

**MT. KEMBLE LAKE ASSOCIATION BOARD  
MEETING MINUTES – MAY 16, 2022**

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

President Bob Edgar opened the meeting at 5:40 pm at the Clubhouse.

Officer and Committee Reports:

**Beach & Docks** – Tawnya Kabnick:

- The permit to open the Beach is expected to be issued within the next few days, pending lake water test results from Garden State Labs.
- For 2022, we may continue to use the existing analog phone to provide emergency service to the beach, as required by the Health Department. In 2023, analog service will not be available, and an alternative will need to be put in place.
- Beach Clean-up was conducted on May 14.
- Outdoor Design repaired the retaining wall along the beach including new steps down to the beach, cleaned the two catch basins at the bottom of the hill and seeded the areas that were disturbed.
- The Lake will be lowered in October for approximately two weeks. At that time the Fire Lane will be repaired.
- A revised estimate of \$4,500 for the new docks for east side lake access was approved.
- The Environmental Stewardship Committee is developing a Request for Proposal to have consultants develop a 10-year lake stewardship plan.
- There was discussion on the options of raking the breeder pond and lagoon and the process to obtain a firm estimate of cost for the project. The board discussed the possibility of asking the community to release funds from the LCRF to pay for this project. No decision was made.
- There was a discussion regarding septic systems and the impact of nitrogen to the health of the lake. It was agreed that additional information is needed along with a process of educating residents on this issue.

**Clubhouse Maintenance** –Jeff Sabol and Bob Edgar:

- Estimates were received to install panic hardware and outswing doors in response to the request from the Fire Marshall. In addition, estimates were received for new windows and a fiberglass door for the lake side of the basement.
- Two estimates were received to install French drains in the Clubhouse basement following significant basement flooding in April. The estimates includes a water proofing system, window wells and sump pumps. Options are being explored for a generator to operate the sump pumps when the power goes out. The board discussed the possibility of asking the community to release funds from the LCRF to pay for this project. No decision was made.

- The roof of the Clubhouse tower leaks and options are being explored to address the issue.

**Dam** – Rick Barrett:

- The engineering proposal for the DEP to repair the Dam should be available at the end of May. Once that is received, an Request for Proposal will be sent out for the repair.
- Rick attended the Coalition of Lake Association meeting and provided an overview of geese control options based on information from a Federal Wildlife spokesperson, along with insights from the insurance presentation.

**Grounds** – Lori Denson:

- A request was made for a handrail for the steps from the parking lot to the grass at the beach area. The board noted that there are two other ways from the parking lot to the beach area that do not involve the steps. Lori will follow-up on the request.
- The board agreed to the following Community Property Policy to help address encroachments on these properties:
  - 1. Properties belong to entire community (as stockholders of Lakeshore Co.).
  - 2. Board has fiduciary duty to protect and maintain properties as community assets.
  - 3. Properties should only be used for community purposes such as recreational activities like walking, hiking and playing, community-sponsored events, or open space for community enjoyment / benefit.
  - 4. Conservation easement properties should be left in their natural state for ecological benefits and to maintain our MKL tax exempt status.
  - 5. Encroachment on community properties by individual residents for their continued private use is contrary to these principles and should not be allowed (except for use with documented Board permission).
- The bags of knotweed in the leaf disposal area have been removed.
- The Donate-a-Tree group has planted three trees on MKL property at the corner of Beach and Lake Trail West, along with an additional three trees on the corner of Primrose and Trails End.

**Housekeeping** – Laura Landy:

- The Clubhouse Committee met and discussed ways to engage more people to use the clubhouse, as well as ideas on how to improve the facilities. As a result:
  - New lights and switches have been installed in the foyer.
  - A changing table will be installed in the woman's rest room.
  - Accessibility improvements have been made in the rest rooms including grab bars.
- The committee is reviewing options for new carpet in the Clubhouse.

- The existing tables have been modified with locking caster wheels to facilitate moving the tables and reducing wear on the hardwood floors.

**Roads – Bettina Bierly:**

- Spring Clean-up for Roads and Grounds was held on April 23.
- Dosch King will sweep the community streets of loose gravel in the near future.
- Bettina is exploring options to repair or replace the asphalt walkway from the tennis court to the street.
- MKL received a complaint about a drainage problem on MKL property. Bettina will follow-up with the homeowner to understand the issue.

**Water – Charlie Priscu:**

- The starter for pump 4 continues to trip and an electrician has been called to repair it as the power company says it is not due to their equipment.
- Suburban is accessing new options for filters for the arsenic system as the original vendor's plans are no longer viable. Once the options are provided, we'll know the overall impact to the project.

**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 May 10, 2022, Operating Account balance is \$114,805, LCRF account is \$162,641, 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 27.25% of budget vs. target 33.3%. However, we are about to go into our high expense time of year.

**Old Business:**

- None

**New Business:**

- Charlie Priscu requested and received approval to use the Clubhouse for an evening exercise class, if he can find an instructor. The class would be open to all residents.

Meeting was adjourned at 7:40 pm.

Respectfully submitted,

Lori Denson, Grounds Chair  
[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, June 20 at 5:30 pm at the Clubhouse

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