

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

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

Absent: Laura Landy

Also present for first part: Jennifer Sieger and Kelly Heller

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

Jennifer Siegler summarized the results of the annual review of the financial books and records that she and John Murray did earlier this year. Milt thanked them for their work. Various categories of income and expenses were discussed, along with trends and long range forecasts. It was noted that vendor and service provider fees are on the increase, and the long range plan includes some potential high cost items. The last time dues were increased was 2010. Trends and projections will be evaluated again at year end to see if any dues increase should be proposed at the annual meeting.

Kelly Heller raised an issue concerning her driveway and the last road resurfacing. Bettina will follow up and evaluate.

Officer and Committee Reports:

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 6/30/22, Operating Account balance is \$56,508, LCRF account is \$168,734, and Contingency account is \$105,348.
- Our approved operating budget for 2022 is \$255,700 which is 2.1% higher than prior year. After 6 months of operations, we are at 48.95% of budget vs. target 50.0%, however we have entered 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.

Roads – Bettina Bierly:

- Road sweeping will be scheduled for August. Swept up gravel may be placed on road to dog park or elsewhere as needed.
- Tarry area on Primrose will be addressed.
- Bob Edgar spoke to town engineer Paul Fox about options that might address runoff from Alpine carrying gravel and silt down onto Lakeshore lot and ultimately into the breeder pond. No decisions made.

Building Maintenance –Jeff Sabol:

- New exit door with crash bar will be installed in basement soon.
- New windows for basement will be ordered.
- Dehumidifier in history room overheating and may need to be replaced.
- Turret leaks will be evaluated and any needed repairs will be done in future.
- Spare ceiling tiles in basement can be used to replace water damaged tiles in Bar area.
- Bob discussed quote received for installation of new sump pump and pit in basement floor to address flooding problem. Board approved \$2,400 expenditure. If additional measures are needed, they could be considered in future.
- When trenching work done for arsenic remediation system, conduit will be installed to run an electric supply cable from the pumphouse generator to the Clubhouse for emergency use during power outages.

Water – Charlie Priscu and Rick Barrett:

- Discussion regarding EWMA's report and comments concerning backup well issues. Pros and cons, costs and other considerations were discussed. Option to drill well #3 deeper, repipe pumphouse 2 and install new chlorine contact time piping for pumphouse 2 at rough cost estimate of \$100,000 was discussed, and Board voted 7 to 2 against.
- Majority were in favor of capping well #2, for which LCRF funding would have to be approved at annual meeting.
- Subsequently additional questions and issues were raised, and EWMA will be invited to attend a meeting for further discussion.

Beach & Docks – Tawnya Kabnick:

- New floating dock for East side is being delivered this week. It will be put together at the Beach, and then floated over and installed at East side.
- All recent testing of Lake has been good, and Solitude has not suggested any new treatments.
- Charlie reported that there was a lot of food waste and trash left at the Beach from a party on Saturday night. Thanks to Barbara and Matt Stanton for cleaning up the mess on Sunday. Residents are reminded that everyone should clean up after themselves, and no food waste, trash or personal items should be left at the Beach. Please remind your teens, too.
- Residents are reminded that the Sunday night Beach patrol removes any personal items left at the Beach and they are put under the deck at the Clubhouse where owners can retrieve them. Currently there are beach towels, fishing nets, floats/inner tube, kids sandals, kids toys and other misc. items there.

Grounds – Lori Denson:

- Thanks to Gavin Lukacs who is donating his time to mow the garden paths this summer.
- Lori met with Backshall to evaluate the yard debris disposal area behind the Garden. The debris appears to be from residents, not contractors.
- Backshall will be giving an estimate for cleaning up the area, and for future ongoing maintenance of it. Lori will have a subcommittee develop a plan for better usage.

- Project approved in 2021 to plant several Dogwood trees at the corner of Primrose and Trails End near the Garden. Updated estimate of \$2,400 received from Country Mile. Inform meeting will be held about tree planting plans.
- Estimate is being obtained for repair of the Garden fence.
- Signage and stakes will be placed on conservation lot at corner of Elm and LTW as decided last month.
- Trees to be evaluated are marked with yellow ribbons.
- Estimates being obtained for possible installation of hand-railings on stairs at the Beach.
- Board was asked by a resident to remind community that Harding Twp. has a light ordinance governing prohibited types of exterior lighting and hours of operation. The limit is 0.2 foot-candle at the property line, and exterior lighting should be switched off at 11:00 pm, except for safety, security or social function purposes. See <https://ecode360.com/15422839> There is an easy to download app to use to measure it. Residents should contact George Byrnes at Town Hall (973-267-8000, ext. 715) with questions or complaints.

Clubhouse Manager – Gail Allyn for Laura Landy:

- Another meeting of the Clubhouse Committee is scheduled for July 23.
- Received private rental request for June 10, 2023; waiting for paperwork.
- Susan Godfrey requested use of Clubhouse on a Saturday in October for the New Vernon First Aid Squad to offer a “hands only” CPR class for MKL residents. Board approved the request. More information to follow.

Old Business:

- Discussion of Clubhouse bathrooms use. Laura will be asked to come up with a plan for regular cleaning.

New Business:.

- None

Meeting was adjourned at 7:25 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, August 15 at 5:30 pm at the Clubhouse

Monday, September 19 at 5:30 pm at the Clubhouse