

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

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

Also Present: Newly elected Board members Lori Denson, Tawnya Kabnick, Laura Landy and Jeff Sabol; Barbara Coe (via Zoom); Tim Lukacs (first part of meeting)

Absent: Bettina Bierly

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

Resident Tim Lukacs came to discuss a community property issue.

There was a discussion of reorganization of the Board for year 2022. The following Officers were elected:

President - Bob Edgar

Treasurer - Milt Hull

Secretary - Gail Allyn

The following Committee Chairs were designated:

Beaches & Docks – Tawnya Kabnick

Clubhouse Housekeeping – Laura Landy

Clubhouse Maintenance – Jeff Sabol

Dam – Rick Barrett

Grounds – Lori Denson

Roads – Bettina Bierly

Water – Charlie Priscu

Officer and Committee Reports:

Housekeeping – Rebecca Dwyer:

The large oven in the range has been fixed.

Bob replaced missing slider feet on a wicker chair and a square table. Residents are asked to take more care to avoid losing the feet.

A resident's rental request was discussed, and the By-Laws will be reviewed.

Milt will close out renters' security deposits no longer needed.

Grounds — Colleen Roberts:

Colleen thanked all of the residents who helped out on the recent Roads/Grounds cleanup. Gail also passed along Bettina Bierly's thanks to all of those volunteers. Bettina had reported that about 36 people turned out. The cleanup cost approx. \$12,000. The budget for next year will be increased because costs have gone up each year.

Three dead ash trees will be removed from a Lakeshore property at LTW and Beach on Dec. 29.

Colleen has followed up with several lake front residents about dying/dead trees near the lake, and will continue to work with them.

Backshall has asked that stumps be moved away from the roads, and Colleen will follow up.

Colleen gave an Environmental Stewardship Committee (ESC) update:

- ESC has been inspecting community properties and will provide their findings to the Board.
- Some Canada geese have been at the beach, and the ESC will work with Fred to put up a barrier to keep them off the beach and lawn.
- ESC is working on plans for a tree planting program, to make up for loss of so many trees to disease and storms in recent years.
- ESC is researching options for composting. They have also inquired about the use of salt on the roads during winter.
- The ESC is planning a TGIF for the spring to provide information to residents on environmental topics.

Dam – Rick Barrett

Our engineer is preparing a specification for addressing the small amount of water bubbling up from the back side of the Dam where the siphon is located. The plan will have to be approved by NJDEP.

Water – Charlie Priscu:

The State loan for the arsenic treatment system is tentatively scheduled to close on Dec. 29th. Once the loan is in place we can sign the contract for the installation. The vendor agreed to extend its offer price because of the State's delay in finalizing the loan. Once the system is installed, we will follow the manufacturer's recommendations for inspections and maintenance. The Water Co. Asset Management Plan will be updated to include the new system. Inspections may be incorporated into our ongoing VSA program.

A water issue reported at the top of Primrose is believed to be a natural runoff condition and not a pipe leak. It will be monitored during the winter to see if there is a drainage issue to be addressed.

Clubhouse Maintenance – Karen Sabol:

There have been problems with the canister vacuum, and it may need to be replaced. We do have a second upright vacuum, however, which may be sufficient.

At the annual fire inspection, the fire inspector said that we have to change out the doors in the basement. Jeff will look into options and costs.

Bob noted that the gutters need to be cleaned and the heater cables reinstalled on the roof to prevent icing. Jeff will follow up.

Bob also noted that the flag needs to be replaced.

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 November 30, LCRF account balance is \$148,316, Operating Account is \$97,953, and Contingency account is \$104,603.

Our approved budget is \$250,500 which is 1.8% higher than prior year. After 11 months of operations, we are at 87.91% of budget vs. target 91.67%. Because of efforts to offset high expenses in some areas by controlling expenses in other areas, we seem to be on track to meet or be under budget for the year.

Milt continues to work with the Chairs to plan the Budget for next year, which will be presented at the Annual Meeting.

Secretary – Gail Allyn

There was a discussion of a number of possible revisions to update the By-Laws. Board input was requested. It is likely that proposed amendments will be submitted to the Members for an approval vote in connection with the upcoming Annual Meeting.

Schedule for Board meetings for 2022 will remain the same – the third Monday of the month at 5:30 pm at the Clubhouse. Next Board meeting will be Monday, January 17 at 5:30 pm.

Annual Meeting will be Saturday, January 29 at 7:30 pm. As of now it is planned as an in-person meeting at the Clubhouse, with a Zoom alternative to be made available. Plans are subject to modification due to the Covid situation. Members will receive a formal notice and other documents in advance of the meeting.

Old Business: Proposed new Rule on responsibility for tree removal remained tabled for discussion at a future meeting.

New Business: None.

Meeting was adjourned at 7:15 pm.

Respectfully submitted,

Gail Allyn, Secretary
mksecretary@gmail.com

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, January 17 at 5:30 pm at the Clubhouse

Annual Meeting, Saturday, January 29 at 7:30 pm at the Clubhouse and via Zoom (tentative plan subject to change – watch for notice)