

**MT. KEMBLE LAKE ASSOCIATION BOARD
MEETING MINUTES – JANUARY 20, 2020**

Board Members Present: Gail Allyn, Rick Barrett, Rebecca Dwyer, Bob Edgar, Ken Heiden, Milt Hull, Fred Luberto, Charlie Priscu, Karen Sabol, Colleen Roberts

President Bob Edgar opened the meeting at 5:30 pm.

Officer and Committee Reports:

Housekeeping - Rebecca:

Rebecca met with outgoing Chair Joyce Murray to go over procedures.

Bob noted that there is still a problem with getting Rubinetti to pick up the Clubhouse trash, despite the sign that Bob puts up at the end of the driveway. Rubinetti is supposed to pick up when needed on the usual schedule of Monday and Thursday for trash, and Wednesday for recyclables. Rebecca will call Rubinetti to discuss those arrangements.

The Board voted to approve two requests for Clubhouse rentals: April 4 - McAleney (niece bridal shower); December 25 - Neigel-White (family party).

Beaches & Docks - Fred Luberto:

Fred ordered a new fence for the beach (to prevent geese) to replace the deteriorated one. He will ask for volunteers for the goose patrol at the Annual Meeting.

Colleen noted that the railroad tie wall at the beach looks like it may be leaning forward, and Fred will check it.

There was a discussion of what would be required if residents wanted to explore reinstallation of a diving board. Although the State probably would allow us to have one, we would need to do extensive dredging to deepen the area around it, and there are liability/insurance issues to consider.

A loose kayak was found at the beach, and another one at the “fishin’ hole.”

Roads - Ken Heiden:

Backshall came two days last week and graded portions of Lake Trail East and Alpine. He put down stone along various roadways and compacted it to address gullies and areas impacted by drainage. The road to the dog park will need more work in the spring. Ken will continue to monitor those areas after rain events.

We had significant snow expenses in December. Roads were salted ahead, and were well plowed several times during this past weekend’s storm. Roads are showing freeze - thaw damage in areas, so if there are funds available later this year, we should consider doing chip and seal.

Ken installed a new post and repainted sign on Primrose near the garden. He also put up some reflectors along Lake Trail West. He made a repair to damage that occurred to a resident’s Belgian block during road cleanup.

VSA schedule for 2020 was distributed. Ken fixed a step at pump house 1 with cement. He continues to run pumps for wells 2 and 3 off-line.

Grounds — Colleen Roberts:

Colleen met with outgoing Chair Nick Stires to go over procedures.

Colleen had Action Tree address a downed tree on Primrose. A falling branch from a tree on Trails End caused a power outage to a resident, and Colleen notified JCP&L to see if they will take down the tree.

Colleen also toured the community with Action Tree and has a prioritized list of trees on community property that need to be addressed. This includes two trees overhanging Alpine, and a big tree in the back of the Clubhouse. There is a dead ash tree that fell into the Breeder Pond, and two smaller trees that fell into the Lake, that need to be removed.

Colleen will be sending out a notice for garden plot sign-ups. She may organize a committee to take care of weeds on any empty plots.

Charlie noted that he or another resident take care of arrangements for tennis court maintenance.

Water — Charlie Priscu:

Our consultant Agra is continuing to conduct various tests related to the water supplied by well 4 to determine why arsenic has been detected (which is consistently below federal standards but in some cases slightly above state standards). The State reviews our data, but we don't anticipate any decision from the State about whether treatment is required until the summer or later.

Clubhouse Maintenance - Karen Sabol:

Replacement of the windows in the basement is deferred for now.

Treasurer's Report - Milt Hull:

Review Committee (Kevin Sullivan, Clay Bogusky, Gil Fitzhugh) completed the annual review of books and records.

Annual paperwork needs to be completed by officers for our bank accounts.

Financial presentation for Annual Meeting was distributed to members. There was a discussion about the proposed \$400 dues increase, and the May-June timing of a special meeting to present it.

Secretary's Report - Gail Allyn

Gail attended the recent Country Club Board meeting as a liaison from Association. Country Club is planning on distributing welcome bags to some new residents, and Gail will provide copies of the By-Laws and Rules & Regs for them. Gail will be working on scheduling an orientation meeting for the new residents. She will be meeting with Wendy Hamilton and Barbara Coe to discuss the various community affairs activities and continuing liaison between the Boards.

There was a discussion about snow day reminders to be included in the upcoming community newsletter.

Meeting was adjourned at 6:55 pm.

Respectfully submitted,

Gail Allyn, Secretary
mklsecretary@gmail.com

Next Board Meetings (any date changes will be shown on website calendar; contact Secretary if any questions):

For the next few months, Board meetings will be targeted for the 3rd Monday of the month at 6:00 pm.

No meeting in February
Monday, March 16 at 6:00 pm
Monday, April 20 at 6:00 pm