

**MT. KEMBLE LAKE ASSOCIATION BOARD
MEETING MINUTES – JUNE 15, 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 conditions, the meeting was conducted via videoconferencing. President Bob Edgar opened the meeting at 5:35 pm.

Officer and Committee Reports:

Grounds – Colleen Roberts:

Backshall did some work at the beach, but other projects were not completed. Colleen will look for other contractors who may be more readily available. Also the dog park needs some attention.

John Hall and Kevin Sullivan helped her with some work at the Fire Lane. She is considering adding another rack there for kayaks and paddle boards.

There are some trees that need to be addressed. Work on two behind the former Manser house will be deferred pending their construction work.

The Environmental Stewardship Committee (“ESC”) did a walk at the clubhouse area with Kathy Woodward from Friends of the Great Swamp to identify invasives. Nancy Barrett of the ESC is looking for volunteers to help with invasives removal.

A landscape architect recently met with Colleen and a number of residents at the community garden to discuss ideas for landscaping to improve the appearance of the area without impacting use of the garden. Another landscape architect will be coming soon. No decision on any landscaping plans will be made until sometime in the future when an in-person meeting can be held at the clubhouse to allow discussion of the recommendations.

There was further discussion of the number of boats at the two storage areas. Fred reported that unlabeled boats had been removed, and all of the boats currently there are labeled. Additional options were discussed.

Nick Stires graded and paved the road to the leaf disposal area and the turnaround area there, at no charge to the community. This is intended to improve access to the area.

Beaches & Docks - Fred Luberto:

Jeff Sabol worked on the new floating dock at the Fire Lane to extend it so that it is better for fishing. No additional dock sections had to be purchased.

Fred received an email from the Health Dept. about maintaining social distancing at the beach, and he is seeking more information from them about requirements.

The Lake quality continues to be monitored. Solitude treated for algae in the Lake and the Breeder Pond last week.

There was a discussion about the Rules for beach badge use.

Karen Sabol reported that the new weekly Beach patrol is running smoothly. Thanks to all who volunteered for it!

Housekeeping – Rebecca Dwyer:

There was a discussion about the clubhouse rental requests received for July, August, and other months. Rebecca discussed issues with the Board's attorney, and Milt obtained information from our insurance agent. Currently the Clubhouse remains closed, and the Board will continue to review its status as circumstances change.

Roads - Ken Heiden:

The summer Road Patrol list went out last week, earlier than usual. Ken had hoped for more volunteer participation, but was able to fill the roster. Thanks to all of those who volunteered for it!

Backshall picked up the brush/branches put out by residents.

Ken continues to monitor areas affected by rain runoff, and to grade stones put down in those areas.

Milling and repaving will be done on Primrose, Alpine and on Lake Trail East by the Kern property. Potholes and other small repairs also will be done around the Lake.

Discussion of the Dosch King proposal for chip and seal was deferred until after the Water report. This work is scheduled for next year, but could be moved up to this year if funds allowed.

There was a discussion of the work done at the road to the leaf disposal area.

VSA Operations – Ken Heiden

VSA monitoring continues. Ken continues to run wells 2 and 3 off-line to maintain them.

Clubhouse Maintenance - Karen Sabol:

Work on the fire alarm system and electrical panel was completed by Command, and we now have a fully wired system. The final fire and electrical inspections were completed and the system is fully operational. The work came in under budget. Monthly monitoring has begun but fees will not start until July. Karen put up signs with instructions on how to reset the alarm system, and how to prevent a false alarm if smoky conditions occur during kitchen food preparation or clubhouse parties. This is important for committees to note as we get charged for false alarms.

The new roof was completed in one day, and the work came in under budget.

Tree Tech repainted the flag pole on Saturday, and the work came in under budget.

Upcoming will be work on the deck to power wash, stain and repair rotten wood.

A new company, Fire and Safety Technologies, is coming August 4 to do the biannual inspection of the kitchen fire suppression system.

Karen is getting quotes for maintenance on the air conditioning and heating systems.

Insurance certificates were posted in the kitchen. A new clock was installed in the kitchen.

Jeff Sabol fixed the basement outer door that had been vandalized, and put up a security bar. Karen looked into installing a videocamera security system, but there is no Wi/Fi in the clubhouse to support it. She is looking into other options. The light attached to the fire exit alert sign in the basement was broken and will be fixed.

Jeff also re-routed the outside bar vent pipe and painted the exposed PVC pipe and secured the location. He also closed up gaps on a metal grate on the SW corner by constructing a composite frame around the clubhouse metal grate, and painted it to match.

Feilim Maxwell painted the front railing and Dave Denson painted the men's room. Bill Haynesworth is working on painting the foundation, which will be completed after the work on the deck. Thanks to our volunteers!

Water — Charlie Priscu:

Recently a tree came down on Lake Trail East by the Richardson property that caused a power outage and hit one of our poles. A relay in pumphouse 1 was affected and the generator came on. The problems were remediated, and the generator will be serviced in the next few weeks.

Charlie has communicated with 3 engineering firms regarding our RFP for arsenic treatment. Only one has given a proposal so far, and he is seeking additional proposals. Initial cost estimates if we have to construct a new building are in the \$400,000-500,000 range. Other options are being explored.

Regular water testing and evaluation is continuing. The Water Committee continues to meet every week or two. Chris Allyn is seeking information on the State's loan program.

Because of the uncertainties over how much engineering work and costs might be required this year for the water system, the Board's consensus was to defer the road chip and seal project until next year as originally scheduled. If monies for the water system are needed this year from the Large Capital Expenditure Reserve Fund (LCERF), then a Special Meeting would have to be held for Members' approval.

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 \$84,152 as of 5/31/2020, so there are funds to support previously approved LCRF plans. Operating account is at \$130,975. After 5 months of operations in 2020, we are at 35.1% of budget (vs. target 41.7%). Overall budget we have set is \$246,000. All resident member accounts are up to date.

Old Business: None.

New Business: None.

Meeting was adjourned at 7:05 pm. Format for next meeting on July 20 at 5:30 pm will be by videoconference.

Respectfully submitted,

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

Monday, July 20 at 5:30 pm (videoconference)
Monday, August 17 at 5:30 pm (format to be determined)