

**MT. KEMBLE LAKE ASSOCIATION BOARD
MEETING MINUTES – JUNE 21, 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 5:30 pm at the Clubhouse.

Officer and Committee Reports:

Clubhouse Maintenance – Karen Sabol:

Viking Pest Control treated the Clubhouse kitchen and elsewhere for ants and other pests, and is coming back for additional treatments and to check attic. The air conditioner in the ballroom has been fixed. The dishwasher will be repaired.

The fire extinguishers have been inspected and if needed replaced for 2021-2022. The kitchen fire suppression system was inspected and serviced. The ball room ceiling has been repainted with special paint to cover the stains.

A new smart TV, DVD player and 4K Fire Stick have been installed and connected, and are ready for use for parties and rentals.

WIFI has been installed in Clubhouse. See posted signs for SSID and password, which are: SSID = MKLClubhouse and PWD = Kemble#2021

Dam – Rick Barrett

There will be a demo and training session on the Dam siphon system in mid-July.

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 \$167,727 and Operating Account is \$91,441 as of 5/31/2021. Contingency bank account is \$103,832.

Our approved budget is \$250,500 which is 1.8% higher than prior year. After five months of operations, we are at 41.36% of budget vs. target 41.67%.

Upcoming LCRF projects totaling \$80,000 (\$70K for roads chip and seal, and \$10K for breeder pond dam masonry repair) were previously approved.

Note that early expenses of \$7,803.50 incurred for the arsenic remediation project have been charged to the Operating budget as an interim measure. Vote is pending on approval of LCRF budget for the project, and if approved, these early expenses will be transferred to the LCRF

arsenic project, where all further arsenic remediation expenses will reside until when/if reimbursed from I-Bank loan as anticipated.

Beaches & Docks - Fred Luberto:

After investigating options, it was decided that the existing land line phone at the Beach will remain in place. It can only be used to contact 9-1-1 in case of emergency. Service will be suspended from Labor Day to Memorial Day as a cost savings measure.

The Lake had another algaecide treatment recently, and the Breeder Pond also was treated today. No blue-green algae has been seen. Fred will research options for aerators, perhaps for next year's budget, to help keep algae levels down.

There was a discussion of appropriate hours for swimming and Beach use. Community input will be sought at the upcoming Inform Meeting.

Housekeeping – Rebecca Dwyer:

The kitchen cleanup was finished before last weekend's Prom Party. Thanks to Colleen and Bettina for helping. Dublin Maintenance will be scheduled for several professional cleanups during the year.

The County Health Dept. inspection of the kitchen is scheduled for June 28.

Two private rentals were approved by the Board for August 27 and October 2, subject to receiving their security deposits. There has been an inquiry for a December 19 date, but no paperwork received yet.

There was a discussion about residents having parties at the Beach. Per the Rules & Regs, members who want to have more than eight guests (the number of their beach badges) must obtain permission from the Board in advance. Access to the Beach must always be available to residents. Guests must be informed by the member host that there are no lifeguards present. As always, the member host is responsible for the conduct and activities of their guests.

Grounds — Colleen Roberts:

Alpine did more pruning and tree removal work near the fire lane, LTW, pumphouse, playground, and behind the Clubhouse. There are additional trees that are being evaluated for removal, in particular a tree near pumphouse #1. There was a discussion about the relative merits/costs of treatment vs. removal. There are two trees at the Beach that are diseased, and Colleen will look into perhaps planting some fast-growing replacement shade trees in that area before anything is done with them.

Recent heavy rain washed out rock riprap at the north fire lane. Nick Stires' company regraded and put in larger rocks in the swale. Eventually we may need to install a pipe there to handle run off.

The landscaper who proposed some planting improvements for the lot next to the Garden updated his estimate. The plan will be presented for discussion at the Inform Meeting.

Roads - Bettina Bierly:

Bettina met with Paul Guerriero to go over the road repairs that will be done before the resurfacing work, including repair of potholes and some work on Alpine. Will get revised estimate. Repair work will be done within next two weeks.

Chip and seal resurfacing will be done the end of July or early August. Clubhouse circular driveway and extension by kitchen will be added on to project. Residents will be notified of start date. Bettina is getting a bid for a new asphalt layer for the basketball court/pickleball court.

Bettina has researched road safety issues, traffic calming options, costs, pros and cons, etc., and got input from town public works manager Tracy Toribio. Issues will be discussed at upcoming Inform Meeting.

Water – Charlie Priscu:

Agra distributed to all residents the 2020 Annual Water Quality Report required by New Jersey DEP and U.S. EPA.

Update on arsenic remediation project will be given at the Inform Meeting. We are waiting for closing on the New Jersey I-Bank loan. Because there may be some incidental expenses that are not reimbursable from the loan, a vote is pending to approve use of up to \$25,000 from existing LCRF funds for such expenses.

Old Business: There was a good turnout for the Pickle Ball demonstration. Open play is now scheduled for every Thursday.

New Business: Bob noted that the drain under the road by the Stuehler residence is clogged.

The retaining wall at the end of the Beach fire lane is in need of repair. Bob will get estimates to have it rebuilt, to put in next year's budget.

Meeting was adjourned at 7:15 pm.

Respectfully submitted,

Gail Allyn, Secretary
mklsecretary@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, July 19 at 5:30 pm at the Clubhouse

Monday, August 16 at 5:30 pm at the Clubhouse