

**MT. KEMBLE LAKE ASSOCIATION BOARD
MEETING MINUTES - DECEMBER 15, 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: Bettina Bierly; 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.

The results of the Board election were reported recently by our outside independent vote counter Leigh Irwin, and the following have been elected for two-year terms starting 1/1/2021: Gail Allyn, Rick Barrett, Bettina Bierly, Bob Edgar and Milt Hull.

In accordance with the By-Laws, the Board has been reorganized for 2021 as follows:

President – Bob Edgar
Treasurer – Milt Hull
Secretary – Gail Allyn
Beaches & Docks – Fred Luberto
Clubhouse Housekeeping – Rebecca Dwyer
Clubhouse Maintenance – Karen Sabol
Dam – Rick Barrett
Grounds – Colleen Roberts
Roads – Bettina Bierly
Water – Charlie Priscu

Officer and Committee Reports:

Roads - Ken Heiden:

Ken welcomed Bettina Bierly, who will be taking over as Roads Chair.

Fall cleanup on Nov. 23 went well. Residents did a good job of keeping the roads clear. Thank you to the volunteers who cleaned up at the clubhouse, beach, playground and other areas. Ken did some special projects, including taking down some limbs and trees, and clearing up near the kitchen.

Milt spoke to Backshall about his bill, which was high because there were more leaves than usual, he did more cleanup around the beach, cleaned up debris left over from the recent storm, and his hourly rate has gone up.

Ken put up another 15 mph sign, and has another to put up.

Ken summarized the history of road maintenance during his recent six years on the Board. Generally, we follow the approach of the Harding DPW, that chip seals all town roads about every 5 years. We did one chip and seal treatment in 2016, and another was due last summer but has

been moved to next summer. The road surface needs to be maintained and sealed to prevent water from getting in and breaking it up. The road shoulders in various areas have been patched, filled and graded, and need to be kept up so that they don't break off. There was a discussion of the amount to budget for roads in 2021.

Ken noted that during the Nov. 30 heavy rain event, water washed out some of the stone at the northern Fire Lane and gully down to the boat area. Ken shoveled some of it back up. He proposes that the 20" pipe from under Lake Trail West be extended to carry the water down.

Bettina noted that the pipe outfall into the silt trap lagoon gets clogged with debris, and needs to be checked after storms.

Beaches & Docks - Fred Luberto:

Fred thanked Colleen for getting several volunteers to clean up the beach area during the Fall cleanup.

Bob has reached out to a few masons to get estimates for repairing the breeder pond dam.

Grounds – Colleen Roberts:

There was a discussion of the drains that were not cleaned out by Backshall during the Fall cleanup. For cleanup next year, more residents may be asked to volunteer for special projects, like cleaning out the drains.

Colleen will check with First Energy/JCP&L to see if they are finished with all of the tree work that they were going to do. There may be some more tree work that we will need to do, perhaps in Feb.-March.

The Environmental Stewardship Committee (ESC) is coming up with a plan to inform residents on good practices for septic systems. They may ask residents next to the lake to volunteer for dye tests.

Housekeeping – Rebecca Dwyer:

Rubinetti's clubhouse trash pickup services are being suspended while the clubhouse remains closed.

Recent plans for a holiday carnival on the clubhouse lawn were changed to an abbreviated, socially distanced event. The kids enjoyed Santa's visit on the New Vernon Fire Department's fire truck. The Board had previously approved a party budget of \$1,500, but at the request of the Country Club, only \$350 of Board funds will be applied to cover the expenses for the children's toys and activities. The remaining \$1,150 budget will be saved for an outdoor community event in the spring.

Clubhouse Maintenance - Karen Sabol:

A cover has been put on the furnace control to prevent it being inadvertently turned off.

Inside door knob lock tumbler on the basement door is broken and missing, will be fixed shortly.

During the recent heavy rainstorm, all of the skylights leaked. The skylights were reflashed and all four vents were removed and resealed. In the spring, these areas will be reevaluated for leaks, and then roof tiles will be replaced and the ceiling repainted.

Karen has been working with Charlie and Rick to evaluate getting WiFi coverage for the clubhouse and pumphouse #1. Karen is also looking into video security systems for the clubhouse that could run on WiFi.

Water – Charlie Priscu

There will be a meeting with Suburban engineers next week to discuss arsenic treatment options. Arsenic readings taken at different points continue to be evaluated. No decisions on any treatment options/expenses will be made until more information is available. One option for a treatment facility may be to put it in the basement of the clubhouse. Information is being sought from the State on loans and grants that will be available in 2021. There was a discussion of the budget for 2021.

Charlie will keep an eye on the generator during the upcoming snowstorm. Ken reported that he had insulated the tank valves and hooked up the heaters for the winter. The electric wire to pumphouse #2 is down.

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 \$128,402 as of 11/30/2020 (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 in Dec.). Operating account is up to \$97,559. Operating account gains from dues income will be offset and balance reduced next month due to transfer of tax savings of \$9119.

Year end from an income perspective, we will exceed budget primarily due to new member fees. From an expense perspective, after 11 months of operations, we are at 92.34% of budget (vs. target 91.66%). 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.

Process for preparing 2021 budget for Annual Meeting approval is ongoing, and Milt has received individual chairs' budget items. Will need to vote on some LCRF project expenditures at Annual Meeting as well.

Old Business: None.

New Business: Annual Meeting will be held on Saturday, January 30th at 7:30 pm. Due to clubhouse closure and Covid restrictions on indoor gatherings, arrangements will be made for a

video conference format. Proposed budget, committee chair reports, and other materials including ballots to vote on budget approval, will be distributed ahead of meeting. There will be a mechanism for members to submit questions. More information to follow.

Meeting was adjourned at 6:48 pm.

Format for next meeting on January 11 at 5:30 pm will be by videoconference.

Respectfully submitted,

Gail Allyn, Secretary
mklsecretary@gmail.com

Next Board Meetings – Note that 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, January 11 at 5:30 pm (videoconference) – Note that this is a revised date

Monday, January 25 at 5:30 pm (videoconference) – Note that this is a revised date

Annual Meeting - Saturday, January 30 at 7:30 pm (videoconference)