

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

Also present: Barbara Coe, Country Club liaison.

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

Officer and Committee Reports:

Grounds — Colleen Roberts:

Colleen continues to work with Alpine Tree to prioritize dead/dying tree removals. Two more trees (one by pumphouse #1 and one on LTW) will be removed. Bob suggested just cutting the tops of some trees where appropriate to save on costs. Board approved treating three trees by the beach to try to save them.

Colleen has talked to several tree firms about removal of the two trees that fell into the lake at the north end. Two firms would not undertake such a project. She is waiting for estimates from two others, and will contact another firm as well. There was a discussion about possible approaches, and whether some of the work might be more easily done in the spring when the lake is lowered.

A number of other trees have been identified around the edge of the lake that are dead/dying and at risk of falling. Property owners will be notified to take action to prevent harm to the lake or people using it.

A new storage rack for kayaks may be constructed for the north Fire Lane. There was a discussion of parking issues at the beach.

Housekeeping – Rebecca Dwyer:

Clubhouse passed inspection at the end of June.

NJ passed a Covid liability shield law, and a notice with the statutory language has been posted at the Clubhouse, tennis court and beach. The notice states: “Any Person Entering The MKL Clubhouse Premises Waives All Civil Liability Against Mt. Kemble Lake Association, Country Club and Lakeshore Co. for Damages Arising From, Or Related To, An Exposure To, Or Transmission Of, **COVID-19** On The Premises, Except For Acts Or Omissions Constituting A Crime, Actual Fraud, Actual Malice, Gross Negligence, Recklessness, Or Willful Misconduct.”

Several private rentals for the Clubhouse were approved: Sept. 11 (Haynsworth); Nov. 27 (Stanton); Dec. 31 (Tesi). There are other pending requests awaiting paperwork: Nov. 13; Dec. 19; March 5, 2022. Previously approved private rental dates: Aug. 27; Oct. 2.

Water – Charlie Priscu:

We are still waiting for State approval of the contract for the arsenic treatment project. Charlie will be receiving the draft design drawings for the treatment system to be installed in the basement, at a revised location to avoid the sump, and drawings for the new ramp to be installed by the kitchen.

Charlie will be meeting with the engineering firm to go over the controls to be installed in the water tank. The water tank overflowed several times at the end of June, but not recently. This will be corrected by the new control system to be installed.

Milt received the first invoices from SCA and the attorney relating to the project, and Charlie will confirm that payment is not due until 10 days after we receive reimbursement from the State.

Roads - Bettina Bierly:

Guerriero completed the road repairs. Bettina is waiting for dates for the chip and seal work to be done in August, and will do a robo call notice to residents before the work starts.

Tree work is scheduled for July 26 at a resident's property on Lake Trail East that may require temporary road closure for a crane. Residents will be notified by robo call.

Bettina got a bid for asphalt resurfacing of the parking lot next to the tennis court. Due to budget constraints, this work will be deferred to next year.

As a result of the Inform Meeting discussion of speeding issues, the following initial steps will be taken:

- location of speed limit signs is being evaluated, and some signs will be moved to new locations for better visibility;
- after upcoming chip and seal resurfacing work, hatch mark lines or other indicators will be painted on roads at key areas;
- a speeding awareness campaign will be conducted.

Bettina is looking into possible use of Stop signs at two intersections. Board authorized purchase of two portable Slow signs that can be stationed by the Beach or where needed. Additional measures may be taken as well.

Beaches & Docks - Fred Luberto:

There will be another algaecide treatment on Thursday. We are experiencing just common algae, and not the harmful algal bloom (HAB) of blue-green algae that closed several lakes last summer.

Algae impacts the lake clarity. There was a discussion of possible approaches to decrease algae and improve clarity, such as installation of aeration devices. Fred will arrange to have Solitude come to a future Board meeting to discuss the issue.

Dam – Rick Barrett

There was a siphon system demo and training session last Saturday at the Dam, attended by 8-10 people.

The siphon valves should be exercised at least once a year. The wrenches for the valves will be labeled and secured in the new enclosure to be constructed in the Clubhouse basement for the water treatment system.

Vegetation on the back side of the Dam was cut back, and some concrete repaired.

The biennial Dam inspection required by the NJDEP will be conducted this Fall.

Clubhouse Maintenance – Karen Sabol:

The ground surface will be regraded by the History room wall, and the gutter fixed, to try to remedy past water leakage problems.

WiFi is now available in the Clubhouse which would support security cameras if we have any break in problems.

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 \$180,390 and Operating Account is \$51,537 as of 6/30/2021. Contingency bank account is \$103,833.

Our approved budget is \$250,500 which is 1.8% higher than prior year. After six months of operations, we are at 59.28% of budget vs. target 50%. Over budget by \$23,246.

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

For last month's vote on the proposed \$25,000 LCRF arsenic treatment project, a quorum was present through receipt of 116 Ballots from 58 properties. The project was approved by a vote of 113 Yes to 3 No.

The early expenses of \$7,803.50 incurred for the project have been transferred from the Operating account to this new LCRF project, where all further arsenic remediation expenses will reside until when/if reimbursed from I-Bank loan as anticipated.

Received the Town's snow plowing rebate of \$3,000+. We also received a property tax rebate after Bob had one of our conservation easement properties reassessed by the Town to be consistent with treatment of the other properties.

Old Business:

Gail will notify owners of golf carts and similar vehicles not licensed by the State to provide the paperwork required by the Rules & Regs.

Bob got one estimate for repair of the retaining wall at the end of the Fire Lane at the Beach, and is waiting for others. This project will be put in next year's budget.

New Business:

Bob noted unauthorized dumping of flagstones at the Disposal area. Guidelines need to be communicated to residents about what can be disposed there. The chain should be put back up to prevent unauthorized dumping.

Fred, Gail and anyone else interested will attend an upcoming meeting of the New Jersey Coalition of Lake Associations.

Meeting was adjourned at 6:55 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, August 16 at 5:30 pm at the Clubhouse

Monday, September 20 at 5:30 pm at the Clubhouse