

**MT. KEMBLE LAKE ASSOCIATION BOARD
MEETING MINUTES - JANUARY 11, 2021**

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

Due to current State Covid-19 conditions, the meeting was conducted via videoconferencing.

President Bob Edgar opened the meeting at 5:30 pm.

Chris Allyn discussed options for conducting a virtual Annual Meeting in light of the continued clubhouse closure and Covid restrictions on indoor gatherings. There was a discussion of the logistical difficulties in conducting a large-scale video conference meeting, including quorum, proxy and voting issues. Gail subsequently consulted with the Board's attorney regarding other options. The Board decided that the usual Annual Meeting will not be held in January. Instead, there will be a smaller scale video conference Inform Meeting on January 30th. Year-end financial and committee chair reports will be discussed at the Inform Meeting, and members will be able to ask questions, but no votes will be taken. Copies of financial and committee reports will be distributed to members ahead of time. Subsequent to the Inform Meeting there will be a separate written ballot process for members to vote on approval of the 2021 operating budget, two LCRF projects, and Lakeshore slate of directors for 2021. Ballots will be due by February 6, and will be counted at a Special Meeting to be held on February 8 as a video conference.

Officer and Committee Reports:

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 \$137,779 and Operating Account is \$71,457 as of 12/31/2020.

There was a discussion of final preparation of 2021 budget, LCRF plan and other financial reports to be presented at upcoming Inform Meeting.

Housekeeping – Rebecca Dwyer:

Nothing to report.

Dam – Rick Barrett:

Nothing to report.

Roads - Bettina Bierly:

Ken Heiden reported on December activities. There was a 6" snowfall last month, and roads were plowed and salted. There was another light snow on January 3, with plowing and salting.

Ken cleaned up at some drainage areas on LTW, Alpine and the northern fire lane where there were stone washouts, silting and blocked drain problems. Drains will require continued monitoring.

Ken suggested putting some small boulders around the perimeter of the grass area by the garden to protect it from vehicles.

Grounds — Colleen Roberts:

First Energy is coming back in the next two weeks to do more tree trimming primarily on Primrose and Trails End. They put notices in affected residents' mailboxes.

The Environmental Stewardship Committee has developed a plan for educating the community about best practices for maintaining septic systems. The Board reviewed and discussed some preliminary material. The plan will be rolled out this year.

Water – Charlie Priscu

The Water Committee continues to meet and to work with Suburban engineers. Remediation for arsenic will be required by the State, and remediation systems are being evaluated. One option is to install the system in the basement of the Clubhouse at the end where the old bar is located. There was a discussion of possible State financing, timeline, and possible impact on MKL finances. This will be discussed at Inform Meeting.

Circulating pumps were installed in the water tanks by Ken Heiden, and are running to avoid freezing problems in the water tanks. Ken continues to run wells 2 and 3 off-line to maintain them.

Ken distributed the 2021 VSA schedule.

Clubhouse Maintenance - Karen Sabol:

Flagpole light is out and will be fixed.

Beaches & Docks - Fred Luberto:

During the last snowstorm, a child sledding at the hill to the Beach went into the Lake, and the Harding police responded.

Guidelines about winter sports will be distributed reminding residents that skating, sledding and similar activities are AT ONE'S OWN RISK. It is parents' responsibility to be aware of risks and to supervise their children. Fred put up a fence along the beach as a warning.

Fred has spotted a pair of geese on the Lake, so will watch for any nest. New beach chairs were purchased on sale and stored at the Clubhouse.

President's Report – Bob Edgar:

Bob received a letter from Country Club requesting that its 2020 Clubhouse fee be waived due to lack of income from parties during Covid shutdown. Motion to waive fee was made and seconded, and Board voted to approve waiver.

Bob spoke to masons who could do repair at the Breeder Pond little dam. Charlie will check on the valve to see if it will work to lower the Breeder Pond water level a little during the work.

There is a trailer on Alpine that needs to be identified. Gail will contact Bonars for info.

Karen will have Jeff Sabol look at the old Bar in the basement to see if there is anything to be salvaged if the arsenic treatment system is going to be installed there.

Most of the catch basins are clogged. Bob suggested that they be marked, and nearby homeowners be lined up to monitor them and keep them cleared out.

Previously we discussed the possibility of installing speed bumps on some roads. Community input will be sought at the Inform Meeting.

Old Business: None.

New Business: None.

Meeting was adjourned at 7:10 pm.

Format for next meeting on January 25 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 generally 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 Zoom video conference, and any Association Member may arrange to attend by contacting the Board Secretary ahead of time for the Zoom link. Any date or format changes will be shown on MKL website calendar. Contact Board Secretary for more information.

Monday, January 25 at 5:30 pm (video conference)

Inform Meeting - Saturday, January 30 at 7:30 pm (video conference)

Special Meeting – Monday, February 8 at 5:30 pm (video conference) – to count ballots