

**MT. KEMBLE LAKE ASSOCIATION BOARD
MEETING MINUTES – JUNE 20, 2022**

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

Absent: Bettina Bierly, Milt Hull, and Charlie Priscu

Also present: Nancy Barrett, Robert Corman, Nancy Darby

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

Officer and Committee Reports:

Dam – Rick Barrett:

- Foliage was cut down by Backshall; required twice a year for dam maintenance. Will be done again in Sept.
- Discussion of ESC's need for advance notice in future so that they can address any knotweed on dam before Backshall cuts foliage. ESC did find some knotweed on lake side of dam.
- ESC may meet with Backshall to inform their crews regarding knotweed, but probably better for ESC to continue addressing it.
- Waiting on specs from engineering firm to address water at bottom of dam.
- Lake will be lowered starting Oct. 1 and until mid-November. It was noted that Backshall should be alerted so that trees and branches can be removed from lake when it is down, however there is no money in either the existing budget or the approved funds to cover this work. Maybe a group of volunteers can be organized to clean up leaves and debris from sides of the lake when water level is down.

Beach & Docks – Tawnya Kabnick:

- George Byrnes of the Health Dept. advised that we will be able to use another pole by the Fire Lane for an emergency phone. Verizon will install a new FIOS box on that pole and we will be able to use a phone off of it.
- Recently Solitude did a weed treatment, then an alum treatment, and an algae treatment. Water quality now looks good.
- After a recent severe rainstorm event, the E-coli reading at the Beach was above the State limit, so the Beach had to be closed to swimming and the required signage was posted. Subsequent testing showed the level dropped significantly below the limit, and the Beach was reopened.
- Because some residents were observed swimming when the lake was closed, there was a discussion of putting up additional signs in such circumstances.
- The new dock for the East Side is on order. Bob reported that the railroad tie steps down to the dock need to be repaired/replaced.
- Sunday night Beach cleanup patrol schedule is in place.
- Discussion of recent end of school parties at the Beach. Some residents raised concerns. Procedures for approval of such requests will be reviewed and revised as

appropriate. In general, same advance application/approval process as for renting clubhouse applies to any private use of other community facilities such as open space lots and Beach.

- Discussion of proposals from Solitude to perform hydro-raking of Breeder Pond to remove organic material and to restore open water depth. This technique is an alternative to dredging.
- Robert Corman provided information on his efforts to identify consultants who might be able to develop a long range plan for management of the lake.

Building Maintenance –Jeff Sabol:

- Cleaned out gutters.
- Fixed trash can bins to make them more resistant to animals.
- Will order and install new exit door with crash bar for basement. Also will order and replace the basement windows. Need to coordinate work with schedule for arsenic remediation project.
- Will check on flag pole light that is out.
- May need to treat for ants around Clubhouse.
- Work will be done to address drainage problems at the front corner of the Clubhouse.
- Discussion of proposals received for installation of French drain systems in the basement to address flooding problems. Bob will explore further.

Grounds – Lori Denson:

- Thanks to Cacky Bell and Gail Chalfant, who donated plants and put them in the planters on the back deck. They will continue to take care of the plants.
- We will be treating for mosquitoes at the Playground, Tennis/Pickle Ball Court and Basketball Court using an environmentally friendly product. Treatments will be repeated throughout the Summer.
- The trees at the Beach area were evaluated and deemed to present a reasonable compromise for sun and shade areas. Residents who want more shade are free to use beach umbrellas at the Beach, but they should not be left there overnight.
- Mulch was spread around the Clubhouse.
- Wood chips will be put at the corner of Beach Trail and Lake Trail West this week.
- There was a discussion of the reoccurring problem of residents clear cutting the Lakeshore lot at the corner of Lake Trail West and Elm Trail despite its being subject to a conservation easement prohibiting such activity. A letter was sent to the area residents asking for their cooperation in complying with these restrictions and allowing the lot to re-grow naturally. The Board recommended that fencing be put up around the eased lot with a notice that it is an “Active Restoration Area.”
- There also was a discussion of residents continuing to misuse the leaf disposal area beyond the Garden. Fence posts and large tree trunk cuts, as well as railroad ties and concrete chunks have been put there, contrary to our Rules. The entire community is impacted because we will incur a significant expense to remove such debris. The Board requested that large signs be installed to remind residents of the existing rules. The Board is considering whether to limit the hours that residents have access to this area, and to monitor what residents are bringing in, or possibly to close the site.

- There was additional discussion of these recent incidents where existing MKL Rules and Regulations had not been followed. The MKL rules have been developed for the safety of our residents and to protect our community interests. Ignoring the existing rules is unfair to other residents, may damage our community property and may open up residents and the community to increased risks and liability. Residents are responsible for knowing the Rules & Regulations and for ensuring that their guests follow these rules. The current Rules and Regulations can be found on the MKL website at <http://www.mountkemblelake.org>. Please contact webmasters Chris Allyn or Lori Denson if you have difficulty accessing the website.

Clubhouse Manager – Laura Landy:

- Several of the top priorities identified by the Clubhouse Committee have been addressed: light fixtures installed in entry hall; fixtures in ladies room replaced; handicapped toilet and grab bars installed; changing pad provided.
- Another meeting of the Committee will be scheduled. Upcoming items to be addressed include possible replacement of ceiling tiles in bar area, and options for new carpeting.
- No new private rental requests.
- Bob installed wheels on dining tables to make them easier to move.

Roads – Gail for Bettina Bierly:

- Bettina is coordinating with Dosch King to schedule a date for having loose gravel swept off of the roads.
- Robert Corman reported a problem with runoff from Alpine carrying gravel and silt down past his driveway and onto the Lakeshore lot on the other side of LTE, and ultimately into the breeder pond. Bob will talk to the Town engineer about possible options that could address the problem.

Water – Rick Barrett:

- Letter report from EWMA distributed with their recommendations concerning possible development of a backup well.
- The Water Committee will be asked to provide input on EWMA's recommendations, and the Board will discuss further at the July meeting.
- ESC will be asked to recirculate their information on the importance of septic system care for protection of the lake, and to continue educating the community.

Treasurer's Report – previously supplied by Milt Hull:

- Financial reports were distributed to the Board ahead of the meeting and will be posted on the website.
- As of May 31st, Operating Account balance is \$114,050, LCRF account is \$159,164, and Contingency account is \$105,358.
- 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 31.84% of budget vs. target 41.67%, however we are about to go into the high expense time of year.
- Approved LCRF projects for 2022 total \$93,484.

- Arsenic remediation contract is signed, and we have been reimbursed by the State I-bank for initial expenses.

Old Business:

- None

New Business:

- None

Meeting was adjourned at 7:10 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, July 18 at 5:30 pm at the Clubhouse

Monday, August 15 at 5:30 pm at the Clubhouse