

**MT. KEMBLE LAKE ASSOCIATION BOARD
MEETING MINUTES – SEPTEMBER 20, 2021**

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

Absent: Bettina Bierly

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

Officer and Committee Reports:

Water – Charlie Priscu:

Plans are in hand for the arsenic water treatment project. The bid package went out for bids and was advertised in the Star Ledger. A site inspection for prospective bidders is scheduled for Wednesday 9/22 at 10:00 am at the Clubhouse. Charlie and Suburban will be present.

The bidding period is about 3 weeks. Bids will be opened all at once at a public session to be scheduled at the Clubhouse.

Based on scheduling to date, Charlie anticipates that construction may not begin until next spring, but he will keep the community advised.

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 8/31/2021, LCRF account balance is \$61,165, Operating Account is \$135,680, and Contingency account is \$104,218. LCRF chip and seal project has been paid in full totaling \$72,500, after adding on clubhouse driveway to the project.

Our approved budget is \$250,500 which is 1.8% higher than prior year. After eight months of operations, we are at 78.95% of budget vs. target 66.7%. Over budget by \$52,732. Efforts are being made to minimize expenses, and to defer some non-essential items.

Beaches & Docks - Fred Luberto:

PortaJohn will be removed from Beach by Sept. 30. Phone at the Beach will be terminated for the winter. There was a discussion about how Verizon will provide that phone service when we reinstate it next summer.

We received information from NJ Coalition of Lake Associations about a State loan fund available for water restoration projects. We will look into the possibility of applying for funds for dredging the lagoon/breeder pond, or another project to improve lake water quality. We also will look into getting recommendations from a professional consultant.

Clubhouse Maintenance – Karen Sabol:

During the recent heavy rains from Hurricane Ida there was extensive water in the Clubhouse basement. Bob and Gail worked on drying it out.

Water was found to be leaking into the basement History Room from the Clubhouse bathrooms overhead. A plumber found that the men's toilet was leaking, and one of the urinals needs repair. The wood floor is water stained but is still solid. The women's toilets were not seated well, and the wood under the front toilet is rotten from water damage and needs repair. The plumber made repairs to stop the water leaks.

There was a discussion about possible renovations to the bathrooms and foyer, to give us new ADA-compliant bathrooms, and a coat closet to replace the rolling rack. Bob, Karen and Rebecca will discuss with Dave Denson.

The ballroom, which has been repainted after repair of past roof leaks, seemed to be dry after Hurricane Ida. There are some ceiling tiles around the skylights that need to be replaced.

Bob spoke to a mason about the problem of runoff water running down the driveway and into the Clubhouse basement, and also water leaking into the basement from the back. He will get some proposals for ways to divert the water.

Housekeeping – Rebecca Dwyer:

Board earlier approved allowing upcoming renter to install a tent over the back porch a few days in advance of the wedding rental day (Kabnick). Board approved private rental on 11/13/21 for a baby shower (Kielty). Board conditionally approved private rental for 12/19/21; waiting only on insurance certificate (McEleney).

Confirmed requirement for Dublin Maintenance cleaning fee to be paid in advance by renters planning large private rentals, per rental agreement.

Bob noted that the Town cleanup is coming up starting Sept. 27, in case there are large items to be cleaned out of the Clubhouse. Karen mentioned that there is junk stored in the attic that needs to be brought down and removed. A volunteer work group would be needed.

Grounds – Colleen Roberts:

Davy Tree will remove \$250 from its bill for removal of the tree from the lake because of the damage caused to Fred Luberto's boat.

During recent tree removal work, a Town official advised that we need to obtain tree removal permits under the Town's tree ordinance. Bob got permits for four trees slated for removal (no fee for permit).

A large tree on the right-of-way down to the East side dock was partially uprooted and damaged during the Hurricane Ida storm. It was taken down last Friday.

Colleen will consult with the tree company about the status of several more trees to determine if/when they need to be addressed. A letter will be sent out to residents with trees of concern near the Lake.

Colleen improved the bus stop area and added more stone. She will follow up with the Garden users about end of season clean up of the area. The cones indicating no parking at the top of the Beach hillside will be replaced with boulders.

A wooden playhouse left at the Playground was dismantled due to deteriorated condition. Residents should note that anyone who wants to donate an item for the Playground or any other community property should first notify the Board.

The Environmental Stewardship Committee (ESC) plans to present a speaker in the spring on care of septic. The ESC also noted that the backside of the Dam should be checked first for knotweed before the next time foliage is trimmed.

The Board approved asking the ESC to examine the community owned lots to document their current condition, in order to update their 2016 report. A letter will be sent out to residents advising them of this activity and reminding them of the restrictions regarding Lakeshore lots subject to conservation easements. Bob noted that we could put some stakes out to designate the conservation easement lots, but consensus was to wait.

A resident has been using a Lakeshore lot for access for landscaping construction work, and the resident was notified that advance permission should have been obtained from the Board before such use because the lot is subject to a conservation easement. The resident has agreed to remediate the Lakeshore lot.

Roads - Bettina Bierly:

Gail provided Bettina's report in her absence. The road resurfacing work has been completed. There are a few cleanup issues that are still being addressed.

Harding Police have offered to make their radar traffic speed sign available to us. Chief Heller recommends using it in several locations for 5 days or so in each location. It will enable us to collect data on traffic speeds on our roads. Bettina will be making those arrangements.

Dam – Rick Barrett

The Dam will be inspected in October. In preparation, the foliage on the backside was cut back.

During the recent heavy rain from Hurricane Ida, the Lake water level rose. Thanks to John Murry, Bob Edgar and Tim Lukacs who went out that night to open the siphon valve system to release excess water.

Old Business:

Bob drafted a policy governing use of the community leaf disposal area which will be distributed to the community as a reminder.

Gail is working on getting a nominating committee together to identify candidates for upcoming Board election. Ballots and election materials are to go out by November 1st.

New Business: None.

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, October 18 at 5:30 pm at the Clubhouse

Monday, November 15 at 5:30 pm at the Clubhouse