

**MT. KEMBLE LAKE ASSOCIATION BOARD  
MEETING MINUTES – NOVEMBER 16, 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 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 5:32 pm.

**Officer and Committee Reports:**

**Beaches & Docks** - Fred Luberto:

Beach has been shut down for the winter and items stored.

There was a discussion of conditions that may lead to lake algae blooms, and options to prevent/treat them. Fred would like to limit the need for chemical treatments, and he is researching other technologies. The Environmental Stewardship Committee (ESC) has been evaluating lake water quality data from the past 10 years to assess the problem. The potential impact of residents' septic systems was discussed, and ways to evaluate them through health dept. records and a possible dye testing program. Also impacts from fertilizers and runoff. The ESC will be asked to continue working on issues, and will be suggesting an education program for residents.

**Housekeeping** – Rebecca Dwyer:

Given that the Clubhouse remains closed, Rubinetti's trash pickup services will be suspended after the Dec. 5<sup>th</sup> Country Club event, to avoid monthly charges. Services will be resumed when there is need once again for trash pickup.

**Clubhouse Maintenance** - Karen Sabol:

Karen got several estimates for WiFi installation and monthly services to cover the clubhouse and pumphouse #1. Consensus was to go ahead sometime next year, and it will be put in next year's budget.

Viking termite service plan will be up for renewal Sept. 2021. In the past there was termite damage at east end of clubhouse toward lagoon. Karen is also addressing some holes outside that may indicate rodent activity.

Leaking heat pipe in basement was fixed. Ludlow serviced the furnace. Fire extinguishers were updated. Ballroom ceiling was painted and ceiling repaired around chimney. Water/rain damaged garbage pick-up sign, and it was replaced and should now be weather/water proof.

Upcoming, the history room will be investigated for any active leaks, before wall is redone for water damage and mold. Attic fans in clubhouse will be evaluated as possible way to increase interior air circulation. Septic being investigated for last inspection and pumping.

Thank you to Bill Haynsworth who completed the painting of the foundation under the deck. Also thank you to Maxwells, Densons and Haynsworth for volunteering their time this year with projects at the Clubhouse.

**Roads** - Ken Heiden:

We had a successful Halloween for residents. Outsiders abided by "Resident-only" signs posted along Bailey's Mill.

15 mph Speed limit signs have been posted, and a few more refurbished signs can be put up.

Recently due to a resident's complaint, Ken evaluated water pooling at a low point on Alpine Trail. He worked on the drainage swale, moving the large riprap rocks and cleaning it out, to improve the drainage.

Fall cleanup by Backshall has been moved to week of Nov. 23, which is consistent with prior years' timing. Meanwhile residents have been cleaning up various areas and their own properties, including tree limbs that came down in last night's storm.

**Water** – Charlie Priscu

Pumphouse generator came on and operated without problem in recent storm power outage.

Engineers funded by State have just produced a report with proposed water system improvements to address the arsenic issue. Charlie will have a call with the engineers this week to discuss that report, and to discuss getting an additional report on long range system improvements. This will be followed by another meeting of the Water Committee.

**Dam** – Rick Barrett:

Arrangements being made for Backshall to cut back foliage on back side of dam, which we usually do twice a year.

Bob reported that the concrete spillway between the breeder pond and the main lake is in need of repair. Milt will put it in the Beaches & Docks budget for next year.

**Grounds** – Colleen Roberts:

The ESC continues to work on the knotweed problem in the community. They have experimented with cutting, but it grows back quickly. They are investigating if resources are available from the Town, and they will be putting out an information sheet for residents.

First Energy/JCP&L has been delayed again in its tree trimming/removal program. Apparently they will be removing fewer trees because of budget problems. They may be resuming work later this week.

Colleen will ask residents with Garden plots to clean up their plots for the winter.

There are some grounds areas that still need fall cleanup, and Colleen has a couple of volunteers and is seeking a few others for some specific projects.

### **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 \$108,866 as of 10/31/2020 (which includes \$27,125 new member fees). Without further expenditure, we will end the year with an LCRF balance of approx. \$138,000 (this will include contributions from transfer of property tax savings and LCRF Q3 and 4 restricted funds). Operating account is up to \$97,123. Operating account gains from dues income will be offset and balance reduced next month due to transfer of tax savings and LCRF restricted funds to the LCRF account (approx. \$18,700 between both).

Year end from an income perspective, we will exceed budget primarily due to new member fees. From an expense perspective, after 10 months of operations, we are at 88.35% of budget (vs. target 83.3%). We are over budget due to storm cleanup, tree work and other costs, and are projected to be over budget at year end, but not by a large margin. 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.

Thank you to John Murray and Jennifer Siegler, the members of the Financial Review Committee (FRC), who completed their review of 2019 financial records, and provided a report summarizing their work. They have volunteered to serve on the FRC next year.

Process for preparing 2021 budget will begin, and Milt asked for individual chairs' budget items by mid-December.

### **Old Business:**

Election for Board members for 2021 is underway, with votes due to be submitted by Nov. 23. Outside vote counter will report results in early December.

Gail will do letter to resident regarding survey results and property issues.

### **New Business:**

Discussion of options for conducting the Annual Meeting, given Covid-19 restrictions and clubhouse closure. Meeting likely will be set up as a virtual online meeting, with various written reports being distributed ahead of time, and residents having an opportunity to raise questions and to listen to discussion. Gail will work on procedures and will plan to notify residents in advance.

Meeting was adjourned at 7:20 pm.

Format for next meeting on December 15 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.

Tuesday, December 15 at 5:30 pm (videoconference) – Note that this is a revised date  
Monday, January 18 at 5:30 pm (videoconference)