

**MT. KEMBLE LAKE ASSOCIATION BOARD  
MEETING MINUTES — SEPTEMBER 21, 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 5:50 pm, following a closed Executive Session.

**Officer and Committee Reports:**

**Housekeeping** – Rebecca Dwyer:

There was a discussion about a request from the Yoga class to reopen the Clubhouse to permit yoga classes inside. The Board considered the current state of Covid-19 infections and reopening guidelines in NJ, insurance coverage issues, potential liability risks and cost assessments to Association Members, current status of similar NJ community association facilities, and other upcoming Clubhouse use and rental requests. The yoga class request to reopen failed to be approved on a Board vote of 5 yes to 5 no. The Clubhouse will remain closed at present.

Rebecca will notify Members with pending private rental requests of this status.

**Grounds** — Colleen Roberts:

A landscaping plan for the garden area was received. Further discussion and consideration of the plan is deferred to next year, due to budget and other considerations.

Nick Stires cleaned up tree debris from the recent storm at the branch disposal area. Alpine Tree has addressed trees near the former Manser property and on Alpine. There is still a tree in the lake to be addressed. Alpine will also be trimming some branches near the steps leading down to the floating dock on LTE.

First Energy began its tree removal project on Sept. 8 on Primrose. They are currently trimming trees that are not tagged. They expect that most of the tagged trees will be removed in the near future - no date set as of right now.

A big thank you goes out to John Murray for spreading chips along the hill on LTE and at the corner of LTW and Trail's End. John used his own resources to improve the landscape and more importantly create better sight lines for drivers and walkers making it safer for everyone in our community. Thank you, John!

The week prior to school starting, five families helped to clean up the bus stop. Thank you to the Godfrey/ Brock, Addison, Maxwell, Johnson, McMarrow families for their efforts! And a thank you to Fred & Mary Luberto, who helped Colleen plant mums around the street sign last weekend!

Septic work on the former Kuhn property is finished, and the Lakeshore lot used for access is to be restored by the contractor.

The Environmental Stewardship Committee continues with its knotweed project, and is looking at other issues. They are seeking to involve some of the community kids in projects.

**Clubhouse Maintenance** - Karen Sabol:

The new company did a good job on the Kitchen fire suppression system. Getting estimates for inspection of the fire extinguishers. Next year all will be done at same time.

A painter is coming week of Sept. 28 to paint the ballroom.

Karen is getting estimates for heating/air conditioning service for comparison to the past.

The broken Exit sign in basement is to be fixed. Gutters need to be cleaned and Karen will get estimates.

Bob noted that some newel posts on deck railing need to be repaired.

**Water** – Charlie Priscu:

Arsenic levels continue to be below the state limit of 5 ppb. Last reading was 4.8 ppb. Water Committee is waiting for Agra to complete its asset management plan. The State-paid engineering firm is under contract and will be moving forward with analysis to address our arsenic issues.

Recently after a power surge, the surge protector on the battery back up was tripped, and the pumps stopped running, causing a low water pressure condition. The pumps were restarted and pressure was restored. A boil water notification was made to residents, and lifted after completing the required water testing. Ken noted a VSA reported issues with the battery backup, and Charlie will investigate and replace it if necessary. Rick suggested looking into something that would automatically monitor for low water pressure.

**Roads** - Ken Heiden:

Ken and Bob received a nice thank you sign and cookies from community children for their work refurbishing the playground.

Summer Road Patrol was successful and is now finished for the year. Thanks to everyone who volunteered.

Most of the new 15 mph speed limit signs have been put up.

Plans will be made for annual Fall Road Cleanup for mid-November.

Karen reported on her research on possible speed bump options. Township recommended that they be anchored to roadway. Estimated cost \$2,100 for three speed bumps, or \$3,000 for one

radar speed sign. Need to address issues regarding location, signage, etc. Board consensus was to discuss issues at annual meeting.

**Beaches & Docks - Fred Luberto:**

We had a good swim season, and activities are now closing down. Bacteria levels remained low and there were no beach closings all season.

There were some algae issues, and another treatment was done 2 weeks ago. Fred met with the Environmental Stewardship Committee, and they will be evaluating historic treatment data from Solitude and alternative options for reducing algae.

There have been recent incidents with outside children coming unaccompanied to the beach and refusing to leave. Bob followed up with one of the outside parents. Fred, Gail and Colleen met with a committee of frequent beach-user residents to brainstorm ways to address the problem of unauthorized non-residents using the beach and lake. They will come up with a plan for next season.

Karen reported that the weekly Beach Patrol has finished for the year. Thanks to everyone who volunteered. Residents have been notified to retrieve from the Clubhouse their stray items removed from the Beach. Any leftover items will be discarded during town cleanup, or saved for use next year.

Bob reported that wood chips were put on the path going to the Spillway. Some masonry work is needed on the Spillway and he will get an estimate for next year's budget.

**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 \$98,770 as of 8/31/2020 (which includes \$18,600 new member fees). We paid for the roof project (\$19,064) which was under our budget of \$22,000. Operating account is at \$105,218. This will be reduced in the Sept. statement by \$25K for the Dam Loan payment.

After 8 months of operations in 2020, we are at 66.63% of budget (vs. target 66.7%). While we are on budget as of end of August, we will likely be over budget in September due to recent storm cleanup and other costs. The total overall budget we have set is \$246,000. This includes no LCRF projects at this point in time. Budgets for approved projects will be added as we incur expenses.

**Old Business:** None.

**New Business:** None.

The Board went into closed Executive Session briefly to discuss a matter.

Meeting was adjourned at 7:10 pm.

Format for next meeting on October 19 at 5:30 pm will be by videoconference.

Respectfully submitted,

Gail Allyn, Secretary  
[mklsecretary@gmail.com](mailto:mklsecretary@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, October 19 at 5:30 pm (videoconference)  
Monday, November 16 at 5:30 pm (videoconference)