

**MT. KEMBLE LAKE ASSOCIATION BOARD
MEETING MINUTES – NOVEMBER 11, 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: Wendy Hamilton on behalf of Country Club (part of meeting); and David Dietz

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

Prior to the Committee Reports, Wendy Hamilton reported on behalf of the **Country Club**:

The drinks cooler at the Bar is not working and needs to be replaced. Wendy and Bob have been researching replacement options, and Bob reported that the preferred option costs approx. \$2,900. Wendy reported that the Country Club can contribute at least \$1,000 toward the purchase. The Board voted to approve the purchase, and Bob will proceed with the arrangements.

Wendy inquired about getting the Clubhouse sound system working, and was referred to Bruce Skolnick who installed the system.

Wendy reported that the Holiday Open House will be held on Saturday, Dec. 14 at 4:00 pm, but advised that the Country Club needs help on the party. Joyce will help to pull together a committee to work on the party.

Wendy reported that there will not be a New Year's Eve party this year. There are three Clubhouse private rentals in December: Dec. 22, 25 and 28. Gail suggested that in the future, private rentals should be avoided during the last week of December that might interfere with preparations for a New Year's Eve party.

Officer and Committee Reports:

Housekeeping - Joyce:

A resident wants to borrow some items from the Clubhouse for a family holiday dinner. There was a discussion about our past practice in allowing such infrequent requests. The Board agreed that the Housekeeping chair can continue to allow such borrowing, within reason, but that the resident should provide an acknowledgment that the resident will be responsible to replace or pay for any damaged items.

The Clubhouse tables are scheduled to be repaired between Thanksgiving and Christmas.

Clubhouse Maintenance - Bob Edgar:

In response to a request for volunteers to help on some painting and other maintenance projects at the Clubhouse, 12 residents volunteered. Diane Bonar has painted the lamp post, and Karen Morrison sanded and primed a railing. More work will be done in the future.

Associated Fire did the annual inspection. Two smoke detectors and two heat sensors are not working and Bob is following up to address them.

We passed the annual State fire inspection.

Grounds — Nick Stires:

A tree fell across Lake Trail West and was removed. The brush along the Dam was cut down by Backshall.

Bob noted that there is a leaning tree on the Lakeshore lot across from the Witwer property, and Nick will look at it.

Water — Charlie Priscu and Rick Barrett:

Testing of water from well 4 has shown arsenic levels below federal limits, but just above state limits, so the State wants to see one year's worth of quarterly data, running to July 2020, before determining if any treatment is needed.

For budgeting purposes, two companies recommended by Agra have been asked for proposals for potential systems that would filter for arsenic, in the event that treatment is required in the future. There was a discussion about possible locations and other aspects of such a potential treatment system. The Water Committee will continue to follow up on these issues.

Treasurer's Report - Milt Hull:

Financial reports had been distributed for the meeting. Operating account is at \$116,844, and LCRF is at \$27,214. Expenses at end of year will be over budget.

There was a discussion about long range financial projections, possible future costs for the water system, and the likely need for a dues increase, to be presented and discussed at the annual meeting.

Roads - Ken Heiden:

Fall Road Cleanup is scheduled for Saturday, Nov. 23, with a rain date of Sunday, Nov. 24. Residents have already been staging piles of leaves along the roads.

The Town provided barricades for the Halloween road closing, which went well.

Ken is checking road shoulders that need grading for drainage.

VSA program is running well.

The spigot at the tennis court froze and broke, and has been fixed.

Joyce reported that at the Board's request, she and John Murray met with Chris Backshall, Jr. to discuss specifications and cost for additional road clean-up services for the annual Fall road clean up, to substitute for volunteer-based cleanup. Backshall will provide a written proposal, and the topic will be addressed at the annual meeting.

Dam - Rick Barrett:

The state-mandated Dam inspection was done last week, including operation of the siphon system, and went well. A report will be forthcoming.

Next Sunday, Rick and John Murray will be doing training on the siphon system. Board members and others are invited to attend.

Beaches & Docks - Gail read report provided by Fred Luberto:

The yellow swim line was removed and put up on the swim float to deter geese. Goose fencing will be put up along the beach.

Adirondack chairs have been stored at the Clubhouse. One chair was cracked and needs to be replaced next year.

Fred thanks all of the residents who responded to his request to store their boats properly at the beach for winter.

Old Business:

Joyce and Austin met with Lori Denson of the Long Range Survey Committee, and charts have been prepared showing the committee responsibility for, and status of, various items on the survey. The Board will meet on Monday, Nov. 18 at 5:30 pm to discuss the items in more detail.

New Business:

David Dietz, and another resident after the meeting, reported that contractors for neighboring property owner Petillo have been staging trucks and a dumpster without permission on Lake property at the end of Lake Trail East while replacing the Petillo's fence. Subsequent to the meeting, Austin told the contractors that they did not have permission, and the trucks were removed.

Meeting was adjourned at 7:10 pm.

Respectfully submitted,

Gail Allyn, Secretary
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Next Board Meetings:

Monday, December 9 at 5:30 pm
Tuesday, January 7 at 5:30 pm (tentative date)