

**MT. KEMBLE LAKE ASSOCIATION BOARD
MEETING MINUTES – APRIL 18, 2022**

Board Members Present: Gail Allyn, Rick Barrett, Bettina Bierly, Lori Denson, Bob Edgar, Milt Hull, Tawnya Kabnick, and Charlie Priscu
Absent: Laura Landy, Jeff Sabol
Also present: Barbara Coe

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

Officer and Committee Reports:

Grounds – Lori Denson:

Alison Maxwell submitted the proposed location for the Little Free Library box sponsored by the Book Club. It will be placed across the street from the Clubhouse, near the playground. The Board unanimously approved the location.

There was a discussion of the Board's policies with regard to community-owned properties, as a lead-in to the ESC's Report on MKL Conservation Easement Properties. The discussion will be continued next month.

A number of Ash trees were taken down on Trail's End, Primrose and Lake Trail East. In coming months, Lori will update the priority list for future removals, to be used for budget planning purposes.

Roads – Bettina Bierly:

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

Bettina will talk to Dosch King about sweeping loose gravel off the roads.

Bettina has an estimate for paving the tennis court path. She is getting estimates for repaving the tennis court parking lot, but that probably will be deferred.

Lori will follow up regarding the bags of knotweed at the leaf disposal area.

There continues to be a problem with cars speeding. Bettina will be looking into installing additional signs.

Bob inspected the clogged drain under Lake Trail West and discussed with the adjacent homeowner. Something will be done to try to clean out the drain.

Dam – Rick Barrett:

The area in need of repair at the base of the dam has been surveyed for the engineering plans. The plans will be submitted to NJDEP by the end of May. Once approved by the NJDEP, bids for the work will be obtained.

Beach & Docks – Tawnya Kabnick:

The ESC's lake management subcommittee recently met with Solitude to discuss options for long term improvement projects. Estimates are being obtained for getting a professionally done long term management plan. Some members of the subcommittee will be attending the next NJ Coalition of Lake Association's meeting this Saturday.

Tawnya received the contract from Solitude for this year's monthly service.

There is a lot of debris in the lake around the perimeter from various storms. There was discussion of how to organize some volunteer cleanup effort.

Tawnya continues to work on resolving the issue of how to provide emergency phone access for the Beach, which is required by the Health Dept. She met with a Verizon rep last week to discuss some options. One option is to run an electric line from the pole down to the Beach to charge a phone, and estimates are being obtained.

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

A goose nest is near the shore of Baumgarten's property. The eggs have been added.

Water – Charlie Priscu:

Pump #4 controller keeps tripping out. The power co. is coming tomorrow to check it out. If they do not find a problem, then Charlie will get an electrician to estimate installing a soft starter which would bring the pump on gradually. This would avoid problems from electrical surges on start up.

Milt submitted the first arsenic project bills for reimbursement to the I-bank. We are waiting for the contractor DeMaio to get back to us with a work start date. Bob dropped off information needed for the permit application for the Town.

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 March 31, Operating Account balance is \$79,735, LCRF account is \$165,133, and Contingency account is \$104,989.

Our approved operating budget for 2022 is \$255,700 which is 2.1% higher than prior year. After 3 months of operations, we are at 21.1% of budget vs. target 25%. Approved LCRF projects for 2022 total \$93,484.

Because our old QuickBooks desktop program is no longer supported, Milt is working with the accountant to move to a new QuickBooks online program.

Building Maintenance – Bob Edgar for Jeff Sabol who was absent:

During the storm about two weeks ago there was major flooding in the basement of the Clubhouse. There was water over the entire basement floor, and ponded water around the exterior of the northwest end. Bob had channels dug to drain off the exterior water, and is having a contractor looking at options for exterior regrading.

Inside the basement the water had been bubbling up from a floor drain. Bob is meeting with contractors to find out about options for installing a French drain type system along the interior walls. During the storm, there was also water dripping through the turret brickwork, which will need to be addressed. Under the deck, there was water bubbling up, and Bob found a buried pipe which needs to be investigated.

The work to install new downspouts and piping to direct downspout runoff away from the Clubhouse had been completed before the storm.

Estimates are being obtained for replacing the three old basement windows, and the basement exit door (LCRF projects previously approved).

Clubhouse Manager – Gail Allyn for Laura Landy who was absent:

The Clubhouse Planning Committee is meeting on April 28 at 5:30 pm. All are welcome to attend. Contact Laura.

No new private rental requests. Laura will follow up with the cleaners about scratches on the floor.

Old Business: Charlie reported that the tennis court resurfacing is all done, and the water for the tennis court has been turned on. He will send out a notice to set up doubles tennis for Tuesday nights and Saturday mornings.

New Business: None.

Meeting was adjourned at 7:30 pm.

Respectfully submitted,

Gail Allyn, Secretary
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, May 16 at 5:30 pm at the Clubhouse

Monday, June 20 at 5:30 pm at the Clubhouse