

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

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

Also Present: Rebecca Dwyer, Karen Sabol, Colleen Roberts (part of meeting); Kara Stires on behalf of Country Club (part of meeting)

President Austin Godfrey opened the meeting at 7:30 pm.

Austin welcomed the new members elected to the Board for 2020 - Rebecca Dwyer, Karen Sabol, and Colleen Roberts (arrived later).

The date for the Annual Meeting will be Friday, January 24 at 7:00 pm. (There may be a TGIF at 6:00 pm – more information to follow).

There was a brief discussion of some update materials that Gail is preparing to be distributed to the community this month in advance of the Annual Meeting.

John Murray will be producing a community newsletter early in January, and has requested any news items for it be submitted to him by the end of the month.

**Kara Stires for the Country Club:**

The new drinks cooler was installed at the Bar this morning. The unit has sliding glass doors in the front and is loaded from the front. It will be used for beer, wine and soft drinks. The Country Club had donated \$1,500 toward the purchase, with the balance of approx. \$2,000 coming from the Association. Bob Edgar will be installing a lock for it.

The Holiday Party will be held Saturday, Dec. 14 at 4:00 pm at the Clubhouse. Notice of it has been distributed to the community.

The Fire Department's Santa visit to the Clubhouse was yesterday, and was well attended by residents and their children.

**Officer and Committee Reports:**

**Housekeeping - Joyce:**

Joyce noted that there are three private Clubhouse rentals coming up on December 22, 25 and 28. A private rental has been requested for January 3 (Kielty) for a family party, and **September 26, 2020** (Manz) for a wedding, and both were approved by Board vote.

The procedures for private Clubhouse rentals were reviewed, to make sure that everyone involved on both Country Club and Association applies them consistently. Scheduling of community events always takes priority over private rental requests. The date of any proposed private rental should be checked with both the Country Club and the Association. Information about the proposed rental (name of requesting resident, purpose of rental, number of attendees, etc.) has to be presented to the Association Board to make sure that it fits within rental guidelines. The Association Board votes on approval. Paperwork is submitted to the Association Treasurer, who makes sure that deposit, insurance certificate and rental fee are submitted. Association Housekeeper goes over Clubhouse requirements with renter, and checks on status of the Clubhouse after the event.

The date for repair of the Clubhouse tables is set for January 9.

Dick and Cindy Manz decorated the pine tree in the front of the Clubhouse for the holidays, with new lights and a timer donated by John Murray. The tree was planted in memory of Cindy's parents, long-time residents Bud and Norma May, and Dick and Cindy will continue decorating the tree in the future. The lights and timer will be stored in the Clubhouse basement.

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

Financial reports had been distributed for the meeting. As of Nov. 30, Operating account is at \$121,163, and LCRF is at \$37,893. 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. There have been no dues increases since the last increases in 2007 and 2010.

**Water — Charlie Priscu and Rick Barrett:**

Various anticipated costs, both short term and long range, were discussed for purposes of preparing the budget for the Annual Meeting. These include a possible treatment system for well no. 4 if the State determines after one year's worth of sampling data is collected that treatment is needed for arsenic, which has been below federal limits but slightly above state limits in recent sampling. Potential costs also include upgrades to well no. 3 to become a backup well, which can be done under a permit that expires in July 2023.

Ken reported that the VSA monitoring is going fine. Water usage is down. All three valves on the water tanks were wrapped with heating cables insulated.

**Clubhouse Maintenance - Bob Edgar:**

When Associated Fire did Clubhouse inspection, three heat detectors were not working. Bob received estimates of \$3,950 to \$5,287 for replacing the system with wired or wireless systems. Bob will follow up to determine the best option from a maintenance standpoint.

There was a discussion of other items that need to be done, such as interior trim painting and flagpole painting, and items to be included in the budget for discussion at the Annual Meeting.

**Beaches & Docks - Fred Luberto:**

The main item for next year's budget is refurbishing the dock at the Fishin' Hole at the north end of the lake.

**Roads - Ken Heiden:**

Roads generally are chip-sealed on a 4-year cycle, but they are holding up well and we will extend another year and do it in 2021. Backshall is to do some shoulder and stoning work.

Fall Road Cleanup was held Nov. 23, with 34 residents signing in. Others did clean up work on their own on other days. Ken thanked everyone who participated. Backshall's crews did extra work along the road edges. Ken is following up with a resident regarding minor damage caused by Backshall's equipment.

During last week's snow storm, Backshall came back several times during and after the storm to plow. There was a discussion about Backshall's procedures and resident reports of areas that may require extra attention.

**Grounds** — Nick Stires:

Nick got an update from New Jersey DEP about the progress of the ash tree decline in the state, and was told to expect trees to continue dying. We took down about 40 dead ash trees this year, and Nick estimates that we will have about the same number this coming year, which will be included in the budget.

We have an estimate from Backshall of \$1,500 to \$2,000 for taking over the clean up services done in the past by resident volunteers during the annual Spring clean-up. The Board voted to include money in the budget to retain Backshall to perform the Spring and Fall clean-ups on a trial basis. This will be discussed at the Annual Meeting.

**Dam** - Rick Barrett:

The biannual inspection was done but no report has been received yet. Backshall had trimmed back brush on the dam, and made a minor concrete repair on the spillway.

A training session on the siphon system was done last month with several residents. Another training session will be done in the spring.

After the recent rain storm Bob noticed that the level of the lake was high, and raked out a pile of leaves that was blocking up the spillway.

Meeting was adjourned at 9:00 pm. The 2020 Board members then held a working session to discuss reorganization of the Board for the coming year.

Respectfully submitted,

Gail Allyn, Secretary  
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**Next Board Meetings:**

Monday, January 20 at 5:30 pm (this is a new date; no meeting January 7)  
Annual Meeting, Friday, January 24 at 7:00 pm  
No meeting in February  
Monday, March 16 at 6:00 pm