

**MT. KEMBLE LAKE ASSOCIATION BOARD
MEETING MINUTES – OCTOBER 19, 2020**

Board Members Present: Gail Allyn, Rick Barrett, Rebecca Dwyer, Bob Edgar, Ken Heiden, Milt Hull, Charlie Priscu, Karen Sabol, Colleen Roberts
Absent: Fred Luberto
Also Present: Barbara Coe, Country Club Liaison

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:

Discussion of septic system maintenance schedule. Because Clubhouse is not being used during shut down, will periodically run water at taps and toilets to keep traps from drying out.

Ballroom ceiling will be painted this week. Had investigated for roof leaks after recent storms but did not find any evidence. Will hire someone to clean out gutters. Exit sign in basement was repaired. History room will be inspected for mold.

Discussion of need to clean or replace carpeting in addition. Options for foyer are also being considered. Discussion of possibly adding WiFi for Clubhouse and Pumphouse #1.

Roads - Ken Heiden:

Work was done cleaning up and cutting back trees around roads and pumphouses. There was some washout along roads and drains after recent storms.

Discussion about upcoming Fall cleanup, to take place in November. Backshall will do leaf cleanup at community properties, and pick up leaves put out by residents from their own properties. Colleen will set up a sign-up list for volunteers to do other cleanup items. Residents will be notified of more details and dates.

Country Club advised MKL residents regarding Halloween. Based on survey results, trick-or-treating will be limited to MKL resident children this year due to Covid-19, and will take place from 5 to 8 pm on Oct. 31st. Civic Association and Harding School sent out notices to advise the rest of town that event is limited to our residents. Barricades with signs will be put up at end of Lake Trail West and Primrose on Bailey's Mill.

Dam – Rick Barrett:

Rick and John Murray will do another training session on the dam siphon system in the spring. May need more weed trimming by Backshall on backside of dam.

Water – Charlie Priscu

Cooper is being scheduled to service the generator.

During recent routine flushing of hydrants, there was an unexpected low pressure condition that required a Boil Water notice to residents. In future before flushing events, residents will be advised of the possibility that Boil Water may be required. Also, recently water had to be shut off to west side of Lake because of construction at former Manser property, which required another Boil Water notice to residents. In both cases residents were notified when testing allowed restrictions to be lifted.

It is the Board's policy that any time in the future when the water system has to be shut down due to a resident's construction, the resident will be required to install a curb stop at their property if none exists.

Water Committee work on arsenic issues is continuing. SCE engineers are assessing the system to define options for arsenic remediation and long term water supply. We continue to work with the State DEP to meet all applicable deadlines. A progress update will be provided to the MKL community within the next 60 days.

Before the recent hydrant flushing, Ken painted the hydrants by Sullivan and Darby properties. He also did some cleanup at the pump houses and water tanks.

Grounds – Colleen Roberts:

Alpine Tree Service took down some trees, removed a tree from the Lake, and trimmed along the path to the East side dock. Due to budget constraints, when possible Colleen will hold off on additional tree work until next February or March. First Energy's contractor is continuing to assess trees that they marked for trimming or removal because of recent changes in their plans and personnel.

There was a discussion of Garden procedures, because this year not all residents who wanted plots could get them. Next spring, there will be a meeting to discuss how to accommodate all those who sign up for plots.

The Environmental Stewardship Committee is researching septic impacts, working on knotweed removal, and looking at some other issues.

Housekeeping – Rebecca Dwyer:

In lieu of the annual Holiday Open House that is traditionally paid for by the Association, the Country Club has proposed an outdoor winter party on the Clubhouse lawn, with food and craft vendors. It is proposed for Nov. 29, with a rain date of Dec. 5. It would be open only to MKL residents. The Board approved a \$1500 budget for the event.

Beaches & Docks - Fred Luberto (absent; report supplied in advance):

PortaJohn is gone for the season. Removed the swimming buoys and placed them on the swim float to discourage geese. Fred will store chairs when he returns. East side swim float has been moved and secured to the dock.

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 9/30/2020 (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 down to \$66,264. This reflects \$25K for the Dam Loan payment in Sept.

After 9 months of operations in 2020, we are at 82% of budget (vs. target 75%). We are over budget due to storm cleanup, tree work and other costs, and are projected to be over budget at year end. 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.

Meeting was adjourned at 6:50 pm. The Board then went into closed Executive Session briefly to discuss a matter.

Format for next meeting on November 16 at 5:30 pm will be by videoconference.

Respectfully submitted,

Gail Allyn, Secretary
mkllsecretary@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, November 16 at 5:30 pm (videoconference)
Monday, December 21 at 5:30 pm (videoconference)