

**MT. KEMBLE LAKE ASSOCIATION BOARD  
MEETING MINUTES – MARCH 15, 2021**

Board Members Present: Gail Allyn, Rick Barrett, Bettina Bierly, Rebecca Dwyer, Bob Edgar, Milt Hull, Fred Luberto, and Charlie Priscu (portion).

Absent: Colleen Roberts, Karen Sabol.

Also Present: Barbara Coe, Country Club Liaison; Alison Maxwell, Country Club President (portion); and Jeff Sabol.

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:**

**Housekeeping** – Rebecca Dwyer:

Alison Maxwell described the Country Club’s plans for upcoming events, and inquired about the status of plans for reopening the Clubhouse.

Rebecca reported that under the Governor’s latest Executive Order, as of March 19th the limit for indoor gatherings is raised from 10 to 25 people, and the limit for outdoor gatherings is raised from 25 to 50 people. Other safety protocols like masks and social distancing are still required. Rebecca proposed that the clubhouse be reopened in phases, adopting the same requirements as the Governor’s Executive Orders. Initially the Clubhouse would be opened for small groups of MKL residents only, such as the book club, exercise class, yoga class, and Board/Committee meetings. Masks, social distancing and sanitation requirements would apply as were laid out in our guidelines last summer. She proposed that a sign-in sheet be used to verify attendees health and to keep track of attendees. These restrictions would be reevaluated monthly at upcoming Board meetings.

A Motion was passed by unanimous vote of the Board to reopen the Clubhouse with the above restrictions.

Alison Maxwell discussed the possibility of using a large tent for outdoor events at the Clubhouse, in case of inclement weather and attendance exceeding the limit for indoor use. Country Club is obtaining information about costs for buying or renting a tent. No decisions were made.

**Water** – Charlie Priscu:

Routine maintenance was done on the generator in February, and since then an alarm on the generator has been going off. Cooper Electric is coming tomorrow to check on it.

Plans for installing the arsenic treatment system are proceeding, and the Water Committee is working with the state-appointed engineers under a state grant for small water companies. After exploring various options, the plan is to install a filtration treatment system in the basement of the Clubhouse, at the east end. For security, the system will be walled off from

the rest of the basement in a locked room. A hatch will have to be installed in the Clubhouse floor above the system, to allow the spent filter cartridges to be removed out of the top of the filtration cylinders. Because of their weight (approx. 50 lbs. each when wet), the spent cartridges would be moved in a wheeled cart of some type. There was a discussion of possible options for a ramp to wheel the cartridges out of the Clubhouse.

A Motion was passed by unanimous vote of the Board to locate the ramp on the kitchen side of the Clubhouse. This will become part of the engineering design for the treatment system installation.

There will need to be an agreement between Lakeshore and the Association regarding the installation.

#### **Roads - Bettina Bierly:**

Snow removal costs have been close to \$22,000 this winter. Only a few issues have been raised by residents about the plowing. Milt has applied for the annual rebate from the Town which covers some of our plowing costs.

The chip and seal project has been approved, and will be done this summer. Several bids will be obtained, and it will be paid for out of the LCRF budget. More of the roadway will be resurfaced than last time. Bettina is meeting this week with Tracy Toribio of the Harding Public Works Dept. to get information about the town's road maintenance procedures for reference purposes.

#### **Clubhouse Maintenance – Jeff Sabol for Karen Sabol:**

Fire alarm alerts that had been going off were due to the fire strobe being removed in the basement for painting.

Various proposed items are being held off due to the upcoming work in the basement for the water treatment system.

There was a discussion about possible modifications to the basement use and layout, in light of the upcoming water treatment system installation. The old Bar and wall murals will have to be moved if they are to be saved when the water system is installed. Bob had suggested creating a new storage area for the party supplies. Replacement of the windows in the southern wall under the deck was deferred last year, and is pending further decisions about the basement. Milt suggested working up a long range plan for Clubhouse use, and proposed that a committee work on it. Barbara Coe said that the Country Club would participate.

#### **Beaches & Docks - Fred Luberto:**

The pair of Canada geese are back at the Lake, and Fred asks that residents be on the lookout for a nest along the shore. Feilim Maxwell is working with Fred to monitor for the geese.

The Sunday night Beach Patrol was a big success last summer, and Karen Sabol will be asked to organize the sign up for it again this year.

At the end of last summer a small committee got together to discuss some problems that had occurred at the Beach over the summer, and possible ways to address them. Those discussions should be picked up again to see if there are any changes to rules or procedures to implement for this year.

Bob mentioned that there are a couple of canoes improperly stored off the beach, and Gail will follow up with the owners.

**Grounds** – Gail Allyn for Colleen Roberts:

Colleen is making plans for the Garden. Last year more residents wanted plots than there were plots available, and some plots were underutilized. The Board had suggestions for how to assign plots.

Colleen wanted to remind the Board and residents about the restrictions on community lots with conservation easements. The lots must be left in their existing natural state, but trees or limbs may be removed if they pose a health or safety hazard, and non-native vegetation may be controlled.

The Environmental Stewardship Committee (ESC) is planning to distribute a State pamphlet on care of septic systems to residents. Also, they tentatively are planning for May to be septic system safety month, and perhaps lining up a speaker for a community event. The committee is going to review public records at Town Hall on septic maintenance within the community. The Board was supportive of these activities.

**Treasure's Report** – Milt Hull

Monthly financial reports were distributed to the Board ahead of the meeting and will be posted on the website. LCRF bank balance is \$146,920 and Operating Account is \$100,622 as of 2/28/2021. Contingency bank account is \$103,460.

Our approved budget is \$250,500 which is 1.8% higher than prior year. After two months of operations we are at 16.4% of budget vs. target 16.7%.

**Dam** – Rick Barrett:

Nothing to report.

**Old Business:** None.

**New Business:** Bettina reported that the tennis court will be opening in April.

John Murray is planning to put out an MKL Newsletter in April, and is looking for content submissions. The Board supports continuing the Newsletter as a means for communicating with the community.

Alison Maxwell inquired about publicizing a Harding Library fundraiser in the MKL Newsletter, and the Board agreed to allowing it, with one opposed. There was no objection to distributing notices to mailboxes.

Meeting was adjourned at 7:15 pm.

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

Respectfully submitted,

Gail Allyn, Secretary  
[mklsecretary@gmail.com](mailto: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, April 19 at 5:30 pm (video conference)

Monday, May 17 at 5:30 pm