

**MT. KEMBLE LAKE ASSOCIATION BOARD  
MEETING MINUTES – MAY 18, 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 5:35 pm.

**Officer and Committee Reports:**

**Dam – Rick Barrett:**

Backshall will be cutting back brush on the Dam in another month or so, required by DEP twice a year.

Another training session for the siphon system will be scheduled when Covid-19 restrictions on gatherings are lifted.

**Housekeeping – Rebecca Dwyer:**

In March all private rentals at the Clubhouse were cancelled until further notice due to Covid-19 restrictions. Recently some new private rental requests were received for dates in August and September, and there is a prior one for December. There was a discussion about what requirements to impose regarding state and local Covid-19 restrictions and cleaning of the clubhouse after the rental. Rebecca will work on guidelines.

Rebecca has tried to contact the Township health inspector to schedule the annual health inspection that usually occurs in June, but has not heard back yet.

Rebecca suggested considering some improvements for the foyer area and will work with Karen.

**Grounds – Colleen Roberts:**

Backshall is coming around to pick up leaves and branches left out by residents. Colleen met with him to discuss some cleanup at the tennis court, by the stone steps to the beach and the pine tree at the beach. Wood chips will be put under the pine tree, and grass will be planted to reduce the diameter of that area under the tree.

Colleen is looking into installing some type of railing for the steps to the beach. The picnic table at the beach will be repainted.

Several areas at the garden are slated for cleanup, and the compost area will be made more usable. Mulch was put down at the end of the Fire Lane, and additional cleanup will be done under the boat racks. The boats will be organized.

Colleen is getting estimates for removal of a very large tree on Primrose.

Some interest has been expressed by residents for benches at the garden area and the Wilner property (corner of Beech and LTW).

The Environmental Stewardship Committee (“ESC”) had a video meeting last week. They are looking into scheduling speakers on good practices, researching herbicide use, and making suggestions for native plantings. They are also looking for projects to involve the children.

There was a discussion of possible impacts on the Lake from septic, because of the increase in algae growth. Many years ago there was an evaluation of lakefront septic done through voluntary dye tests. It was suggested that the ESC be asked to consider this issue and that the Board of Health be consulted.

Volunteers did trimming at the dog park and wood chips were put down. Colleen will ask Backshall to check the area monthly to maintain it.

There has been a problem with vandalism at the playground, and some planters were stolen from the end of the Fire Lane.

There was a discussion of the proposal to plant a shrub hedge on two sides of the garden as a screen to improve the appearance of the area. The garden is surrounded by a chain link fence, and it was noted that during 8 months of the year the garden is not actively maintained and becomes overgrown with weeds. Previously Colleen had consulted with some landscapers for their recommendations. Her proposal is for a line of shrubs planted on the two sides of the garden (Primrose and Trails End) approximately seven feet out from the fence and five feet apart. The estimated cost of the shrubs and labor is approximately \$5400. Before the meeting a number of written comments from garden-users were received by the Board objecting to planting a shrub hedge at the garden, raising concerns about shading, air flow, maintenance and cost. It was agreed that more research is needed, as well as consultation with residents, including those using the garden and those who live adjacent to it, before any decisions are made.

#### **Clubhouse Maintenance - Karen Sabol:**

Contracts for the roof replacement and the fire alarm/security system have been signed. Karen is waiting for the scheduled start dates. The security system will be a monitored system, and set up to contact Bob and Karen, along with the police and fire departments.

Tree Tech has been hired to paint the flagpole using their bucket truck.

Karen is following up on a contractor to power wash the deck, including repairing boards and latticework as necessary.

There are new signs to put out for trash pickup after parties, with instructions posted in the kitchen.

A broken window in the basement was repaired. Volunteers are continuing with some painting work

Ken noted that the outside doorknob on the basement door has been broken off, and he found both basement doors open this afternoon. He checked the clubhouse and it did not look like anything was stolen. There was a discussion about how to better secure the door against break-ins.

**Roads - Ken Heiden:**

Shoulders of the roads are holding up well. There is some winter damage in several areas and Ken patched some of them, but more permanent repairs are needed. Ken recommends doing chip and seal resurfacing this year if funds are available. There was a discussion of cost estimates, which might be in the range of \$60,000, and the need to consider upcoming work on the water system.

Summer road patrol will be organized – notice will be sent out for volunteers.

**VSA Operations – Ken Heiden**

Ken took the insulation off of the water tank valves today. Water usage is still relatively low. Ken bought the two new circulating pumps which will be installed in the water tanks.

**Beaches & Docks - Fred Luberto:**

Under the Governor's new Executive Order, we should be able to open the Beach for Memorial Day. Signs required by the Order will be put up. Water testing is scheduled for tomorrow, and Beach badges will be distributed tomorrow. The Health Dept. inspection is scheduled for Friday.

We had a good response from volunteers for the Beach cleanup and boat removals.

Bob and Jeff Sabol helped to demolish the old dock at the Fire Lane. The new floating dock was installed. Based on comments, Fred is investigating some modifications to make it more user-friendly for fishing.

An old boat left at the Clubhouse was disposed of in the dumpster at the Fire Lane, and the resident will be charged a disposal fee. Three boats were removed to the clubhouse from the main Beach.

Residents have been asked to not leave oars and paddles at the Beach to avoid unauthorized boat use. Stray oars/paddles found there will be removed to the Clubhouse.

Karen Sabol suggested organizing a Boat/Beach Patrol to check the area once a week at the end of the weekend, to organize the boats and remove stray items. A notice will be sent asking for volunteers.

**Water – Charlie Priscu:**

Lakeshore received a notice of non-compliance for arsenic from the DEP, with deadlines for distributing a public notice (June 1), submission of a remedial measures report (Aug. 5), and implementation of remedial measures (May 1, 2021). The Water Committee met again recently via videoconference to discuss the notice.

Charlie will follow up with the DEP concerning the requirements, and will contact the engineering firms the Committee had identified as candidates to receive our RFP for the remediation. We will continue to do monthly sampling of well #4 and to evaluate the arsenic readings with our licensed operator. Copies of the Public Notice will be distributed to all owners and residents after it is reviewed by DEP.

There was a discussion of the likely timing of expenses for engineering and construction this year and next. We won't have cost estimates until we have input from the engineering firms. We might need a community vote in coming months to use funds from the Large Capital Expenditure Reserve Fund (LCRF) for this project and/or road resurfacing.

**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 \$82,593 as of 4/30/2020, so there are funds to support both previously approved LCRF plans (new roof and 3 water projects). Operating account is at \$131,985. After 4 months of operations in 2020, we are at 36% of budget (vs. target 33%). Overall budget we have set is \$246,000. There is only one late payer resident this month.

Inspections for insurance facilities appraisal have been completed. Milt will follow up with insurance agency.

**Old Business:** None.

**New Business:** Bob noted that recently some outsiders were fishing from the breeder pond little dam, and they were asked to leave. A resident was concerned about the number of non-residents walking through the neighborhood recently. There was a discussion about the increased need to monitor for outsiders because of safety and liability issues. Anyone without a badge using facilities should be politely questioned, and if not a resident's guest, should be asked to leave. Harding Police should be called if necessary.

Meeting was adjourned at 7:15 pm. Format for next meeting on June 15<sup>th</sup> (videoconference vs. in-person) will be determined and announced later.

Respectfully submitted,

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

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

Monday, June 15 at 5:30 pm – format to be determined

Monday, July 20 at 5:30 pm