

**MT. KEMBLE LAKE ASSOCIATION
ANNUAL MEETING MINUTES -- JANUARY 24, 2020**

The Annual Meeting for all Members of the Mt. Kemble Lake Association was held at the MKL Clubhouse on Saturday, January 24, 2020.

Board Members present: Gail Allyn, Rick Barrett, Rebecca Dwyer, Bob Edgar, Milt Hull, Ken Heiden, Fred Luberto, Joyce Murray (outgoing), Charlie Priscu, Colleen Roberts, Karen Sabol, Nick Stires (outgoing)

The meeting was called to order by President Bob Edgar at 7:20 pm, following adjournment of the Lakeshore Company Annual Meeting.

Roll call had been called, and a quorum of Members was present.

A Motion to approve the 2019 Minutes was approved.

New Members were welcomed to the community: Debra Aciri; Rebecca Dwyer and Matt McMorrow; Katie and Jerome Stanley; and Laura Landy and Robert Gorman. Also new renters were announced: Karen and Eric Helstrom; Randy Stoddard; and Tina Olesan and Hans Lilja.

A moment of silence was taken for recently deceased former residents: Phil Serpe; John Pedersen; Paula Davidson; Marilyn Dupré; Charles Heiden, and Roberta Heiden Jones.

Results of the recent election for the Association Board were announced: re-elected were Fred Luberto and Charlie Priscu; newly elected were Rebecca Dwyer, Colleen Roberts and Karen Sabol.

Bob thanked the outgoing Board members for their years of service: outgoing President Austin Godfrey; outgoing Housekeeping Chair Joyce Murray; and outgoing Grounds Chair Nick Stires.

Board Officers and Committee Chairs for 2020 were announced:

President - Bob Edgar	Clubhouse Housekeeping - Rebecca Dwyer
Treasurer - Milt Hull	Grounds - Colleen Roberts
Secretary - Gail Allyn	Roads – Ken Heiden
Beaches & Docks - Fred Luberto	Water System - Charlie Priscu
Clubhouse Maintenance - Karen Sabol	Dam & Water System - Rick Barrett

COMMITTEE CHAIR REPORTS:

Beaches & Docks Report by Fred Luberto:

January – February: Continued to oversee goose visitations. Occasional Canada Geese and Mergansers, but no one overstaying their welcome. Met with Beaches and Docks committee regarding lifeguards, swim float, badges, and Porta John. Joan Fitzhugh spearheaded the lifeguard issue assisted by Nancy Witwer, Ro Bowden, and Newton White. Bill Haynesworth, assisted by Ro, planned for the beach badge order and distribution. Mary Luberto and Joan Fitzhugh worked on quotes for the Porta John. The state ruled that we would not require lifeguards thanks to Joan’s communications with state officials. They would not renege on the Porta John requirement, nor the replacement of the old swim float that did not meet the new code regulations, regarding entrapment. I researched float manufacturers and could only

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find one company in New Jersey that meet and even exceeded expectations. I got their quote and submitted their design for town, state, and board approval. I ordered the float for May delivery and installation, in time for beach opening. This expenditure had not been earmarked in my 2019 budget, so consequently I went over my 2019 budget.

March – April: Eggs were spotted and culled with the assistance of Nancy Barrett, Feilim, Mary, and myself. Thanks to umbrellas we thwarted their attack without injury. Researched other lake management companies to compare prices against Solitude, in an effort to save money. Met with PrincetonHydro. I found them to be more costly, so decided to stay with Solitude. Met with Solitude to discuss cost, alternative treatments, and natural approaches.

May: Obtained the new state Swim Facility Code Checklist and town health department permit form and scheduled for inspection. Made adjustments to First aid kit, etc. Sent out correspondence to the community regarding boat labeling and placement and had labeling letters available to boat owners. Contacted Garden State Labs for water testing and Solitude Lake Management to arrange for treatments. Bruce Bowden built the platform for the Porta John. Had a very successful beach cleanup day! Thanks to all who participated! Organized and labeled boats at beach and fishing hole. Unclaimed boats were moved under the clubhouse deck. Installed line buoys, on which Ken Heiden had done some repair work and I had power washed. Set up Adirondack chairs, planters, spine board, and shepherds hook. Mary and I installed some decorative camouflage after the Porta John was delivered. Anyone with artificial greens they don't want, please get them to us. Thanks. Swim float arrived and was installed by Custom Docks. Nice float! Scheduled and passed inspection. Continued to surveil for geese with my boat and drone.

June: We had a new weed, Curly Pond, growing that affected water quality and after consulting Solitude, we decided to have an Alum treatment, in addition to an herbicide treatment. Geese gave up!

July – August: Had a good swim season! Everyone appeared to really like the new float. Water quality was good. Extremely low E. coli counts and overall good clarity. We dodged the bullet that had caused several other NJ lakes to close due to Blue-green algae bloom brought on by spring climate conditions. Porta John was serviced weekly and created no problems.

September: Porta John was removed. At the end of the month, I stored the chairs, planters, spine board, and shepherds hook. I decided to store the swim buoys on the swim float to deter goose occupation. It seems to have worked.

October- December: Continued to monitor geese and am exploring natural lake management solutions. Tara Noonan Amaral's sons, with educational backgrounds in lake quality sent me some suggestions, such as flashing lights to deter geese and native plants to discourage algae growth. Joseph Chiappetta recommended barley straw to control algae growth and improve clarity. These will be explored further.

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Immediate Needs:

- Refurbish the dock at the fishing hole. I began considering the alternatives , but did not have ample budget funds to carry out this project.
- Volunteers for goose patrol.
- A decision about the diving board. Do we want to pursue it?
- Continual monitoring of non community people using the lake.
- New signs at the three street entrances regarding “private lake community”.

Long Range Plans:

- Pursue state grants for dredging of lake. Volunteers needed.
- Continue to explore natural methods of lake management.

In follow up discussion, Fred explained that there were a number of factors involved in whether we could bring back the diving board at the beach – the need to dredge around the dock, liability issues, etc. He took a straw poll to see who was interested, with a mixed result of some in favor and some opposed. More research would be needed.

Fred reminded members to continually monitor for non-community people using the Lake. Some outsiders have used residents’ boats without permission, and some have launched outside boats, which can introduce invasive species into the Lake. A suggestion was made to include more residents’ photos on the website so that it is easier to recognize residents. Also members were reminded to wear their badges when using community facilities.

In response to questions about dredging, it was noted that the breeder pond was last dredged about three years ago. The town engineer is supposed to monitor the upstream house construction project that can cause silt runoff to the lake. David Dietz recommended that regular dredging of the breeder pond be considered a top environmental priority for the Lake, and he offered to look into whether state grants are available for dredging.

Clubhouse Maintenance Report by Bob Edgar:

1. The portico was completed
2. The windows across the front and east end were replaced along with the small basement windows.
3. A new wine and beer cooler was purchased to replace the old one.
4. The response for volunteers was good, with about 14 responding. Some work was performed before it got too cold to paint. The lamp posts and railings were painted. More will be done come spring.
5. Termites were found in some of the siding and is being treated.
6. Projects for 2020 include the following: new roof, replace 3 large basement windows, paint interior window trim, paint flagpole and replace the alarm system.

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7. We have a handicap ramp which is portable. It is setup to access the kitchen door, but can be moved for the front door access. It is also available for residents to borrow on a short- term basis if needed. Just contact a board member.

To be voted on is a proposal to use \$22,000 from the Large Capital Expenditure Reserve Fund (LCRF) for a new roof on the Clubhouse. The roof over the addition is 30 years old, and that over the main part is 20 years old. Several bids were obtained in the fall.

Clubhouse Housekeeping Report by Joyce Murray:

The Housekeeping Committee is responsible for facilitating and supporting the use of the Clubhouse for all Clubhouse events. The Committee is responsible for the decor and general condition and appearance of the Clubhouse and for soliciting suggestions from the Membership regarding these responsibilities. The Committee ensures the cleanliness of the facilities after use and the stocking of regular supplies to support rental, social and other special events. Patty Groff is the new supreme purchaser of such goods. (Thank you, Patty Groff and John Murray who is willing to drive and schlep all the goods.) A special thanks to Lynn Edgar for the deep cleaning of cupboards and silverware drawers, too.

Battle of the Mice: Each time we have an event we stress that no food should be left. Even if it has never been opened ... our mice manage to help themselves. Sauces that are opened cannot be left in the refrigerator as the next party people do not know how long said sauces have been hanging on the door.

Basement: Storage includes paper, cleaning and plastic supplies as well as decorations. Putting items back in the labeled bins is really appreciated. A list has been generated listing all the many items we have stored in the basement for party use. Please look at the list before you go out and buy more supplies.

Recycling: Directions for placing items has been posted in the kitchen and is explained to each renter and those who sponsor events throughout the year. However, the Association treasurer keeps getting notices from the service that collects our recycling that we are still putting glass and cans in plastic garbage bags. They will not collect/pick up. Please, no plastic bags.

Health Department as required by law gave a Satisfactory report and the signs to post advising safe procedures. Also, provided is a brochure referencing safe food preparation and a reminder to ask outside vendors that you would like to see their inspection report before supplying food to the clubhouse. According to the health department the ice maker does not meet code and has been removed.

A new refrigerator unit for beer, wine and soda has been purchased with funds donated in part by Country Club and the rest by the Association.

Facility Uses: Again exercising, parties, rentals for birthdays, holidays and a wedding are some of the happenings going on at the clubhouse.

The renting process is on the website. The steps to reserve a date and paper work needed to be completed before presenting to the Association board for approval is all listed.

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Renters are given a before use walk through to familiarize equipment availability as well as to document the condition of the clubhouse prior to the rental and have a post use audit to ensure satisfactory clean-up and any damage that might have occurred. A check list is also given to them about lights, heating and cooling and other needed info to help them enjoy their rental experience.

Supervising professional clean-up and providing access for other professional service providers is reflected in the open door policy.

Table Replacement: A \$4000 donation has been given to the Association for table replacement/upgrade. A committee was formed and Patti Groff agreed to head up the group. As a result, the tables have been restored as of January 2020. Thank you for your follow through with the project Patty Groff.

Roads Report by Ken Heiden:

The Roads Dept. was fairly active this year. Many of our projects depend on volunteers. Reading from the public page of our Lake website, the first paragraph is "Established in 1926, Mt. Kemble Lake is an unusual mix of privately-owned homes and community owned assets, with a deep sense of volunteerism and community pride." The last paragraph is "This deep sense of volunteerism and community is what makes Mt. Kemble Lake unusual. For those looking to know your neighbors and share a sense of local pride, Mt. Kemble Lake is a great place to live."

Our Summer Road Patrol helps keep us secure. Twelve families participated this year and went out once or twice a night to check on our community. This year's log reported one fox sighting, and several instances of clubhouse lights being on.

The Spring and Fall Road Cleanups had over 60 workers on those Saturdays, and many others who worked during the week, and all through the year. We thank them all.

The outgoing Board voted to eliminate the Road Clean-up, on a trial basis, and have Chris Backshall do the entire cleanup. This will be discussed later in the meeting.

The Halloween road closing of Primrose Trail again went very well. The weather turned agreeable in the evening, and there was a large turnout.

We had a couple of large road projects this year. The first was the long-delayed paving over of the tarry areas using \$40,000 of long-range funds. Other repairs and improvements were also done including milling and paving of LTE, extended paving of Trails End, milling at driveways on Primrose Hill, and rebuilding the LTW entrance drain. This was a total of 1,450 ft. of full-width paving.

The second large project was completed last week. This included shoulder grading around the Alpine/LTE intersection, and filling over 800 ft. of road shoulder gullies with crushed stone.

Smaller projects included refurbishing many of the road signs and installing new posts, and repairing some Belgian blocks knocked out during cleanup.

As a follow up to last year's meeting, a Snow Plow committee was formed to review operations, procedures, costs, etc. Discussions were held with several contractors. The conclusion was that the services we receive from Chris Backshall & Co. were the best available; this includes equipment, response time and cost.

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In recent years we have increased the use of salt by routinely doing the smaller hills and sometimes doing a pre-snow treatment. December had several icy days and was expensive. The December bill, paid in January, was about 1/3 of the full year's snow budget.

In closing, I would like to remind everyone, and their guests, to observe the 25 mph speed limit, and please do not plow or shovel snow onto the road.

There was further discussion about the Board's plan to expand Backshall's services during the spring and fall cleanups to take over the work previously done by volunteers, on a trial basis. The estimated extra cost is approx. \$2,000 per cleanup, and has been included in the 2020 budget. The Board will look for other ways to provide opportunities for members to get together on volunteer and social projects.

Grounds Report by Nick Stires:

2019 was a year where we continued to battle the Emerald Ash Borer ash tree disease. We cut down or disposed of at least 40 dead/dying trees throughout the community.

One of these trees fell across the dog park, so an effort was made to repair the park and fencing.

The tennis court continued to get good use after its yearly refurbishment.

We met with the landscaper to provide an estimate on performing our volunteer work during the yearly road cleanups. The Board is discussing options for improved cleanup day procedures.

There were drainage improvements done to the road shoulder at the corner of Alpine Trail and Lake Trail East.

Our gardeners had another successful year in the community garden. There were a few spots open in 2019, and Colleen will be reaching out in the early Spring to confirm interest for 2020.

Thank you to all residents that helped clean up after the storms, kept me on my toes about various grounds concerns throughout the year, and for all the volunteer unseen work that is done to make a big difference in improving the appearance of our community

Dam Report by Rick Barrett:

The DEP requires that all dams be inspected every 2 years by an approved engineer. Our dam was inspected this summer and was deemed satisfactory in all areas. The DEP has accepted our engineer's report.

The DEP requires that all foliage on the front and back of the dam and abutting the spill way be regularly trimmed to protect the integrity of the dam from roots. Backshall trims the foliage twice a year.

John Murray and I conducted this Fall a demo and training session on operating the dam siphon. Three MKL households were represented. We will conduct another session next spring. Anyone who is interested in attending should let me know after this meeting. Even if you never expect to have to operate the siphon, it is interesting and educational to see it in operation.

Water System Report by Charlie Priscu:

The volunteer Vital Statistics Analyzers (VSAs) monitor the pumphouses and water system operations all year long regardless of weather. Currently there are 20 families participating, and each is on duty 2 to 3

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weeks a year. Ken Heiden organizes and oversees the program. Charlie thanked Ken and all of the volunteer VSAs for their service.

Last year new well #4 was completed and tied in to pumphouse #1, and approved by the State. Now we are continuing to monitor the water quality from it. As previously mentioned in the Board's meeting minutes, arsenic has been detected below the federal limit of 10 parts per million, but on average slightly above the state limit of 5 parts per million. After we have more data, the State may mandate that we have to install a filter to treat for the arsenic, which would be expensive – perhaps \$15-20,000 for the engineering design and \$150,000 for the system and related construction. Before we would proceed with any expenses, there will be a special meeting to discuss options and cost estimates.

Arsenic is naturally occurring in the ground in our area of New Jersey, and elsewhere. The State DEP requires testing periodically for minerals like arsenic, but our other wells were never above the limits. New well #4 is deeper than our other wells. Our consultants are still trying to determine why we are getting the arsenic readings from well #4. For comparison, water systems in a place like Minnesota sometimes get arsenic hits in the thousands of parts per million.

Well #1 continues in good working order.

Wells #2 and #3, which are tied in to pumphouse #2, are currently not in service. The water committee has been exploring what would be necessary to put one or both back into service to serve as a backup to wells #4 and #1. This would include having to refurbish pumphouse #2, and to put in a chlorine contact time loop. Nothing will be done, however, until we know where we stand with well #4.

To be voted on is approval to use \$20,000 from the LCRF for three water system improvements: installation of a computerized chlorine monitor to supplement activities of the VSAs; reinstatement of float controls for water storage tank levels; and installation of circulation pumps in water storage tanks.

In follow up to a suggestion of the Long Range Planning Committee, Charlie looked into getting a formal engineering review of our entire system, but it likely would cost \$15-20,000 just to start, and some consultants would not even consider the job because of the small size of our system. Charlie's recommendation is to defer this issue.

A water committee has been meeting to discuss the ongoing issues with the water system. It was suggested that an invitation be sent to all residents for these meetings, because of the importance of these issues.

Bob Edgar noted that Charlie and Rick had spent an enormous amount of time on the Well #4 project, and thanked them for their efforts.

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Treasurer's Report by Milt Hull: See the attached financial report.

We fund the Operating Account and the LCRF out of dues and other income. The trend has been toward increasing costs, particularly for Grounds and Water System. This past year we went over the operating budget by \$20,317.

The Board is supportive of a Dues increase, to be proposed, discussed and voted on at a future Special Meeting. There has been no Dues increase since 2010, but costs continue to rise. Projections show our operating budgets exceeding operating income in the future. Projections for LCRF spending, particularly if arsenic treatment is needed, show a negative balance into the future. The Board's proposal is a \$400 increase, split \$150 toward Operating budget and \$250 toward LCRF. We want to make sure that we have a healthy balance in both the Operating Account and the LCRF in the future to fund projects that we may not foresee now.

There were questions and a lengthy discussion of various cost items, assumptions and projections, and suggestions were made for additional reporting of financial information. Comments were made supportive of planning ahead and setting aside adequate reserves. Other comments questioned whether a dues increase was premature given current unknowns about the water system. Davor Gjivoje suggested that a subcommittee be convened to do further work on cost estimates and financial projections, and volunteered for it.

A Vote was taken on the three financial items (approval of the 2020 Operating Budget; \$20,000 from the LCRF for the three water system improvements; and \$22,000 from the LCRF for the new roof), and they were approved.

The Financial Review Committee (Clay Bogusky, Kevin Sullivan and Gil Fitzhugh) completed the annual review of the books and records. At least two volunteers are needed for the 2020 Review Committee.

Nancy Barrett is reorganizing the Environmental Stewardship Committee, and is asking for volunteers. This Committee reports to the Board, and it was suggested that a Board member attend and participate in the Committee.

Webmaster Chris Allyn asked if members are satisfied with the current method of distributing newsletters and other information via e-mail and posting on the website. The consensus approved. He asked for feedback if members have suggestions for the website or other communications. Also, he will continue posting photos of residents on the website if they provide them to him. Members were also asked to review and update as necessary their contact information for Board communications.

There was no other Old or New Business.

The meeting was adjourned at 9:20 pm.

Respectfully submitted.
Gail Allyn, Secretary