

**MT. KEMBLE LAKE ASSOCIATION BOARD
MEETING MINUTES – JULY 20, 2020**

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

Absent: Charlie Priscu

Also in attendance: Barbara Coe/Country Club

Due to current State Covid-19 conditions, the meeting was conducted via videoconferencing. President Bob Edgar opened the meeting at 5:30 pm.

Officer and Committee Reports:

Housekeeping – Rebecca Dwyer:

Clubhouse passed annual Health Dept. inspection last Wednesday. Inspector requested a recent water system sampling report for their file.

All Members requesting private rentals had been notified of the continuing clubhouse closure. Two are on hold waiting to see if circumstances change.

There was a discussion of insurance issues relating to clubhouse.

Roads - Ken Heiden:

Recent heavy rains caused some washouts. Ken will re-work the side ditch at the Fire Lane which is too shallow and narrow to accommodate heavy flow.

Some brush and tree cutting has been done along roads. Poison ivy at beach and public areas needs to be addressed.

Road milling, patching and paving by Guerriero will start on Wednesday/Thursday, to address Primrose near McCabe property and Lake Trail East near Kern property. The water leak repair area on Lake Trail East near Groff property will be filled in, and the paved area on north end of Alpine will be patched and graded.

VSA/Water System Operations – Ken Heiden:

Pressure control in water tank gave out on Sunday, and Ken is operating the tank on manual while following up on the repair. Ken installed new circulation pump in the horizontal tank.

Water – Rick Barrett:

Later this year a new float control will be installed in water tanks, to be paid from Long Term Capital Reserve per approval at Annual Meeting.

Water Committee continues to meet regularly and to consult with our outside professionals regarding recent sampling results, possible treatment options, and interface with DEP.

The State DEP has agreed to allow Lakeshore to participate in the Small Systems Engineering Contract Initiative program. Under this program, the State funds an engineering firm, monitored by New Jersey Water Association, to work with us to define best ways to address the arsenic issue, and other infrastructure needs.

We have also asked Agra to prepare an asset management plan as part of our overall planning effort.

Dam – Rick Barrett:

Backshall cut down foliage/brush on back side of dam in accordance with our management plan.

Beaches & Docks - Fred Luberto:

Periodic testing is done by Solitude, and lake water quality remains good.

Residents are reminded of our “carry in – carry out” policy for the Beach. Whatever is brought in should be taken back home again, including all trash. An adjacent resident reported problems with other people’s trash being left at their property and in their garbage cans.

The Beach Patrol that inspects Beach on Sunday nights has found trash. Other stray items left at the beach are removed to the Clubhouse and put under the back deck, where they can be retrieved by their owners. Unclaimed items remaining at end of season may be discarded.

There was a discussion of social distancing requirements at the Beach, and recent larger gatherings held there. Residents are reminded that each household has 8 beach badges, that should be carried by themselves and guests. Particularly in light of Covid-19 circumstances this summer, residents are requested to avoid having larger gatherings that may impact other residents’ use of the Beach or social distancing.

Open hours currently posted at the Beach are 9 am to 9 pm. Board voted to continue with those hours, and Rules & Regs will be updated to conform.

For any disturbances after hours, the Road Patrol family on duty should be contacted – see Patrol roster on the MKL website.

Life ring disappeared from Beach and will be replaced.

Bob pointed out that the wood over the drainage swale under the evergreen tree needs to be replaced.

Clubhouse Maintenance - Karen Sabol:

New kitchen stove fire suppression system to be installed August 4.

Karen is working on getting new estimates for furnace and air conditioning maintenance. Also getting estimates for fireplace stucco repair and ballroom ceiling repainting.

New alarm system was experiencing some ground fault alerts, but seems to be stable now.

Milt will check with insurance agent as to whether any reductions are available due to current clubhouse closure.

Grounds — Colleen Roberts:

Ken was thanked for all of his work on the playground. He has almost finished painting it, and he installed a new rope ladder.

Alpine Tree Service to take down a few more trees at various locations, and pull out a tree fallen in the lake. Getting an estimate for trimming back some tree limbs that are overhanging the roads.

For other grounds work, Colleen is having difficulty getting Backshall or any other landscapers to return calls or come out.

A landscape architect produced some proposed plans for the garden area, and Colleen will be getting additional input from another architect. When it becomes possible, there will be a community meeting to consider and discuss options, before any decisions are made.

Residents using the community garden are reminded of social distancing requirements.

The Environmental Stewardship Committee (ESC) did a walk with Kathy Woodward of Friends of the Great Swamp to discuss invasive plants in the community, and another walk is scheduled for July 25. Hazel England of the Great Swamp Watershed Association gave a videoconference program on ways for residents to limit pollution impacts to our Lake. A recording of the program will be posted on the MKL website.

An ESC group led by Robert Corman is conducting a program to identify invasive Japanese knotweed in the MKL community and to evaluate ways to eradicate it.

Treasurer's Report - Milt Hull

Monthly financial reports were distributed to Board members ahead of the meeting and will be posted on the website.

LCRF bank balance is \$74,807 as of 6/30/2020. Operating account is at \$90,037. After 6 months of operations in 2020, we are at 47.81% of budget (vs. target 50%). Overall budget we have set is \$246,000. All resident member accounts are up to date.

Milt received renewal insurance policies which will be reviewed and discussed with our agent. Premiums went up based on recent assets reappraisal.

Old Business: None.

New Business: Recently a resident's dog was hit by a car and died. There was a discussion of modification of speed limits. Board approved posting new signs with 15 mph speed limit. Bob

will contact Town to see if we can borrow the flashing speed limit sign. We will investigate options for temporary speed bumps.

An issue was raised as to whether we should have a policy on short term house rentals. Further evaluation will be done.

Meeting was adjourned at 7:08 pm. Format for next meeting on August 17 at 5:30 pm will be by videoconference.

Respectfully submitted,

Gail Allyn, Secretary
mklsecretary@gmail.com

Next Board Meetings - Board meetings are scheduled for the third Monday of the month at 5:30 pm. While the Clubhouse is closed due to Covid-19, they are held via videoconferencing, and any Member may arrange to join by contacting the Board Secretary ahead of time. Any date or format changes will be shown on MKL website calendar. Contact Board Secretary for more information.

Monday, August 17 at 5:30 pm (videoconference)
Monday, September 21 at 5:30 pm (videoconference)