

**MT. KEMBLE LAKE ASSOCIATION BOARD  
MEETING MINUTES – FEBRUARY 21, 2022**

Board Members Present: Gail Allyn, Rick Barrett, Lori Denson, Bob Edgar, Milt Hull, Laura Landy, Tawnya Kabnick, Charlie Priscu and Jeff Sabol.

Absent: Bettina Bierly

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

Officer and Committee Reports:

**Clubhouse Maintenance** – Jeff Sabol:

Jeff measured steel doors in basement, and is getting estimates for their replacement (project already approved in LCRF budget). There was a discussion about options regarding the glass slider door given the upcoming installation of the arsenic treatment system.

Bob Edgar reported that repair is needed for an electrical fixture in the basement. A CO monitor in the basement had been beeping, possibly due to recent power outage, but has stopped so maybe reset itself.

**Beach & Docks** – Tawnya Kabnick:

Barrier has been put back up to keep geese off the beach.

Garden State Laboratories has been hired for water quality testing from May through September.

Estimates are being obtained for repair work on the fire lane bulkhead retaining wall and the beach retaining wall (project already approved in LCRF budget).

Tawnya received a suggestion from a resident that the East side right-of-way to the Lake be improved to provide better access and more space for residents' use. There was a discussion of improvement options, and Tawnya will obtain more information and cost estimates. Lori will follow up about an overhanging branch.

Beach Cleanup is scheduled for Saturday, May 14, with a rain date of Sunday, May 15.

**Grounds** – Lori Denson:

Lori reported that someone had put a trash can by the dog park without permission, which then got filled to overflowing with residents' discarded dog poop bags, which she had to clean up and remove. Residents need to understand that Rubinetti does not pick up trash at the dog park area, and no trash should be left there. It is residents' responsibility to take their dog poop bags and other trash home for disposal. New Rules for the dog park will be distributed and posted.

Due to the loss of so many trees on community property in recent years, Joan Haynsworth and the ESC are planning a tree planting project, likely to start in the Fall. The concept is to invite residents to donate the trees. The ESC will be meeting with some arborists to get recommendations for suitable types of trees and planting locations. More information will be coming.

For budget planning purposes, Milt asked for an updated plan for estimated number of diseased/dead tree removals for the next few years.

There was a discussion of issues relating to the Garden, including how to accommodate all residents who want garden plots, what to do about plots that are under-used or not used, and responsibility for end-of-season plot cleanups. Lori will poll the 2021 gardeners early to see who will be returning to the Garden this year. Residents should keep in mind that the Garden is community-owned property, and use of it is at the pleasure of the MKL Board.

Lori received a report from a resident that food waste is being thrown onto a community property. This is not allowed and may attract vermin or nuisance wildlife, create a health hazard, and is contrary to our community property conservation easements. Lori will follow up on the problem.

Tennis Court: Charlie reported that the Hard Tru has been delivered and will be applied to the tennis court when weather warms up. He will be sending out a notice regarding a schedule this season for doubles tennis, and for pickle ball.

**Dam** – Rick Barrett:

Rick is getting quotes to have a survey done of the area at the base of the Dam to be repaired. Then the plan specs can be submitted to NJDEP for approval, and quotes for the repair work can be obtained (repair project already approved in LCRF budget).

**Housekeeping** – Laura Landy:

Clubhouse supplies have been replenished, and extra supplies are stored in the basement. Party chairs should report when items start to run low.

There are two upcoming private rentals in March and June. The Country Club has scheduled several community events in upcoming months.

Laura is looking for volunteers for her Committee to look at long range strategic planning for use of the Clubhouse.

Bob noted that the trash and recycling from the February 12<sup>th</sup> Chili Party still had not been picked up, despite signs having been put out for haulers. Laura will follow up.

There was a discussion about options for making the keys to the Bar more easily accessible to party committees. This will be discussed with the Country Club.

**Water – Charlie Priscu:**

The contract for the arsenic treatment project was signed, and a meeting was held with Suburban (oversight engineers), De Maio (contractor), a State official, and our water committee representatives. The contractor may have to request an extension from NJDEP for the work start date, because of supply chain delays in availability of the necessary equipment. Charlie is hopeful that they will mobilize by May or June. A staging area will be designated for the contractor to use.

There was a discussion of the process by which project invoices will be received, reviewed, approved, and submitted for payment to the State I-Bank.

Bob suggested meeting with the town building inspector about permits that may be needed for the work to be done in the Clubhouse, and Charlie will follow up with Suburban about including an enclosure and lighting for the system. Gail will follow up with our attorney about drafting an agreement between Lakeshore and the Association regarding use of the Clubhouse space for the system. Milt will follow up with our agent about insurance issues.

There was further discussion about our primary well #4, and the condition of the other wells with regard to backup for well #4. More information is being obtained for future discussion and planning.

**Roads – Bettina Bierly (absent):**

Bettina had reported that she is waiting for warmer weather to follow up on any changes to speed limit sign placement and line painting to encourage slower driving. Other projects may be determined once we know what is left in snowplowing budget at end-of-season.

Spring Roads/Grounds cleanup is scheduled for Saturday, April 23, with a rain date of Sunday, April 24.

**Treasurer's Report – Milt Hull:**

Financial reports were distributed to the Board ahead of the meeting and will be posted on the website. As of January 31, Operating Account balance is \$118,615, LCRF account is \$158,607, and Contingency account is \$104,605.

Our approved operating budget for 2022 is \$255,700 which is 2.1% higher than prior year. After 1 month of operations, we are at 5.5% of budget. Approved LCRF projects for 2022 total \$93,484.

This year's Financial Review will be done again by volunteers Jennifer Siegler and John Murray. They also are organizing a committee to look at long-term evaluation of income, expenses and LCRF projects, in order to assess any potential need for future dues increase.

The Board meeting was suspended at 7:20 pm so that the Board could go into Executive Session to discuss a confidential matter. The Board came out of Executive Session at 8:15 pm.

A Motion was made and seconded to approve a proposal by Tim and Marta Lukacs for a transaction involving an exchange of property between Lakeshore and the Lukacses. The transaction requires an approval vote by the Lakeshore shareholders, so a Special Meeting of the shareholders will be scheduled to discuss and vote on the proposal. More information will be provided in the notice for the Special Meeting.

**Old Business:** None.

**New Business:** None.

Meeting was adjourned at 8:20 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.

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

Monday, April 18 at 5:30 pm at the Clubhouse