

**MT. KEMBLE LAKE ASSOCIATION BOARD
MEETING MINUTES – JUNE 10, 2019**

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

Board Members Absent: Fred Luberto, Charlie Priscu

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

Officer and Committee Reports:

Roads - Ken Heiden:

Guerriero Paving is tentatively scheduled to start next week on the road paving work, subject to weather. When Ken has more scheduling information, he will notify residents by robocall.

Ken is waiting for an estimate from Backshall on addressing other road shoulder areas with more stone to protect the road edges.

Recent heavy rain storms caused some gravel wash out on the northern end of Alpine that Ken cleaned up.

Ken and Nick will get estimates for possible work on the southern end of Alpine to address run off.

The schedule for the summer Road Patrol volunteers will go out shortly.

The water spigot at the garden has been fixed and is working.

Grounds — Nick Stires:

The Garden is up and running for the summer.

Nick continues to proactively address the ash trees on Lakeshore property. He is regularly inspecting the trees on Lakeshore lots, consulting with Action Tree service who evaluates their health and condition, and mapping ash trees that are dying or dead. Those identified for removal are marked with orange ribbons. Last year we took down approx. 30 trees, in addition to various post-storm cleanup and trimming work, at a cost of approx. \$17,467. This year we already contracted to remove 11 more ash trees, and anticipate more will be needed by year end. There is \$30,000 included in the approved budget for that work.

House - Joyce Murray

Joyce met with Wendy Hamilton/Country Club, and they decided to get outdoor bins for the cushions on the new deck furniture. Bob Edgar acquired the two bins.

Bob also acquired two end tables for the front foyer from Restore.

There is private club rental on Friday for a graduation.

Water System - Rick Barrett

We are still waiting for some results from the State's water testing from new well #4, part of the final State approval process.

Once well #4 is approved, a committee will be convened to look at long range plans for wells #2 and #3. Ken continues to run the wells off-line to keep them operational.

We plan to install a circulation pump in the water tanks.

There was a discussion about scheduling a VSA thank-you dinner.

Clubhouse Maintenance - Bob Edgar:

Nothing new to report.

Beaches & Docks — Update Report previously distributed to community by Fred Luberto:

Beach passed town health dept. inspection, new swim float is installed, and beach is open. Required PortaJohn has been installed. Lake has been treated for algae and weeds.

Thanks to all of the volunteers who turned out for a successful annual beach clean up.

Fred reminded residents to label their boats and to register them with him, and to store boats at least 10 ft. away from the shoreline. There are still some unlabeled/unregistered boats at the beach.

There have been reports of non-residents using the lake, using residents' boats, and fishing without proper permission, sometimes claiming to be someone's guest without that resident's knowledge. There was even a report of a person trying to launch their own boat, which can introduce invasive species into the lake. Remember that residents may provide a badge **temporarily** to a guest to use the lake, but the guest must display the badge, and should return the badge to the resident when done that day. No guest is allowed to launch their own boat in the lake. Residents are responsible for their guests' compliance with these rules, so please be aware of your guests' activities. Also we should all cooperate to prevent unauthorized use, by wearing our badges at the beach and by questioning, in a nice way, any unfamiliar faces who do not have badges.

Treasurer's Report - Milt Hull:

Monthly financial reports were provided. Dues payments are current, except for one. After five months, expenditures are somewhat above budget, so we need to watch expenditures in the second half of the year. Further evaluation will be done after the July dues collection, to see if a dues increase may be warranted for next year.

The annual financial review by a residents' committee is upcoming.

Milt is getting an estimate to have an updated appraisal of property replacement costs for insurance purposes, as recommended by our insurance agent.

We will be getting some 3-year averages and other cleanup estimates from Backshall for planning purposes.

Old Business:

Bob Edgar reported on the upstream construction project on Hunter Drive that is still pending for variance approvals that was discussed at the last Harding Board of Adjustment meeting. Additional testimony is scheduled for the next Board meeting on June 20th.

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

Meeting was adjourned at 6:40 pm.

Respectfully submitted,

Gail Allyn, Secretary
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Next Board Meetings:

July 8 at 5:30 pm

No August Meeting

September 9 at 5:30 pm