

**MT. KEMBLE LAKE ASSOCIATION BOARD
MEETING MINUTES – JULY 8, 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

Also Present: David Dietz, Susan Godfrey

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

Officer and Committee Reports:

House - Joyce Murray:

The Health Dept. inspection of the Clubhouse was done. Two items were addressed — the choking risks sign was moved to wall above coffee station; new covered waste basket provided in ladies' room.

Joyce reminded everyone that the notebook with all of the important papers for the Clubhouse is kept on the counter in the kitchen. She has written up the procedures for the Health Dept. inspections.

On Wednesday the old piano will be removed from the Clubhouse.

Grounds — Nick Stires provided a report in advance:

Hedges adjacent to Clubhouse were trimmed to allow access for upcoming window installation.

Swale adjacent to Lake Trail East/Alpine intersection was cleared and graded to address run-off. There was a discussion about the run-off problems and options for this area, and David Dietz provided comments and suggestions.

Backshall trimmed several areas: sight lines on bottom Lake Trail East; around dam; between breeder pond and lake. He will return to trim boat launch area after two bee hives are removed. Backshall has been asked for spring/fall cleanup estimates, and past cleanup averages, for budgeting purposes.

Action Tree is scheduled for more tree removal work this week.

Clubhouse Maintenance - Bob Edgar:

The window contractor came out to do final measurements. They will replace the upstairs windows and four small windows in the basement. Because of budgeting and cash flow, the work will be scheduled for October. The other basement windows will be deferred to next year.

Estimate received from Associated Fire for work on fire alarms and system. There was a discussion about options, and some additional information will be obtained. The Board authorized the work to be done.

Beaches & Docks - Fred Luberto:

Fred got estimates from Custom Docks to replace the dock at the west side "fishing hole." This item will be deferred to next year because of budgeting.

Water System - Rick Barrett & Charlie Priscu:

Operating Permit package received from the State DEP today. Rick will confirm with State that we can now put new well #4 online. Community will be notified when it's switched on.

Our contractor will be coming end of week to check the new well controller, which recently malfunctioned.

Cooper Electric inspected pump house generator, and the sump heater needs to be replaced (approx. \$400).

Ken continues to run wells 2, 3 and 4 weekly off-line to maintain operability.

A new lock was installed on pump house 1, and both houses use the same key.

Dam - Rick Barrett:

Foliage on the dam has been cut back.

Bi-annual inspection required this year will be done in October (cost approx. \$4,500).

Roads - Ken Heiden:

Road Patrol schedule distributed, and patrolling started June 23rd.

Paving work to address tar areas and other issues started on June 17th. Approx. 1,400 ft. of paving was done in various areas. In response to some resident requests, additional items were added including work at drain area at end of Lake Trail West, and road and curb areas along lower end of Primrose. Total for all work was \$44,680.

Low areas in front of garden where water collects will be addressed.

No Trespassing sign was re-installed at dam entrance.

Treasurer's Report - Milt Hull:

Monthly financial report was previously distributed to Board. Operating account balance is \$104,871, and LCRF account balance is \$36,038. Accounts receivables are current except for some small late fees owed. At end of first 6 months of the year, expenses are at 68% of annual budget (vs. target 50%), so expenses for second half of year will be closely watched, and evaluated for possible need for dues increase.

Milt is assembling requested info. about our contractors' insurance coverage to provide to our insurance company.

He is working with our insurance agent to evaluate our property and umbrella insurance coverages.

A meeting will be scheduled later this month with the volunteer committee to review the financial records.

New Business:

Bob noted that the playground equipment needs some attention, and Ken will take a look at it.

Bob suggested moving the East side float out a little more, and Fred will look at it.

Bob noted that the vines at the beach parking lot banking need to be cut back. Fred noted there is a tree by the west side “fishing hole” in the water. Gail will note these items to Nick.

Two issues were noted about individual residents, and Gail will contact them with reminders about Lakeshore property.

David Dietz provided some observations about his work on the Long Range Planning Committee. These included residents’ interest in long range planning for the water company, use of input from professionals, and opportunities for community volunteer involvement. The Board noted its existing plans to form a committee to evaluate the water system as a whole, and especially future plans for wells 2 and 3. A notice will be sent out in the near future asking for volunteers to serve on the committee. The Board will continue to work on enhancing communications and involving residents in activities.

Meeting was adjourned at 6:40 pm. The Board went into Executive Session to discuss a legal matter.

Respectfully submitted,

Gail Allyn, Secretary
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Next Board Meetings:

No Meeting In August
September 9 at 5:30 pm
October 14 at 5:30 pm