

**MT. KEMBLE LAKE ASSOCIATION BOARD  
MEETING MINUTES – MAY 17, 2021**

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

President Bob Edgar opened the meeting at 5:35 pm at the Clubhouse.

**Officer and Committee Reports:**

**Roads** - Bettina Bierly:

The summer Road Patrol schedule has been set up.

Bettina has a list of road repairs to be done before the chip and seal resurfacing, and is getting bids for the repair work.

There was a discussion about options for addressing cars driving too fast. The Board received a letter from some residents raising concerns and requesting that speed bumps be installed. Bettina talked to the town's maintenance supervisor Tracy Torribio and researched speed bump options and plowing issues. The option of putting in crosswalk designations and/or signage at the beach and playground areas also was discussed. It was also suggested that we initiate an awareness campaign, with a hand-out flyer to be distributed to all residents. Additional community input will be sought at an Inform Meeting.

**Housekeeping** – Rebecca Dwyer:

The kitchen will be cleaned. The exterminator came to address a rodent problem. The kitchen will be inspected on June 14.

The Country Club has a party scheduled for Memorial Day weekend, and another for June 19. The Board reiterated that the State's Covid guidelines in effect at the time of the event should be followed.

Karen said that the new smart TV will be installed before the Memorial Day party. It will go on the existing rolling rack. Rick noted that the old DVD player needs to be replaced. Chris Allyn will check whether the outside speakers are working.

Milt is postponing sending the annual \$800 rental bill to Country Club until they are able to hold some events to generate revenues.

There was an inquiry about a potential private rental for August 27.

**Water – Charlie Priscu:**

The draft arsenic remediation contract is under review with the State to get approval to move forward with the bid process. The treatment system will be installed in the basement of the Clubhouse, with a trap door through the Clubhouse floor to allow for removal of spent filter cartridges about every 6 to 24 months. A ramp for wheeling out spent cartridges will be constructed on the kitchen side of the Clubhouse. An extra pipe and electrical conduit will be installed in the pipe trench from the pumphouse to the Clubhouse in case a second well ever needs to be hooked up to the system. When the bid package goes out, bidders will be able to make site visits by appointment. A date will be set to open all bids publicly at the Clubhouse.

Based on information provided to us to date, we are optimistic that most or all of the construction costs for the treatment system will be covered by the State, although we do not know yet how the reimbursement process will work. Operating costs will come out of our annual budget. Once we have more information on potential costs, a meeting will be scheduled to update the community and to get approval for LCRF expenditures for the project.

The most recent testing of wells 1 and 4 showed arsenic levels just under the State limit.

Cooper Electric came and serviced the pumphouse generator again.

**Grounds — Colleen Roberts:**

After getting two quotes, Colleen has arranged for Alpine Tree to come on May 27 for more tree trimming. Wood in the leaf disposal area will be removed. Other grounds projects are being held off due to budget issues.

Garden plots have all been assigned. New people were able to be accommodated. Charlie and Colleen will look at the garden water valve.

Backshall will repair the Belgian block at the bus stop.

Environmental Stewardship Committee (ESC) is working on several topics, and will be distributing a newsletter. Good response so far on septic cleaning survey.

There was a discussion about resident property maintenance issues, and options to address. Gail will follow up with Board's attorney.

Colleen saw a kayak storage technique used at another community that might be an option for us.

Plans for using the tennis court for pickle ball were discussed. Rick will work with Joanne Tesi to organize a demonstration for residents.

**Clubhouse Maintenance – Karen Sabol:**

Karen is arranging for fire suppression system and fire extinguisher servicing. The ball room will be repainted.

New thermostat for heat installed and working. Will hold off on any update for the air conditioning thermostat.

Clubhouse septic believed to have been last pumped out in 2018.

WiFi is available at Clubhouse. Landline phone and cable at Clubhouse have been discontinued. Landline phone service at Beach will be suspended annually from Oct. 1 to April 30.

Bob noted that there is a hole around the drain pipe under the kitchen sink that needs to be plugged up.

**Beaches & Docks - Fred Luberto:**

There was a good turnout for the Beach cleanup on May 15. Backshall will come to remove the leaf debris. Boat owners will be reminded to store their boats properly before the upcoming inspection. Fred subsequently reported that we passed the County Beach inspection on May 19.

There is curly leaf pondweed in the Lake, and Solitude is coming this week to treat. Garden State will be coming to test for E. Coli.

The nesting pair of Canada geese are gone for the season. Thanks to Felim Maxwell for eliminating the eggs.

There was a discussion about whether to order new sand for the Beach, or to wait until lake lowering next year when sand can be pulled back up from the water. Supplier will only sell it by the truckload, at a cost of about \$3,000.

There was a discussion about fishing areas. Information about fishing areas and rules will be written up for distribution to the residents.

**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 \$153,170 and Operating Account is \$100,098 as of 4/30/2021. Contingency bank account is \$103,461.

Our approved budget is \$250,500 which is 1.8% higher than prior year. After four months of operations, we are at 37.86% of budget vs. target 33.3%.

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.

Milt requests that as many invoices as possible from outside contractors and vendors be submitted to him electronically to expedite handling.

**Old Business:** None.

**New Business:** A resident raised an issue about dogs relieving themselves on private property, and Gail will follow up for more information.

Meeting was adjourned at 7:30 pm.

Respectfully submitted,

Gail Allyn, Secretary  
[mksecretary@gmail.com](mailto: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, June 21 at 5:30 pm at the Clubhouse

Monday, July 19 at 5:30 pm at the Clubhouse