

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

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

Absent: Jeff Sabol

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

Officer and Committee Reports:

**Beach & Docks** – Tawnya Kabnick:

Tawnya is working on how to provide emergency phone coverage for the beach as required by the Health Dept., and recently met with an electrician to discuss electric service options. She will follow up for more information before a decision is made.

Solitude has made some recommendations for lake management this year, including raking out weeds from the shallow end of the lake, and algae treatment in the upper breeder pond. Tawnya is going to organize a meeting of the Lake Subcommittee to discuss these plans.

As a result of resident interest in better community lake access from Lake Trail East, Tawnya proposed increasing the size of the east side dock. A motion to spend up to \$4,000 for this work was approved by unanimous Vote of the Board.

A pair of geese have been spotted on the Lake, but so far no nest has been sited. Residents are asked to keep watch and to report any suspected nest.

Beach Cleanup is scheduled for Saturday, May 14 (rain date May 15).

**Dam** – Rick Barrett:

Survey work will be done, and then the engineering plan to address the leak at the base of the Dam will be submitted for NJDEP approval.

**Roads** – Bettina Bierly:

Snow storm expenses have been approx. \$8,400 so far, and hopefully we are at the end of the snow plowing season.

Repaving of basketball court may be deferred to next year because of current high prices for materials. Instead, the budget may be used for other road projects and repairs.

Bettina is arranging for loose gravel in some areas to be swept up and removed. The grates and pipe under Lake Trail West near the Stuehler property need to be addressed to better handle runoff.

The grass along the road in front of the Clubhouse is being used for parking, which is damaging the grass. Residents are asked to use the paved basketball court for parking whenever possible, and to avoid the grass area.

Spring Roads/Grounds cleanup is scheduled for Saturday, April 23 (rain date April 24). Backshall will come that next week.

**Water** – Charlie Priscu:

On Friday there was a meeting at the Clubhouse with Suburban engineers, the contractor DeMaio, and representatives of Isolux, the company supplying the arsenic treatment equipment. Isolux is to get back with delivery dates for the equipment, so that the installation work can be scheduled.

Now that the contracts have been signed, Milt was able to submit the first invoices for payment by the State infrastructure bank.

There was discussion of the issues surrounding backup well options for the water system. Rick is waiting to receive a proposal from EWMA to provide an evaluation.

**Grounds** – Lori Denson:

Lori thanked the Priscus for fixing the fence at the dog park.

All of last year's gardeners except one will be using the Garden this year. Also, there are three new gardeners, all of whom could be accommodated because of volunteers who offered to share their plots.

New Rules for the Garden were drafted, based on past practices and input from the gardeners. The Rules were approved by unanimous Vote of the Board. Charlie noted that rodent control for the Garden needs to be renewed.

Lori has a proposal from Alpine to take down some trees on Trails End, to trim canopies along Lake Trail West, and to top a dead tree on Lake Trail East.

There was a discussion of guidelines for what yard debris residents can put out to be picked up by Backshall after the Spring Roads/Grounds cleanup.

The Environmental Stewardship Committee (ESC) provided its report to the Board regarding the status of the community's conservation easement properties. This will be discussed in more detail at next month's meeting.

A Tree Committee has proposed a tree-planting project, to be self-funded by donations from residents. The Board approved the project, and Milt will set up a method for managing the donations.

A resident has asked that dog walkers be notified to respect private property, and to keep their dogs off of other residents' yards. Dog walkers also should be taking their dogs' waste home to dispose of it and not putting it in other residents' trash cans.

**Housekeeping** – Laura Landy:

Dublin Cleaners are coming on Tuesday, and will clean the carpets.

Four requests for private rentals were approved: April 30 – birthday party; May 14 – baptism; June 17 - wedding-related event; Sept. 14 – birthday party.

There are volunteers for the Clubhouse committee, which will be meeting soon. The committee may do an assessment survey of the community in conjunction with the financial planning committee.

**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 February 28, Operating Account balance is \$120,987, LCRF account is \$161,713, and Contingency account is \$104,605.

Our approved operating budget for 2022 is \$255,700 which is 2.1% higher than prior year. After 2 months of operations, we are at 8.82% of budget. Approved LCRF projects for 2022 total \$93,484.

First two arsenic project bills from SCE for \$7,937.50 and \$3,377.75 have been received and submitted to NJ H2Loans for reimbursement. All expenses should be 100% reimbursable.

**Old Business:** None.

**New Business:** None.

Meeting was adjourned at 7:20 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, April 18 at 5:30 pm at the Clubhouse

Monday, May 16 at 5:30 pm at the Clubhouse