

**MT. KEMBLE LAKE ASSOCIATION  
SPECIAL MEETING MINUTES – MAY 16, 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

President Austin Godfrey opened the meeting at 7:05 pm.

Secretary Gail Allyn reported that a Quorum of Members was present in person or by proxy.

Clubhouse Maintenance Chair Bob Edgar summarized the proposed Clubhouse window replacement project, that had been described in the meeting notice. The large windows in the ballroom on the main level of the Clubhouse are Anderson casements, with overhead transoms. The sashes were replaced in 1986, however, the frames and single pane transoms are original from 1938. The windows in the basement are also original. Current problems include some broken seals, cracked glass, rotten frames, a detached hinge, and windows that cannot be opened. The Board concluded that the best replacement option would be fiberglass windows. Bob had obtained seven estimates for the work. The estimates using the preferred types of windows for both the main floor and basement ranged from approx. \$32,000 to \$49,000. Estimates for just the main floor ranged from \$23,276 to \$42,150. The plan is to replace all of the windows in the main floor ballroom this year. If the approved funding cannot cover the basement window replacement as well, then it would be deferred to next year.

After a short question and answer period, President Austin Godfrey called for a vote to approve release of \$30,000 from the Large Capital Expenditure Reserve Fund to be used for replacement of the described windows.

The vote was taken by written ballots, and the proposal was approved by a vote of 92 in favor and 24 against.

Meeting was adjourned at 7:20 pm (to be followed by an Inform Meeting).

Respectfully submitted,  
Gail Allyn, Secretary  
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