

**MT. KEMBLE LAKE ASSOCIATION BOARD
MEETING MINUTES – AUGUST 15, 2022**

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

Absent: Bob Edgar; Laura Landy

Also present: Don Smith, EWMA; Barbara Coe (via zoom); and Water Committee members Chris Allyn, Ken Heiden and Newton White

Secretary Gail Allyn opened the meeting at 5:35 pm at the Clubhouse.

Water System Discussion:

Rick Barrett introduced Don Smith from EWMA, a consultant who has done work for MKL on our water system. Don was invited to attend the meeting as a follow up to the discussion at last month's meeting. Don provided some information and recommendations regarding long term back-up capacity for our system. There was an extended discussion with the Board, but no final decisions were made. As next steps, the Board asked EWMA to obtain well drilling and construction records relating to our water wells from NJDEP. The Board also will evaluate cost estimates, and will seek information about possible State financial assistance such as availability of low interest loans. Further discussion will take place in the future.

Due to the lengthy water system discussion, there was no time for in-person presentation of committee reports. Instead, the following updates were supplied before and after the meeting by committee chairs, for inclusion in the Minutes:

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 7/31/22, Operating Account balance is \$101,805, LCRF account is \$171,841, and Contingency account is \$105,337.
- Our approved operating budget for 2022 is \$255,700 which is 2.1% higher than prior year. After 7 months of operations, we are at 52.2% of budget vs. target 58.3%, 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 is being done this week. Residents will be notified and asked to park their cars off of the roadway.

Water – Charlie Priscu:

- Suburban, our engineering firm for the arsenic project, will be coming in September for a status update meeting on the project.

Beach & Docks – Tawnya Kabnick:

- Thanks to Charlie Priscu, Blake Kabnick, Brock Bierly, Owen Spina and AJ Priscu for assisting in assembling the new floating dock, moving it into location on the east side, and installing it.
- We had a treatment for algae earlier this month. The water quality has been excellent, with the exception of when we had the large storm.
- The beach area is tested weekly by Garden State and other areas are tested monthly by Solitude.
- I have been in continued discussions with the Environmental Committee about the long-term plans for the lake. They plan to have a proposal for the Board soon.

Dam – Rick Barrett:

- The lake will be lowered for dock repairs starting October 1st. It will take about a week for it to be lowered about 5 feet.

Grounds – Lori Denson:

- Work continues on documenting existing conditions on Lakeshore conservation easement lots, remediating unsafe and nonconforming conditions:
 - Tree Permit obtained for emergency tree work on corner of Trails End and Lake Trail West.
 - Site line work completed on Primrose, Elm and Bailey Mill.
 - Remediation signs installed per 6-18-22 meeting.
 - Existing paths documented on easement maps for Trails End, Primrose Trail, Lake Trail West and along West Side of Lake.
 - Eased Lot on Primrose Trail (Block 36, Lot 7) adjacent homeowner agreed to stop mowing.
 - Identification of existing picnic areas and requested picnic areas documented on easement maps.
- Requests for Proposals sent to tree companies for Fall 2022 work.
- The trees at the Clubhouse are distressed due to the current lack of rain. Arbor Rain Bags have been wrapped around the trees to help provide them with water. Special thanks to Nancy Barrett and Barbara Coe for helping me to install the bags, and to them and Bill Haynsworth for keeping them filled with water.
- The two Kwanzan Cherry trees at the front of the clubhouse are doing fine. Three arborists assessed them due to concerns regarding sawdust and ant infestation.
- I spoke with three arborists/companies who all agreed that our current approach to the Spotted Lantern Fly infestation makes the most sense. While the SLF are a problem, treating the relatively small infestation that we have would be cost prohibitive. We should continue utilizing SLF tape or similar products on the infected trees .
- The three Ash Trees at the Beach received their second treatment for Emerald Ash Borer.

- The MKL Little Library box by the Playground had all of its books removed on August 6th. It is most probable that someone took the books to sell them. The Harding Police were notified. Several residents generously offered replacement books to the coordinator, Alison Maxwell.
- Fran Frigerio kindly offered to donate a Gazebo to our MKL community. Unfortunately the Board was unable to accept the structure due to issues regarding zoning, repairs and on-going maintenance concerns. Thank you, Fran, for your very generous offer.

Clubhouse Manager – Laura Landy:

- Some of the priority improvements identified by the Clubhouse Committee have been taken care of at very low cost (foyer lights, changing table, handicapped friendlier bathroom, table wheels, etc.).
- August meeting of Clubhouse Committee had to be postponed due to vacation schedules. Next meeting will be scheduled for after Labor Day. Primary focus will be to determine priorities for the rest of the year and next. This may be a longer term plan that we can implement in phases.
- The Country Club is considering alternative uses for the Clubhouse facility.
- I will be developing a draft revised set of guidelines for seeking approval for use of any community property, not just the Clubhouse, in the next month. The Board has agreed that consistency is important in how we design and implement our policies and will be looking at how we can do this better.

Old Business:

- None.

New Business:

- Murals were removed from the walls of the old Bar in the basement in preparation for the arsenic project construction. Options for potentially selling them are being investigated.
- New Vernon First Aid Squad will give a “Hands-Only CPR” class on Saturday, October 15th at 10:00 am at the Clubhouse. Adults and older children are invited to participate. For information contact Susan Godfrey.

Meeting was adjourned at 7:35 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.

- Tuesday, September 6 at 5:30 pm at the Clubhouse (special meeting re: lake studies)

- Wednesday, September 28 at 5:30 pm at the Clubhouse (note this is a schedule change for the monthly meeting)
- Monday, October 17 at 5:30 pm at the Clubhouse