

**MT. KEMBLE LAKE ASSOCIATION BOARD  
MEETING MINUTES – MARCH 16, 2020**

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

Also in attendance: Barbara Coe

President Bob Edgar opened the meeting at 6:00 pm.

**Officer and Committee Reports:**

**Housekeeping** – Rebecca Dwyer:

Work to refurbish the tables has been completed. Knives were sharpened. Dublin Cleaners will be coming to do one of their clubhouse cleanings.

There was a discussion of two clubhouse rental requests for April, in light of the current Covid-19 coronavirus situation and CDC recommendations against public gatherings of more than 10 people. A motion was made to cancel all upcoming rentals through April, and approved by Vote of 9 in favor and 1 opposed. Rebecca will advise the members in question that they can reschedule the events to a future date once coronavirus circumstances change, or they can cancel and their deposits will be refunded. She will alert the member with a rental scheduled for June that it also may need to be cancelled.

Bob Edgar, who recently did some improvements to the Bar area, noted that the shelves in the bar cabinets need a good cleaning.

**Beaches & Docks** - Fred Luberto:

Fred got another estimate for a new dock for the fishin' hole. There is one pair of Canada geese under observation at the lake, and he will be watching for their nest.

Solitude will be coming in April to check the condition and depths of the breeder pond and lagoon, and they will give an estimate for the timing and cost of any necessary dredging. The breeder pond was last dredged about 1996, and it requires engineering work and a permit from the town.

**Roads** - Ken Heiden:

There were no snow/ice events in the last month. The graveled shoulders put down in January are holding up well. Pave Rite put down a solid stone surface on the fishin' hole fire lane, including the boat launching area. Trimming was done along the roads.

There was a discussion about the annual spring cleanup. As announced at the Annual Meeting, Backshall will do the work. Afterward if more work is needed, then we may enlist volunteers if appropriate.

For the playground area, Ken and Colleen have discussed replacing damaged wood and refurbishing the jungle gym.

**Clubhouse Maintenance** - Karen Sabol:

There was a discussion about plans to install new fire alarms. In the past, the fire inspector suggested that if we install wireless fire alarms, then we also look into wireless CO alarms. Karen has one quote from Associated Fire and will get additional quotes, and will also look into getting the exterior horn reactivated.

Karen spoke to Rubinetti about the problems with pick up of trash and recycling from the clubhouse bins. She will order a larger sign to be put out to alert them when a pick up is required. Gail suggested that if party committees are supposed to put out the sign for a Rubinetti pick up, then they need to be made aware/reminded by something posted in the kitchen.

The flag pole needs painting. Bob noted that in the past it was decided that it would be too expensive to replace the pole with an aluminum one, and that Tree Tech was hired to supply a bucket truck in order to paint it.

Quotes will be obtained for doing the new roof approved at the annual meeting.

**Grounds** — Colleen Roberts:

As noted, Pave Rite put down stone on the fire lane to the fishin' hole, and Colleen is looking into putting down wood chips at the boat launch area. She also wants to consider putting up a rack for kayaks, or some other solution to improve the appearance of the boat storage area.

Colleen noted that there are a lot of boats stored that are not being used, and there was a discussion of ways to eliminate unused boats. Fred will put out a reminder about policies regarding boat storage. There was a discussion of charging an annual fee of \$25 for a permit to store a boat at the beach or fishin' hole, with proceeds to be used for more boat racks and improvements to those areas. A motion to implement the \$25 annual fee was approved by Vote of 9 in favor and 1 opposed.

Colleen got 3 bids for needed tree work, and hired Alpine Tree Service who took down a few trees and trimmed others. She met with Backshall about work to be done during upcoming spring cleanup, including putting mulch down around the clubhouse.

The grass lot in front of the community garden was damaged by cars, and Charlie will be grading and re-seeding it. It was suggested that we consider putting in some boulders or fencing to keep cars off the lot, except areas where people park for the garden.

Colleen will be asking residents to sign up for garden plots, and she will be updating the map identifying the plot assignments.

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

Monthly financial reports were distributed ahead of the meeting and will be posted on the website. Operating account is at \$136,610 and LCRF balance is at \$57,510. After 2 months, we are at 9% of annual budget. There was a discussion of trends. There is leeway on the operating side to put off a decision on dues increase until we have more clarity on the water issues.

With regard to dues payments, there is a problem with some residents chronically being late. Milt proposes to remind residents of the monthly late fees imposed by the By-Laws, and to ask those using automatic bank payments to adjust them so that they are received before the last day of the month.

### **Water – Charlie Priscu:**

There was a recent meeting of the water committee. The committee is going to work with Agra to prepare a scope of work that will be submitted to three engineering firms, seeking proposals from them to address the arsenic in well #4 (in the event that the State DEP requires remediation), and to provide long term backup capacity through wells #2 and 3 or other.

There is a State revolving loan fund with a program that might provide attractive financing for these water projects, and Rick and Chris Allyn are investigating it.

The three water projects that were approved for LCRF funding at the annual meeting will await these engineering proposals.

Ken noted that well #1, which had been turned off in January while the arsenic in well #4 was being investigated, malfunctioned when it was turned back on. It has now been fixed, so VSAs need to include well #1 when they do their daily readings.

Ken unplugged the seasonal heating cables at the water tanks. He repaired a hole in pumphouse 2 with screen.

### **Secretary's Report - Gail Allyn**

Gail reported that the Consumer Confidence Report for 2019 water quality distributed in January by Agra did not reach all current residents. She will distribute it again by e-mail to our current e-mail list, and hard copies will be distributed to all mail boxes.

### **New Business:**

Bob reported that a resident asked if a boat trailer could be stored on community property. The Board consensus was that we should not allow such storage.

There was a discussion about the well pipes currently stored near pumphouse 2, which should be removed because they would not be re-used in the future.

Bob asked that the exercise group remove any extra weights that are not being used.

Rick will get an estimate from our consultants about installing some additional bollards along the sides of the well #4 wellhead to protect it.

Because of the ongoing coronavirus issues, the next monthly meeting will be done via dial-in conference call rather than in person.

Meeting was adjourned at 6:55 pm.

Respectfully submitted,

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

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

Monday, April 20 at 6:00 pm – to be conducted via dial-in conference call (contact the Secretary for more information)

Monday, May 18 at 6:00 pm – format to be determined