

**MT. KEMBLE LAKE ASSOCIATION BOARD
MEETING MINUTES – AUGUST 16, 2021**

Board Members Present: Gail Allyn, Rick Barrett, Bettina Bierly, Rebecca Dwyer, Bob Edgar, Milt Hull, Fred Luberto, and Colleen Roberts (via Zoom).

Absent: Charlie Priscu, Karen Sabol

President Bob Edgar opened the meeting at 5:45 pm at the Clubhouse.

Officer and Committee Reports:

Beaches & Docks - Fred Luberto:

Fred spoke with Verizon about the emergency phone at the Beach. It needs to be converted to FIOS, which will require some electrical work. After Labor Day, phone service will be suspended for the winter, and then conversion work will be done next spring.

Fred, Gail, Mary Luberto and Nancy Barrett attended a recent meeting of the New Jersey Coalition of Lake Associations. MKL's membership in the organization has been renewed. There were presentations on septic systems and maintenance of lake health.

As a first step to addressing algae, Fred recommends focusing on the Breeder Pond, which is exhibiting significant algae growth. He will ask Solitude for recommendations, so that estimates can be included in the budget for next year.

Another algaecide treatment was done recently, which improved clarity (6 ft. Secchi reading). Clarity will continue to improve as temperatures decrease.

Rick spoke to the NJDEP about criteria for lowering the Lake. The State requires that lake lowering be done in the fall, so we are targeting it for October 2022. This also may help to decrease vegetation growth in the lake.

Roads - Bettina Bierly:

Schedule for chip and seal resurfacing is dependent on weather. As of now, gravel and materials may be staged at tennis court parking area on Wednesday, and work may be done end of week or during week of 8/23. When known for certain, residents will be notified by robocall. Work will take 2, and possibly 3 days. All of the roads, including the paved part of Alpine will be done, as well as the Clubhouse driveway. The tennis court parking area will be deferred until next year.

Bob will follow up with Ken Heiden to identify the shut off valves in the roads and mark them with spray paint before the resurfacing.

After the resurfacing, Bettina will look into painting lines in some areas to alert drivers to slow down. The traffic awareness campaign is targeted for around Labor Day. Bettina will be looking for volunteers to help out with it.

Dam – Rick Barrett

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

Grounds – Colleen Roberts (via Zoom):

Davey Tree Service removed both trees that had fallen into the north end of the Lake. Fred assisted with his boat as well. Colleen will negotiate with Davey over the final bill, given that Fred's boat was damaged during the removal.

Alpine recently treated two ash trees at the Beach and one at the top of the stairs for the emerald ash borer. A dying tree across from the stairs was taken down.

There was a discussion of ash trees on a community lot between Bogusky and Kabnick properties. Colleen will follow up.

A request was made to leave the tennis court parking area more open for kids to play on. Cars can park in the Clubhouse driveway.

Bob recently contacted the Town regarding work being done at 74 Youngs Road uphill from Alpine and Lake Trail East. The Town had the homeowner put in silt fencing to prevent runoff to MKL property.

Housekeeping – Rebecca Dwyer:

Rebecca is monitoring NJ Covid requirements. Currently there is no mask requirement for indoor spaces, but that could change.

Discussion about use of Clubhouse facilities by tennis players.

Treasure's Report – Milt Hull

Monthly financial reports were distributed to the Board ahead of the meeting and will be posted on the website. As of 7/31/2021, LCRF account balance is \$164,080, Operating Account is \$96,529, and Contingency account is \$103,833.

Our approved budget is \$250,500 which is 1.8% higher than prior year. After seven months of operations, we are at 71.95% of budget vs. target 58.33%. Over budget by \$34,113.

Upcoming LCRF projects totaling \$80,000 (\$70K for roads chip and seal, and \$10K for breeder pond dam masonry repair) were previously approved. Down payment of \$21,750 made for chip and seal.

Efforts are being made to minimize expenses, and to defer some non-essential items.

Water – Charlie Priscu (absent):

Gail reported on receipt of letter with bid schedule for arsenic remediation project. Bid process will start end of August and proceed through September, with anticipated contract award date of October 19, 2021. Actual construction work would take place sometime after contract award.

Clubhouse Maintenance – Karen Sabol (absent; written report supplied):

Spraying for bees was done on the gutter above the deck doors. Laminated and re-hung the Covid notices that are hanging outside of each door entry. Laminated and made a new recycling and trash notice. Made new WiFi notices and put them throughout the clubhouse.

Old Business: None.

New Business:

Gail will be sending out a notice regarding the Board elections to be conducted this fall, asking for volunteers for a nominating committee, and any self-nominations.

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, September 20 at 5:30 pm at the Clubhouse

Monday, October 18 at 5:30 pm at the Clubhouse