

**MT. KEMBLE LAKE ASSOCIATION BOARD
MEETING MINUTES – NOVEMBER 15, 2021**

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

Also Present: Barbara Coe (via Zoom); Kelly Heller (first part of meeting)

President Bob Edgar opened the meeting at 5:30 pm at the Clubhouse.

Resident Kelly Heller described some issues with her driveway area following the recent chip and seal resurfacing project. Charlie and Bob will look at it and follow up.

Officer and Committee Reports:

President's Report – Bob Edgar:

The Environmental Stewardship Committee (ESC) started their evaluation of Lakeshore conserved lots, and inspections will be continuing this week.

Bob got two estimates for addressing the water drainage problem at the back edge of the Clubhouse. Work would involve removing the concrete apron and directing runoff from the roof drain leaders away from the building.

Beaches & Docks - Fred Luberto:

Residents have reported problems with migrating geese on the lawn at the beach. Fred will check the grass and put up string to deter them.

The retaining wall at the Beach is deteriorating and bowing out. Fred will get estimates for fixing it for next year's budget.

There was further discussion of options for emergency phone service at the Beach. Fred and Milt continue to follow up.

Fred will get information from our consultants about sampling recommendations for next season.

The Board approved forming a lake management subcommittee of interested residents to focus on long range measures for lake maintenance.

There was a general discussion of budgeting process and the balance between providing increased services to residents and impacts on dues.

Roads - Bettina Bierly:

Due to delayed leaf drop, Road Cleanup will be Saturday, Dec. 4. Backshall will be asked to come on Dec. 6 to pick up leaf piles along the roads. A notice with more information will be distributed to residents.

In the spring some “slow” indicators will be painted on the roads.

There was a discussion of the tree stumps and boulders put out by some residents along the edges of the roads, which may create hazards for snow plowing and winter driving. Backshall will be consulted, and residents will be advised what is permissible. In the meantime, they should be at least 2 ft. back from road pavement.

Grounds — Colleen Roberts:

Alpine Tree is coming this week to look at some additional trees for trimming. Fred will assist. Colleen reported on follow up she has done with some residents who have dying/dead trees around the lake.

Colleen met with the Garden users to discuss various issues. Early Spring a notice will be sent out about next season. Colleen will talk to Backshall about doing the mowing in the Garden.

Housekeeping – Rebecca Dwyer:

A request for a private rental on Dec. 4 from 5 to 8 pm was conditionally approved so long as the Road Cleanup that day and events before and after are not impacted. Rebecca will follow up.

Clubhouse Maintenance – Karen Sabol:

There are continuing problems with private rentals and community events not properly sorting and disposing of recyclables. As a result, our recycler does not pick up the material. Karen has looked for alternative options. Once the ramp is installed as part of the water treatment project, we will consider making changes to disposal areas. In the meantime, renters and party chairs will be informed of the need to separate the recyclables properly, and will be called afterward if there are problems.

Karen put some new signs in the Clubhouse for various items. The State fire inspection will be scheduled.

Water – Charlie Priscu:

Charlie gave an update on the water treatment project. We are still waiting on the legislature’s approval of the I-Bank loan, which is needed before the contract can be awarded. We probably will have to ask for an extension on the bid as a result.

Power fluctuations are causing problems with one of the pump relays. Charlie will follow up with Suburban.

Dam – Rick Barrett

The Dam was inspected about 2 weeks ago, and a report will be coming. At the bottom of the Dam there is a small amount of water bubbling up that will need to be addressed to prevent erosion, and the report will make a recommendation.

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 October 31, LCRF account balance is \$137,636, Operating Account is \$104,610, and Contingency account is \$104,219.

Our approved budget is \$250,500 which is 1.8% higher than prior year. After 10 months of operations, we are at 86.4% of budget vs. target 83.3%. Over budget by \$7,672. Efforts are being made to minimize expenses, and to defer some non-essential items.

Budget planning process for next year is underway.

Old Business: Proposed new Rule on responsibility for tree removal was tabled due to lateness of meeting, and will be discussed at next meeting.

New Business: Before the meeting, Alison Maxwell submitted a proposal to install a community book exchange box on community property somewhere near the Clubhouse. The MKL Book Club will raise money for the project through fund-raising bookmark sales and donations. Additional details were supplied. The Board approved the project, with the final location to be approved before installation.

Meeting was adjourned at 7:30 pm.

Respectfully submitted,

Gail Allyn, Secretary
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Next Board Meetings – Note that monthly Board meetings 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, December 20 at 5:30 pm at the Clubhouse (Reorganization Meeting)

Schedule for 2022 meetings will be set after Reorganization Meeting.