

**MT. KEMBLE LAKE ASSOCIATION BOARD  
MEETING MINUTES – JANUARY 17, 2022**

Board Members Present: Gail Allyn, Rick Barrett, Bettina Bierly (via Zoom), Bob Edgar, Milt Hull, Charlie Priscu; and Outgoing Board members Rebecca Dwyer (via Zoom), Fred Luberto (via Zoom), Colleen Roberts (via Zoom) and Karen Sabol; and Incoming Board members Lori Denson, Laura Landy, Tawnya Kabnick (via Zoom) and Jeff Sabol;

Also Present: Barbara Coe (via Zoom).

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

**Officer and Committee Reports:**

**Secretary** – Gail Allyn:

Gail addressed some administrative matters. She noted that the NJ legislation providing a Covid liability waiver for the Clubhouse and other facilities expired on 1/1/2022.

There was a discussion of the procedures that will be used to conduct the Annual Meeting on January 29<sup>th</sup> as a video conference over Zoom. Instructions for residents will be distributed about two days in advance of the meeting, with the Zoom link.

**Grounds** – Colleen Roberts handing over to Lori Denson:

Alpine took down three trees on Lakeshore’s former Willner property.

There was discussion about the problem of tree stumps and boulders placed by residents on the edge of the roadway. Bob will confer with Backshall.

Colleen followed up with a number of residents with dead/dying trees by the edge of the Lake. They have addressed or plan to address their trees.

The Environmental Stewardship Committee (ESC) continues to review the condition of community conserved properties. Goose barrier was put up at the Beach.

**Roads** – Bettina Bierly:

Bettina has spoken to Backshall about salting procedures for the winter, with particular focus on the hills. Residents need to be aware that despite plowing/salting, roads may be slippery for walking and driving.

Future plans include repaving the basketball court/parking area. Bettina is waiting to see what we spend on snowplowing this winter to see if this work can be budgeted for later this year.

**Housekeeping** – Rebecca Dwyer handing over to Laura Landy:

Clubhouse party supplies were replenished after the Holiday party.

A request by a resident for a private rental for an organization meeting was denied because it did not fit within the By-Laws rental guidelines.

**Beach & Docks** – Fred Luberto handing over to Tawnya Kabnick:

Migratory geese left recently when the Lake froze.

Winter activities guidelines will be updated and distributed to residents. Residents will be reminded that all winter activities (e.g. skating, sledding, ice fishing, etc.) are at one's own risk. No community or town authority measures the thickness of the ice. Residents are responsible for their children and guests.

**Clubhouse Maintenance** – Karen Sabol handing over to Jeff Sabol:

Thanks to John and Joyce Murray who have offered to donate a new American flag for our Clubhouse flagpole.

Thanks to Andres and Betsy Vaska for donating an upright vacuum cleaner for the Clubhouse.

Jeff is researching replacement exit door for the basement.

**Water** – Charlie Priscu:

The State loan for the arsenic treatment system was approved. Lakeshore adopted a resolution authorizing the contract with the low bidder. A preconstruction meeting with the contractor is scheduled for February 3<sup>rd</sup>. The system will be installed in the Clubhouse, and a pipeline will be put in from the Clubhouse to pumphouse #1. Information on the work schedule will be distributed when available.

**Dam** – Rick Barrett

Written approval was received from the State DEP for lowering the Lake, starting October 1, 2022. Refilling will start on November 15. More details will be provided later in the year.

Once we receive engineering specs to address the water bubbling up at the bottom of the Dam, bids will be obtained for the work.

## **Treasurer's Report – Milt Hull**

The Financial Review Committee submitted a report from their annual review. Thanks to members John Murray and Jennifer Siegler, who also have volunteered for the committee for the coming year.

Financial reports were distributed to the Board ahead of the meeting and will be posted on the website. As of December 31, LCRF account balance is \$147,928, Operating Account is \$74,120, and Contingency account is \$104,604.

Our approved operating budget is \$250,500 which is 1.8% higher than prior year. After 12 months of operations, we are at 95.74% of budget. Completed LCRF projects came in slightly over budget.

Treasurer's Report for 2022 has been distributed to members and will be presented at upcoming Annual Meeting on January 29. Proposed operating budget and LCRF projects for 2022 to be voted on by Ballots distributed to membership which are due by February 7.

**Old Business:** None.

**New Business:** None.

Meeting was adjourned at 6:35 pm.

Respectfully submitted,

Gail Allyn, Secretary  
[mklsecretary@gmail.com](mailto:mklsecretary@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.

Annual Meeting, Saturday, January 29 at 7:30 pm via Zoom (instructions and Zoom link will be distributed about January 27)

Monday, February 21 at 5:30 pm at the Clubhouse

Monday, March 21 at 5:30 pm at the Clubhouse