

**MT. KEMBLE LAKE ASSOCIATION BOARD  
MONTHLY MEETING MINUTES – MAY 13, 2019**

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

Board Members Absent: Nick Stires

Others Present: Patty Groff, Wendy Hamilton

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

**Officer and Committee Reports:**

**Water System** - Rick Barrett

NJDEP sampled the water from new well #4 on April 22, 2019. The samples were sent to the State lab, and it can take up to 2 months for results. The well is ready to be put in service as soon as we get the State's permission. Expenses to date on this project are \$182,000.

Charlie Priscu will be convening a committee to address options for wells #2 and #3. Previously we received the State's permission to drill well #3 deeper, and we would need to upgrade the pump house and add 5 minute chlorine contact time to use wells #2 and #3.

**Dam Report** - Rick Barrett

Rick has lined up Chris Backshall to trim back the vegetation on the Dam in preparation for the biennial dam inspection. Once that work is scheduled, Rick will set up a date for the contractor who installed the siphon system to do the inspection.

**Housekeeping** - Joyce Murray

Patty Groff and Wendy Hamilton of the Table Subcommittee attended part of the meeting to discuss the Committee's suggestions for enhancing use of the Clubhouse, with possibly a seating area, portable tables, more interior open space, summer use of the back deck and other ideas. Joyce will follow up with them on options. Previously the Committee obtained information on repairing the existing tables, and the Board voted unanimously to have that work done.

There was a discussion of how to increase coordination between Country Club and the Association, and communications with the community.

There is a private Clubhouse rental on June 15.

**Clubhouse Maintenance** - Bob Edgar:

Bob got some additional estimates for the Clubhouse window replacement project, and presented a comparison of them. A request for approval of funding for the project will be presented at the upcoming Association Special Meeting on May 16th.

Someone broke a window on the basement back door, which is the one with the new bolt mechanism to keep out intruders. The window has been temporarily covered up.

**Beaches & Docks** — Fred Luberto:

We had a successful beach cleanup with a lot of volunteers turning out for it. There was a discussion of whether we might need some new sand, or could have Backshall scoop some back up from the water.

The Town and County Health Dept. representatives inspected the beach today, and we were cleared to open the beach for the summer. They still want to inspect the new float when it is installed. (Fred has not received an update yet on the installation date).

During the beach cleanup some problems were noted at the “fishing hole” area at the north end of the lake: large stones on the fire lane, a dead tree lying close to the dock, the condition of the dock. Fred will be following up.

There is a new Porta Potty at the main beach that was required by the Health Dept. regulations. Bruce Bowden is going to make a 4x4 platform to provide a level surface for it.

The lake will receive an alum treatment soon.

Beach badges have been distributed for the summer.

**Treasurer’s Report** - Milt Hull:

Our insurance agent suggested periodically getting an updated appraisal of structure replacement costs for insurance purposes, and Milt will obtain estimates for having such an appraisal done.

Cost estimates will be obtained from Backshall to do more of the Fall and Spring cleanup work, because of increasing difficulty getting volunteer turn-out for road/grounds cleanups.

There was followup discussion of runoff and icing issues, and procedures for next winter.

The property at 36 Primrose has been sold, and the new owner is a builder.

The Country Club has paid its annual \$800 rent to Association per the By-Laws.

We still need one more volunteer for the annual Financial Review Committee. Clay Bogusky and Kevin Sullivan have already volunteered.

**Roads** - Ken Heiden:

Spring cleanup was held on May 15th, and there were about 30 volunteers. Work was done at the Clubhouse, along the roads, the fire lanes, the garden area, the drains and other areas. Ken sent a thank you to all who participated.

Backshall already put down more stone at the entrance to the leaf disposal area by the garden, and Ken will show him this week other road shoulder areas that need more stone to protect the road edges.

The Board approved a proposal from Guerriero Paving to install asphalt paving over the tarry areas of our roads. This proposal was for less than the \$40,000 approved at the annual meeting. Additional paving and improvements to LTE and Trails End were also approved. This work could begin in early June.

**Grounds** — Report submitted in advance by Nick Stires:

Nick has marked some trees for evaluation/removal with orange ribbon, and will continue to do so as trees bloom.

The current garden plot layout was sent out to gardeners. Residents will be notified that there are garden plots available, and should contact Nick if they want a plot.

Charlie Priscu coordinated the tennis court set up at the end of April. Charlie noted that there were not enough people interested in having a tennis club, so there will be none this year.

**Secretary** — Gail Allyn:

By-Laws Subcommittee is continuing to work.

**Old Business:**

The upstream construction project on Hunter Drive is still pending for variance approvals before the Harding Board of Adjustment. At the next hearing on May 16 more testimony will be presented by the applicant, and the public will be able to ask questions of the project's engineer. Bob Edgar will attend to voice our concerns about environmental disturbance and the potential for runoff to the lake. A resident on Glen Alpin is also raising objections to the variance requests.

**New Business:**

There was a discussion of items for the combined Special Meeting and Inform Meeting on May 16th.

Meeting was adjourned at 7:30 pm.

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

**Next Board Meetings:**

Special Meeting May 16 at 7:00 pm  
June 10 at 5:30 pm  
July 8 at 5:30 pm