

**MT. KEMBLE LAKE ASSOCIATION BOARD
MEETING MINUTES – APRIL 19, 2021**

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

Also Present: Barbara Coe (Country Club), Chris Gethard (portion).

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

President Bob Edgar opened the meeting at 5:32 pm.

New Business:

Resident Chris Gethard attended the first part of the meeting in order to raise an issue of concern. He reported a recent incident with a speeding car on Lake Trail West in the vicinity of a child, believed to belong to a resident, creating a potentially dangerous situation. It was also observed by others. The matter was discussed, and the Board had further discussion of the issue later in the meeting.

Officer and Committee Reports:

Beaches & Docks - Fred Luberto:

Fred thanked Feilim Maxwell and Jerome Stanley for their “goose patrol” work in monitoring the Canada goose nest and culling the eggs. He also thanked Feilim, Bob Edgar, Colleen Roberts, Chris and Gail Allyn for roping off the beach waterline with posts and ribbon strings to deter the geese from coming on the beach. He thanked Bill Haynsworth for ordering the Beach Badges.

Fred noted that residents are starting to use boats but not putting them back properly. A notice will be sent out to boat owners.

Beach cleanup will be May 15th, and a notice will be sent out. After the cleanup, the beach will be evaluated to decide if we should put down some additional sand. A notice will go out for volunteers for the Sunday night Beach Patrol.

There was a discussion of the abandoned boats that remain stored under the Clubhouse deck. It was proposed to send out a notice that the boats are available for adoption by residents, on condition that they commit to properly caring for and storing them. We will get rid of any boats not claimed.

Housekeeping – Rebecca Dwyer:

There was a discussion about the status of current State guidelines for gatherings. The Board previously decided that we would follow the State guidelines for a phased reopening of the

Clubhouse for community events. Rebecca also has received several inquiries for rental by residents for private events.

For our next phase of reopening, the Board agreed to expand Clubhouse indoor and outdoor gatherings to allow non-resident guests. This includes current indoor gatherings like book club, yoga class, etc., and any Country Club-sponsored parties. All gatherings and events must comply with State attendance limits and safety requirements in effect at the time of the event. Currently the limit is 200 people for outside events, and 44 people for indoor Clubhouse events (i.e. 35% of the room capacity). The party committee or group organizer can decide how to structure the event in order to comply with the attendance limit. List of attendees should be kept.

The Board also agreed to allow Clubhouse rentals by residents to hold their private events, with the same requirements. The private event must comply with State attendance limits and safety requirements in effect at the time of the event. Currently the limit is 200 people for outside events, and 44 people for indoor Clubhouse events (i.e. 35% of the room capacity). The resident who rents the Clubhouse is responsible for compliance with the attendance limits and other safety requirements (masks, social distancing, sanitation, etc.). List of attendees should be kept. Any requests for private event rentals must be submitted in advance to the MKL Association Board for approval. As always, Country Club, Association and community events are given first priority for Clubhouse use. See the By-Laws.

Rebecca will call Rubinetti to reinstate the trash pickup service for the Clubhouse.

Bettina reported a rodent problem at the Clubhouse kitchen. Karen has signed renewed contract for pest / rodent control for inside and outside surrounding the Clubhouse. They are scheduled for Wed. April the 21st with follow up May 5th.

Bob noted that the party supply boxes in the basement should be gone through to eliminate old, unused items. Rebecca will organize some volunteers to do a cleanup of the kitchen, and a reorganization of the party supplies. Barbara Coe said that the Country Club board would want to participate.

Roads - Bettina Bierly:

Spring Road/Grounds Cleanup was a success, with 33 residents participating. Charlie Priscu helped to check all of the drains. Marcia Heiden and Dale Scolnick helped with the food. Thank you to all participants!

There was a discussion of how resident use of the leaf/branch disposal area near the garden has increased and expanded beyond what was originally intended, which has resulted in higher costs to the community for periodic removal of that material. It was agreed that guidelines should be written to clarify the intended use, and distributed to residents before the Fall cleanup.

Bettina has reviewed the list of priorities for road repairs this summer with Ken Heiden. Chip and seal will be done probably in July or August, with repair work sooner.

There was further discussion of the problem of residents and outside vehicles speeding. Options were discussed, and Bettina is looking into borrowing a flashing speed sign to use around the community.

Colleen also had noted a recent incident of a resident driving a golf cart at night with no headlights. Rules regarding golf cart use need to be addressed.

Dam – Rick Barrett:

In June there will be a demo and training session on the siphon system. The biannual dam inspection will be done this year.

Water – Charlie Priscu:

The Water Committee is waiting for more information from the State about funding for the arsenic treatment system project. There is a meeting with our outside attorney this week to discuss the next procedures for funding. Arsenic levels continue to be near the State limit.

Optimistically, the project may be ready to go out to bid in May or June, and be completed by September or October, but much of the timing is controlled by the State and outside of our control. Charlie will work with Milt on a written proposal to present to the community outlining projected costs, so that a vote can be taken to approve funding from the LCRF.

Clubhouse Maintenance – Karen Sabol:

WiFi has been installed in the Clubhouse, and the password will be posted. A new WiFi controlled Nest thermostat was installed.

Karen is looking for a new smart TV for the Clubhouse to replace the old TV. The old one is slated to be sold.

Leaks at the attic vents and skylights have been investigated and repairs made. Karen is trying to determine if there are any remaining leaks at the skylights, before having additional painting done.

Karen got suggestions from several residents about what to do with the old bar in the basement, and how possibly to reconfigure the basement, when the work is done there to install the water treatment system. An open house might be scheduled to get feedback from residents on the various proposed plans.

Work is slated to be done on the basement history room. Bob noted that some window well covers in front need to be replaced, and the lamp post to the right of the door needs to be repaired.

Grounds – Gail Allyn for Colleen Roberts:

Gail gave Colleen's report. Four trees need to be removed, and several trees pruned, all of which are infected/dead and in high traffic areas. Colleen received an estimate from Alpine, and is waiting for an estimate from Tree Tech. Work will be scheduled as soon as possible.

Bob noted that there are some downed trees that need to be pulled out of the Breeder Pond. He also noted that a backhoe is needed to move riprap rocks at the northern Fire Lane drainage ditch that have been washed down.

The Environmental Stewardship Committee (ESC) is working on an educational program on septic systems for residents. With the approval and support of the Board, the ESC will distribute a letter and brochure to residents.

The ESC is planning on sending out a newsletter to update and inform residents about a number of other topics as well.

All of the plots at the Garden have been assigned. Colleen did not have much success asking for volunteers to give up part of their plots to allow space for new residents. At some point if there are more residents who want plots and none are available, then there needs to be further discussion of how to address this problem fairly. Note that any plots that become available when someone moves or stops using their plot cannot be reassigned by that resident – the plot will be reassigned in a fair way by the Grounds Chairperson.

Colleen raised the idea of holding an Inform Meeting in September where the proposals from last summer for plantings by the Garden could be discussed with residents. Currently those proposals are on hold.

Thank you to Bettina Bierly who paid for the new plexiglass dome at the playground, and to Ken Heiden who installed it. Colleen noted that more rubber mulch needs to be added to the playground.

Colleen informed a resident who had a business sign on their property that town ordinances do not permit such signs.

Thank you to everyone who helped out on the Spring Road/Grounds Cleanup!

A notice will go out asking volunteers to sign up for the summer Road Patrol and the Sunday Night Beach Patrol. Also, there will be a notice to sign up for tennis doubles.

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 \$151,607 and Operating Account is \$51,575 as of 3/31/2021. Contingency bank account is \$103,460.

Our approved budget is \$250,500 which is 1.8% higher than prior year. After three months of operations, we are at 31.55% of budget vs. target 25%.

Note that early expenses for the arsenic project have been charged to the Operating budget as an interim measure. When the projected total project costs are better defined and approved by vote, then these expenses will be transferred to an LCRF arsenic project where all arsenic remediation expenses will reside.

Old Business: None.

Meeting was adjourned at 7:20 pm.

Respectfully submitted,

Gail Allyn, Secretary
mksecretary@gmail.com

Next Board Meetings – Note that monthly Board meetings generally are scheduled for the third Monday of the month at 5:30 pm, unless a schedule change is announced. Any Association Member may attend. Contact Board Secretary for more information.

Monday, May 17 at 5:30 pm at the Clubhouse

Monday, June 21 at 5:30 pm at the Clubhouse