

**MT. KEMBLE LAKE ASSOCIATION BOARD
MEETING MINUTES – AUGUST 17, 2020**

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

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:

Clubhouse Maintenance - Karen Sabol:

Kitchen fire suppression system was checked on August 4, and the cartridge was changed.

Received an estimate from one painter for interior painting, and waiting to receive others.

Roads - Ken Heiden:

Ken ordered new speed limit signs and overlays for existing signs to reflect new 15 mph speed limit. Bob checked with the Town and they no longer have a portable flashing speed limit sign to lend out. There was a discussion about removable speed bumps and possibly conducting a trial of them in a few locations. Karen will research further and circulate information for Board consideration.

Guerriero Paving performed work on several areas on Lake Trail East, Primrose and Alpine. Scope of work was increased to address additional recent deterioration, and so costs increased. Gravel was put down on Primrose to address a tarry area, and more will be added as necessary. Chip seal is scheduled to be done next year.

Recent storm brought down some tree limbs, and Ken cut some up. Also opened up the canopy over the roads in some areas.

Water – Charlie Priscu:

Ken reported that the pumphouse control system was fixed and is back on automatic operation. Exercising of valves will be done.

The Water Committee continues to meet regularly via videoconference and is communicating with the State DEP regarding an engineering study to address arsenic treatment options. The latest arsenic test was below the State limit. Agra, our outside professional, is preparing an asset management plan.

Pumphouse generator ran during recent power outage (approx. 4 days), and Charlie added oil to it.

Per Board policy, the generator will remain on during power outages. Before anyone makes any changes to generator operation, immediate notification will be made to Charlie and Bob, to our licensed operator, and to anyone else designated by Charlie.

Charlie will get estimates for painting the water tanks so that it can be included in the budget for next year.

Upcoming LCRF projects -- a chlorine monitoring system will be installed, and the water tanks float control system will be reconnected to both pump houses.

Dam – Rick Barrett:

Foliage was cut down on the Dam in accordance with our maintenance plan.

The next training session on the Dam valves has been postponed until Covid-19 situation allows for it.

Ken ordered a new No Trespassing sign for the Dam to replace the one that was stolen.

Beaches & Docks - Fred Luberto:

Karen reported that Sunday night Beach patrol is going well. Any residents looking for items left at the beach can check under the Clubhouse deck.

We passed the mid-season beach inspection by the County Health Dept. official.

Fred ordered four new beach chairs.

Due to recent hot and dry weather, there were algae blooms in the lake. Solitude had to wait to treat until oxygen levels were high enough.

Fred requests that the Environmental Stewardship Committee (“ESC”) research alternate methods to control algae and to maintain lake water quality. Bob noted that the Town’s Board of Health keeps records of when septic systems get pumped, and could be a source for information and recommendations about septic system maintenance for residents, particularly those lakeside. The ESC could help to educate residents about best practices to maintain lake health. Colleen will bring these items to the ESC.

Ken noted that the Lake has been treated with copper sulfate for algae going back at least 50 years.

Fred had asked Solitude if the breeder pond needs to be dredged, and they said that we don’t need it yet.

It was suggested that a Lake Committee of volunteers be formed, similar to the ongoing Water Committee, to develop long range planning for the lake.

Grounds – Colleen Roberts:

Ken finished painting the playground equipment.

Some residents attended a recent meeting at the Clubhouse lawn where a First Energy representative presented plans to trim and to cut down some trees that threaten power lines. Owners affected have been or will be notified by First Energy. Work will be done along one road at a time, and residents will be notified of road closures and detours. Colleen will follow up and notify when the work will start.

Alpine Tree took down a big tree on community lot at Elm and Lake Trail West, and removed a tree that had fallen into the lake. Colleen will talk to them about additional cutting back of limbs hanging over the roads.

A landscaper came and put mulch down at the Clubhouse, weeded at the Beach, cut back at the Garden area, and moved the compost pile.

The ESC held a virtual TGIF program via video conference with Hazel England, Great Swamp Watershed Director of Outreach and Education, who discussed practical tips for reducing pollutants that impact the Lake and the wider watershed. The ESC plans to continue such informational events.

A landscape architect submitted some proposed plans for plantings at the Garden area. Due to Covid-19 situation, no meeting is scheduled yet to discuss plans.

Housekeeping – Rebecca Dwyer:

Guidelines for use of the Clubhouse deck have been finalized containing restrictions due to Covid-19. The Clubhouse itself remains closed to use. Signs for masks have been posted and disinfectants have been put in the Clubhouse.

Treasure's Report – Milt Hull

Monthly financial reports were distributed to Board ahead of meeting and will be posted on the website. LCRF bank balance is \$82,566 as of 7/31/2020. Operating account is at \$115,585. After 7 months of operations in 2020, we are at 63.26% of budget (vs. target 58.33%). Overall budget we have set is \$246,000. Two late payer residents have been contacted and late fees will be assessed as necessary.

Several projects were completed under budget (roof, fire lane floating dock, fire alarm). Facilities appraisal was completed, resulting in property insurance increase mainly because of Clubhouse valuation. Annual insurance premium, a major expense, was paid. Expenses ongoing particularly for grounds work, roads, and water testing. Some capital/LCRF projects slated for later in the year.

Milt and Bob will evaluate if there is a more efficient way to determine the amount to be transferred to the LCRF each year in recognition of property tax savings from conservation easements on certain community lots.

Milt will follow up to get three volunteers for the annual Financial Review Committee.

Old Business: There was continued discussion of the open hours for the Beach, and reconsideration of the decision made at last month's meeting. A new vote was taken allowing the Beach to remain open until 10 pm. The sign at the Beach will be changed.

Bob will follow up with a resident about their request regarding a guest's RV parking.

New Business: None.

Meeting was adjourned at 6:50 pm. Board went into Executive Session to discuss some information from Board's attorney.

Format for next meeting on September 21 at 5:30 pm will be by videoconference.

Respectfully submitted,

Gail Allyn, Secretary
mklsecreary@gmail.com

Next Board Meetings – Monthly Board meetings are scheduled for the third Monday of the month at 5:30 pm, unless a schedule change is announced. While the Clubhouse is closed due to Covid-19, meetings are held via videoconference, and any Association Member may arrange to attend 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, September 21 at 5:30 pm (videoconference)

Monday, October 19 at 5:30 pm (videoconference)