

**MT. KEMBLE LAKE ASSOCIATION BOARD
MEETING MINUTES – APRIL 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
Also in attendance: Barbara Coe

Due to current State Covid-19 Executive Orders, the meeting was conducted via videoconferencing. President Bob Edgar opened the meeting at 6:10 pm.

Officer and Committee Reports:

Water – Charlie Priscu:

There was another meeting of the water committee recently. The State has not yet issued any instructions regarding the arsenic levels associated with well no. 4, and probably won't until at least July. There was a discussion about the variation seen in the recent arsenic tests, and the committee is still seeking information about the accuracy and interpretation of the data. The committee is waiting for the Covid-19 crisis to abate, and then will contact engineering firms to explore options if arsenic treatment becomes necessary. An RFP to go to engineering firms has been prepared. As a first stage, it seeks arsenic treatment recommendations and costs, and as a second stage, it seeks long term water system backup options using wells no. 2 and 3.

Information and quotes are being obtained to install an automated chlorine monitoring system, which was approved at the Annual Meeting. It is intended to supplement VSA monitoring, not eliminate it.

Ken reported there are no issues with ongoing VSA monitoring. He treated for moss at the pumphouse steps and roof. Some parts are needed for the water tank circulation pump.

Housekeeping – Rebecca Dwyer:

All private rentals and parties at the Clubhouse were cancelled until further notice due to Covid-19. Rebecca will follow up regarding the Township health inspection that usually occurs in June.

Grounds – Colleen Roberts:

The Community Garden has 23 participating families for the season, and there are no plots left. Ken fixed the water hoses for the garden. A Garden Club is being organized to oversee maintenance and improve the garden appearance. George Burd offered to mow inside the garden, and Colleen will talk to Backshall about trimming the backside. There was a discussion about the possibility of planting a shrub hedge outside the garden along the

sides facing Primrose and Trails End as a screen to improve the appearance of the area. No decisions were made, and Colleen is obtaining more information and cost estimates. Colleen and Ken conferred regarding spring cleanup, and decided that because the areas along the roads are in good shape, Backshall is not needed for those areas. Colleen is arranging for Backshall to do some landscaping work around the Clubhouse, and around the Beach parking lot and stairs.

Ken is working on restoring the playground, with the help of volunteers. Bob and Ken replaced both decks, and Colleen is working on the rope ladder steps.

At the bottom of the Fire Lane by the “fishin’ hole”, Colleen will put down a barrier for weed control, and Fred will bring a trailer load of wood chips to put down.

Colleen thanked Bob Edgar and others who put down wood chips for weed control along Lake Trail East.

Roads - Ken Heiden:

As mentioned, the community properties along the roads look good, so Backshall is not needed for spring cleanup in those areas. Ken and many volunteers on their own have already done cleanup and trimming around the community roadways. Thanks to everyone for helping out.

The shoulder stone recently placed along some roadways held up well during last week’s heavy rain, although some was dislodged. Over the winter several road areas deteriorated, with cracking and potholes, especially some areas on Lake Trail East and Primrose. Ken has done some filling, and more repair work will be needed this summer. If funds become available, we should consider doing chip and seal this year. Ken will get quotes.

Ken will replace the No Trespassing sign that disappeared from the Dam.

Some residents marked out a pickle ball court on the paved basketball court, and Ken will spray paint a game border for it.

Beaches & Docks - Fred Luberto:

The Beach currently is **Closed** due to the Governor’s Covid-19 executive order. Per a letter from the Township health officer, we will not receive a license to open until the order is rescinded. Boats and private docks can be used during this time. A port-o-john will not be installed until the Beach can be opened. A notice regarding Beach status will be distributed to residents. Fred is continuing to have the lake tested and treated as necessary. He left a message with the health department to set up a tentative inspection date but has not heard back from them as yet.

A pair of geese is being monitored, and Feilim Maxwell, Mark Baumgarten and Fred added the eggs in their nest.

There was a discussion of the problem with the number of boats at the Beach and fishin' hole storage areas, how some seem to be rarely or never used but are left taking up space, how others frequently are not stored properly and left off the racks haphazardly on the ground, and how oars and paddles are left out leading to some boats perhaps being used by others without permission. A boat fee had been adopted at last month's meeting to try to address some but not all of these problems, but there was further discussion of the issues because of comments and objection to the fee raised by a resident. In addition to identifying and removing unused boats, other options for trying to address the problems were discussed, including the possibility of limiting the overall number of boats, limiting the number of boats per family, holding a lottery to obtain boat permits, designating boat parking spots by name, requiring oars and paddles to not be stored at the beach, and other ideas. It was decided that further study will be done and meanwhile no action will be taken to implement any fee. Fred, Gail and Colleen will assess the number of boats currently at the two areas, and the amount of available storage space, and identify any boats without names. Fred will send out a notice to residents reminding them of the rules and regulations.

Currently all boats are required to have a resident's name on them. Any resident with a boat at the Beach or fishin' hole without a name should take immediate steps to put a name on their boat, or remove their boat. As in the past, any boats without names are considered abandoned, and subject to being removed and placed temporarily under the Clubhouse deck, until they can be auctioned off or discarded.

Clubhouse Maintenance - Karen Sabol:

Karen obtained several estimates to replace the Clubhouse roof, a project expense approved at the last Annual Meeting. There was discussion of the various estimates and comments from the contractors, including issues relating to the skylights, turret, chimneys and type of shingles. The consensus was to go with 30-year shingles, keeping the existing skylights, but with new flashing around the skylights, turret and chimneys. Long term we need to set aside money for repair/replacement of the turret copper roof, and recognize that the skylights may need replacement in perhaps 5 – 10 years.

Estimates to repair/replace the fire alarm and security system were obtained from several companies. There was a discussion of various issues relating to wired vs. wireless fire alarm systems, monthly monitoring and CO alarms. More information will be obtained to see if the township fire official has any recommendation on the wired vs. wireless systems, and whether our fire insurance premium might go down with monthly monitoring. References will be requested from the various companies.

Karen obtained several estimates to paint or to replace the flag pole. The consensus was it is too expensive to replace with an aluminum pole, and that we should repaint the existing. The Board approved going with the \$1,800 painting proposal.

Quotes obtained for power washing and staining the back deck had been distributed, but will be held for discussion at the next meeting.

Treasurer's Report - Milt Hull:

Monthly financial reports were distributed ahead of the meeting and will be posted on the website. LCRF bank balance is \$67,764 as of 3/31/2020, so there are funds to support both LCRF approved plans (new roof and 3 water projects). Operating account is down to \$102,839. After 3 months of operations in 2020, we are at 24% of budget (vs. target 25%).

A communication was sent to the community to encourage earlier receipt of checks for on time deposit. Also, a communication was sent reminding residents to contact the Treasurer if hardship due to Covid-19 will delay payments.

Country Club requested that its \$800 fee to Association be deferred because Covid-19 required cancellation of events and rentals at the Clubhouse, and Milt will work with them.

There was a discussion of the procedure for late payors.

Old Business/New Business: None.

Because of the ongoing Covid-19 restrictions, the next monthly meeting scheduled for Monday, May 18 at 5:30 pm tentatively is arranged to be done via videoconference again rather than in person.

Meeting was adjourned at 7:50 pm.

Respectfully submitted,

Gail Allyn, Secretary
mklsecretary@gmail.com

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

Monday, May 18 at 5:30 pm – via videoconference; note revised time
Monday, June 15 at 5:30 pm – format to be determined