

**MT. KEMBLE LAKE ASSOCIATION BOARD  
MEETING MINUTES – SEPTEMBER 9, 2019**

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

Board Members Absent: Fred Luberto

Also Present: Clay Bogusky

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

**Officer and Committee Reports:**

**House** - Joyce Murray:

Resident Katherine Stanley has inquired about renting the clubhouse for a family event on January 6th and was advised of procedures. She also asked about using the beach for a party next weekend and was advised to notify Fred Luberto.

Club house will be professionally cleaned this week.

John Murray will be working with Barbara Coe to produce the community newsletters. Any news to be included in the next issue should be provided to them.

**Clubhouse Maintenance** - Bob Edgar:

The windows replacement work is scheduled for the last week of September.

Rubinetti has not picked up clubhouse trash since Labor Day party despite Bob having put signs out for a pickup, and animals are getting into it. Joyce will contact Rubinetti.

Bob noted that flag pole should be painted next year, and weeding is needed in front of clubhouse. The area by the garden is getting full of branches and Backshall has been asked to clean it out during fall cleanup.

**Grounds** – Nick Stires:

About a dozen more dead ash trees have been removed. Seven more have been tagged for removal in the next round. Only totally dead ash trees are being tagged, not any that still have growth on them. Nick estimates that removals will continue for two more years.

A cleanup at the dog park was done.

**Roads** - Ken Heiden:

Trimming and cleanup work has continued, and runoff areas have been monitored.

New road signs were installed in several areas.

Fall Road Cleanup is scheduled for **Saturday, November 23.**

Chip and seal for roads is now on a 5 year cycle (last time done 2016). Some cracks are developing in a few places and will be spot tarred.

**Water System** - Rick Barrett & Charlie Priscu:

Ken reported on VSAs. Circulation pump in central water tank was put on a timer and is working well. Eventually want to put circulation pumps in the other two tanks. Need to reestablish float control in the tanks.

There was a discussion about ongoing testing of new well 4. Agra is collecting data for a one-year average on arsenic levels. Highland is going to hyper-chlorinate new well 4 and its related piping for coliform.

For annual budgeting process, quotes will be obtained for potential automated chlorine monitoring system, potential arsenic treatment system, and circulating pumps for other tanks.

Charlie has looked at water tanks and recommends spot painting them next year due to some rust areas. More extensive painting will be evaluated in future years.

**Treasurer's Report** - Milt Hull:

There was a discussion of current property insurance appraisal and coverage for assets. Charlie will follow up on information about water tanks. No further appraisal was deemed necessary at this time.

Annual financial review by committee is underway per the By-Laws.

There was a discussion of budget, expenditures, reserves and long range budget planning, in preparation for year end and upcoming annual meeting. Possible need for dues increase is being evaluated. Additional estimates for various future projects will be obtained for budgeting purposes.

**Secretary's Report** - Gail Allyn

Notice distributed regarding nominating process for upcoming election, and Lori Denson is chairing the Nominating Committee.

Because it has not been done for some time, Board agreed that copies of By-Laws and Rules & Regulations should be distributed to all members. (Materials will be copied, assembled, and distributed in October).

Gail will contact Country Club chair Wendy Hamilton about scheduling a meeting for new residents, to orient them to MKL organization and history.

**Beaches & Docks** - (Fred Luberto absent):

Gail noted that a number of residents have reported incidents at the beach this summer of outsiders using the lake, who have not appeared to be legitimate guests (either because no badges, or not properly identifying themselves or their host, and no host resident being present). She recommended evaluating the By-Laws and Rules & Regs provisions regarding guests and use of badges before next summer to see if they need to be tightened up.

**Old Business:**

Lori Denson of the Long Range Planning, with the help of John Murray, produced a list of priorities identified from the community survey, ranked by level of interest, that was distributed to Board members for consideration in future project planning.

**New Business:**

Clay Bogusky, on behalf of the Country Club, reported that the Country Club is considering replacing the old ice maker, that will be removed, with a wine refrigerator. Per the By-Laws, such a purchase would be made by the Association Clubhouse Committee at the recommendation of the Country Club.

Clay commented on the rodent situation that had been reported to the town health dept. He also commented that the Board should address situations where residents are not maintaining their property. There was discussion of some of the problems that would be involved with enforcement and it was suggested that he propose any changes to Rules & Regs that might address such situations for consideration by the Board.

Meeting was adjourned at 6:50 pm.

Respectfully submitted,

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

**Next Board Meetings:**

October 14 at 5:30 pm  
November 11 at 5:30 pm  
December 9 at 5:30 pm