

**MT. KEMBLE LAKE ASSOCIATION BOARD  
MEETING MINUTES – OCTOBER 18, 2021**

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

Also Present: Jason Allora (via Zoom; first part of meeting)

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

New resident Jason Allora had questions about the Lakeshore-owned lots behind and next to his property. The Conservation Easement applicable to those lots was explained, and a copy of the Easement will be supplied to him.

**Officer and Committee Reports:**

**President's Report – Bob Edgar:**

There was a discussion about problems with misuse of the yard debris disposal area next to the Garden. Recently some pressure-treated wood and fence posts and rails were discarded there, which is not permissible, and may be expensive for us to remove and dispose of properly. Residents also have left flower pots, plastic bags, landscaping materials, and other items that are not allowed. It was suggested that access to the area be limited to certain days/hours, and be monitored in order to control what is put there. This may be done on a trial basis this fall. In addition, instructions for the annual Fall leaf cleanup will be distributed to residents, emphasizing that it is limited to leaves and twigs. Shrubs, larger branches that need to be chipped, and large quantities of yard prunings or landscaping are not allowed and will not be picked up by Backshall. Residents should pay their own landscapers to take those away. The yard debris disposal area is provided as a convenience for residents, and residents should use common sense and be reasonable in its use.

A Lakeshore lot on Lake Trail East has been restored by the adjacent resident.

Bob is getting estimates for repairing the retaining wall at the fire lane by the Beach for next year's budget. He is also getting recommendations and estimates for correcting drainage problems at the corner and back of the Clubhouse that have caused water in basement areas.

There was a discussion of a possible new rule regarding responsibility for dying or dead trees near the Lake or Lakeshore property. A notice will be sent to the community and it will be put on the agenda for the next Board meeting.

**Housekeeping – Rebecca Dwyer:**

The Board approved a private rental for March 12. A Thanksgiving weekend private rental has been postponed.

There was a discussion about problems with Esposito not picking up all of the recycling after events at the Clubhouse. Karen will look for alternative arrangements.

**Clubhouse Maintenance** – Karen Sabol:

Karen will post by the Clubhouse door the phone numbers of several Board members who have keys to the Clubhouse, for anyone to call who needs entry (e.g. contractors, inspectors, caterers).

As mentioned, Bob is working on drainage improvements to prevent water from getting into the Clubhouse. That will be corrected before repairs are done to the History Room. Meanwhile, he set up a humidifier that dried out the History Room.

**Water** – Charlie Priscu:

Two bids were received for the arsenic water treatment system. We are now waiting on additional steps for State approval and I-Bank loan issuance in order for the contract to be finalized.

Latest arsenic readings were low.

**Grounds** – Colleen Roberts:

Work continues on our program to address dying/dead trees. Alpine Tree took down a tree at the right-of-way to the east side dock.

Colleen will distribute a notice to residents who use the Garden requesting that their plots be cleaned up for the winter, and she may have an end of season meeting them.

**Beaches & Docks** - Fred Luberto:

A lake consultant who spoke at a recent NJ Coalition of Lake Associations meeting offered to review some of our lake data and give us some feedback about the Lake's condition. Fred sent him the data and is waiting to hear back from him. Fred also is getting an estimate from Solitude for consideration of an aeration system.

A notice will be distributed to residents asking boat owners to properly store their vessels for the winter. Any vessels that are no longer used should be removed from the beach and fire lane areas.

Milt and Fred are working on arrangements for how emergency phone service will be provided at the beach for next season. Fred will talk to the Board of Health for their recommendations.

**Roads** - Bettina Bierly:

The road resurfacing project is completed. Bettina followed up with residents to resolve a few issues.

She will be looking to upgrade signage, and to paint traffic speed caution lines in certain areas. We are looking at borrowing radar speed sign from Harding Police.

Bettina will advise community when the fall road leaf cleanup is scheduled.

**Dam – Rick Barrett**

The biennial Dam inspection will be done this weekend. Rick will ask the consultants about use of the valve during extreme storm events.

**Treasurer’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 early October, LCRF account balance is \$142,327, Operating Account is \$57,827, and Contingency account is \$104,218.

Our approved budget is \$250,500 which is 1.8% higher than prior year. After nine months of operations, we are at 82.23% of budget vs. target 75%. Over budget by \$18,117. Efforts are being made to minimize expenses, and to defer some non-essential items.

In November, budget planning process for next year will start.

**Old Business:** None

**New Business:** None.

Meeting was adjourned at 7:30 pm.

Respectfully submitted,

Gail Allyn, Secretary  
[mklsecretary@gmail.com](mailto: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, November 15 at 5:30 pm at the Clubhouse

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