vacuum-break for the garden spigot were both re-installed after the winter.

Roads - Ken Heiden:

Roads held up well over the winter. There was a discussion of procedures for addressing residents' reports of icy conditions.

When repairs were done after the water leak on Lake Trail East near the Baumgarten property, it was discovered that there is not adequate road stone under the asphalt in that area. That is one of the areas that is targeted for new asphalt overlay resurfacing coming up. Ken is monitoring other areas that are showing deterioration.

Spring Road Cleanup is this Saturday, and Ken is coordinating with Nick Stires on the work. Ken already did some cleanup at the bottom of Primrose, Lake Trail West and Lake Trail East.

Ken talked to Chris Backshall Jr. about putting down more road stone at the dog park area. Ken also measured the road edge areas that need more stone.

Treasurer's Report - Milt Hull:

Monthly reports were distributed. All but one resident is current on dues payments. LCRF Reserve bank balance \$54,186. Upcoming projects: roads (already approved); clubhouse window replacement (to be voted at upcoming meeting).

Expenses tracked against budget were reported, and highlights noted:

Administration – 15% of budget after 3 months, mostly legal fees, taxes, clubhouse utilities and community charges. The largest budget item is Insurance with some renewals coming this spring.

Beaches and Docks – 28% of budget. This includes \$3250 downpayment on the new swim float (total will be \$6500 which will need to be capitalized).

Grounds – Expenditures begin in the spring.

Clubhouse – 100% of budget; expenditures primarily for Portico.

Roads – 18.5% of budget. 107% of snow budget. Need to watch because of possible snow removal expenses next Nov. and Dec.

Dam – Expenditures will occur over the summer. Budget of \$4500 represents work needed every other year.

Water – 63% of budget. Major expense continues to be new well #4. We have paid \$183,317 (104.5% of our budget of \$175,000).

Lakeshore Dam Loan – First installment for 2019 just paid; ends in 2025.

Milt and Nick plan to meet with Chris Backshall to review pricing and procedures for grounds work for this year.

Beaches & Docks – Fred Luberto:

Contract signed with Solitude. They will be evaluating sources of nitrates in the lake that affect algae growth, and will be doing alum treatments for water clarity. In the past, they treated every other year, but Fred will be discussing whether a better approach would be smaller treatments done every year. Rick asked that Solitude be consulted about plant growth along the shoreline.

The new swim raft is still on schedule for installation around Memorial Day.

There is one pair of nesting geese, and a subcommittee (Nancy Barrett, Kevin Sullivan, Rick Barrett, Feilim Maxwell) have been monitoring the nest and taking steps to prevent eggs from hatching.

Grounds — Report submitted in advance by Nick Stires:

Nick repaired the dog park fence damage, and took down a small dead tree across from Frigerio property a few weeks ago. He is investigating a small metal pipe found in the field adjacent to the Kabnick property. As the trees begin to bloom, he will keep an eye on any potential removals or cleanup.

In the next week, Nick will send out a notice for the garden plot sign-ups. He will be planning a dog park cleanup in the next few weeks.

Spring Cleanup is this Saturday. John Murray already cut back shrubs at the bottom of Lake Trail East to improve Bailey's Mill traffic visibility.

Secretary — Gail Allyn:

By-Laws Subcommittee (Joan Fitzhugh, Susan Godfrey, Dave Denson, Gail Allyn) has met and is working on revisions intended to update the By-Laws and to make them easier to use. Proposed revisions will be presented to the Board and to the community later in the year.

Old Business:

Bob Edgar attended the Town's Zoning Board meeting in March where the construction project for Hunter Drive (uphill of the Bierly property) was presented. He also will attend the next meeting on April 18, when the public will be able to ask questions of the project's engineer.

The Board went into Executive Session temporarily to discuss a legal matter.

New Business:

Looking ahead to next year, Bob pointed out that the Little Dam spillway may need some maintenance work, and Fred mentioned that some docks may need repairs.

Meeting was adjourned at 7:05 pm.

Respectfully submitted,
Gail Allyn, Secretary
mk1secretary@gmail.com

Next Board Meetings:

May 13 at 5:30 pm
June 10 at 5:30 pm