

**MT. KEMBLE LAKE ASSOCIATION BOARD
MEETING MINUTES – SEPTEMBER 28, 2022**

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

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

Water System Discussion:

There was a continuation of the discussion from last month concerning possible options for the water system with regard to backup capacity. Information was obtained regarding the status of potential low interest loans that may be available from the State in the future. Our consultants EWMA requested well construction records from NJDEP for our water wells, but has not yet received that information. The Board voted 7 to 1 to continue pursuing the option of deepening of well 3, subject to receiving from EWMA verification that well 3 met code, and subject to continuing investigation of State funding vs. available LCRF funding. No final decision would be made until we have clarity on these issues.

Officer and Committee Reports:

Water – Charlie Priscu:

- Getting a quote to repoint masonry at pumphouse #1 and to put in a second railing on the right side of the stairs.
- Getting a quote for painting the water tanks for planning purposes, but work may be deferred to the future.
- Two more cement posts will be installed to protect wellhead #4.
- Will look into automated chlorine reader and float control LCRF items.
- Conference call coming up on Thursday with SCE regarding status of arsenic project; will follow up on DeMaio invoicing.

Tennis – Charlie Priscu

- Will put in next year's budget a new score keeper to be mounted on fence, and another shoe scraper mat.

Grounds – Lori Denson:

- Discussion of draft Guidelines proposed by Secretary for processing resident requests for temporary use of community properties subject to conservation easements. Draft will be revised in accordance with comments.
- Discussion of resident's request for access across community lot in order to do work on dock. Board agreed to allow access with conditions.
- More tree work will be done over next 3-4 weeks primarily for safety reasons. Residents will be notified.

- Policy going forward will be to opt for topping trees when possible rather than removal to reduce costs.
- Residents requesting tree work close to their property line will be asked to provide their survey.
- Someone vandalized a resident's Garden plot. All Gardeners were notified, and asked to keep their gardening activities within their own plots.
- Estimate received from Backshall to clean up the debris field, and work will be deferred until next year.
- Thanks to Robert Corman and ESC for getting rid of knotweed around the community.
- Broken swing at playground will be addressed.
- Community is reminded of Harding Township ordinance (Chapter 174) regulating use of fertilizers: (a) no fertilizer may be used at all within 25 feet of any water body such as the Lake and streams; (b) fertilizer may not be used between October 31 and March 1 when the growing season begins. Any questions should be addressed to George Byrnes at Town Hall.
- Discussion of conservation lots being used for leaf disposal; Lori will follow up with a resident.
- Feedback on trial treatment for mosquitos at Playground and Tennis/Pickleball courts was positive. If budget allows, will be continued in 2023.

Clubhouse Manager – Laura Landy:

- Mermaid swim group party will be held at Clubhouse in October.
- Application for private rental for graduation party June 10, 2023 approved.
- Resident request for private rental for grandchild 1st birthday in January tentatively approved; date to be determined.
- Request for waiver of rental fee for private party for high school team denied.
- Clubhouse Committee met again on Sept. 12, and discussed possible improvements to Clubhouse (carpeting, paint, etc.); proposal to be presented at Annual Meeting for community input.
- Committee requests that any unspent funds from this year's budget be rolled over into next year's budget for these improvements.

Dam – Rick Barrett:

- Starting Oct. 1 valves will be opened to lower Lake 5 ft. and to maintain that level for residents to work on docks.
- Per our permit, valves have to be closed to start refilling by Nov. 15.

Beach & Docks – Tawnya Kabnick:

- A Lake cleanup will be scheduled for October 22, for volunteers to remove debris from exposed shoreline; any trees/branches in the lake will be assessed for possible removal; notice will be sent out to community.
- Thanks to Fred Luberto who will be removing the swim floats.
- Consultant F.X. Browne did testing in the Lake and the Lagoon on Sept. 21.

Roads – Gail read report for Bettina Bierly:

- Invoices to William Ferrante and Dosch King approved for payment.
- Ferrante completed rip rap drainage channel construction on Alpine Tr.
- Letter was sent to Dosch King regarding concerns about the quality of the work done by SCA (Sweeping Corp. of America)/formerly Reilly Sweeping LLC on August 17-18.
- Discussion of resident’s request to create parking area on resident’s property adjacent to roadway. Board agreed to allow use of portion of right of way with conditions.
- Committee will be created to inspect clearances on roadways and to evaluate hazards from boulders, stumps, etc.

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 8/31/2022, Operating Account balance is \$86,441, LCRF account is \$180,967, and Contingency account is \$105,720.
- Our approved operating budget for 2022 is \$255,700 which is 2.1% higher than prior year. After 8 months of operations, we are at 59.99% of budget vs. target 66.7%, however are now in the high expense time of year, and will incur an additional non-budgeted expense for Beaches of \$4,900.
- Approved LCRF projects for 2022 total \$93,484.
- Arsenic remediation invoices are coming in and being processed for State reimbursement.

Old Business:

- None.

New Business:

- Nominating Committee for MKL Association Board election has been established; will come up with slate of candidates by end of October, so that Ballots can be distributed by November 1.

Meeting was adjourned at 7:38 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, October 18 at 5:30 pm at the Clubhouse (note this is a schedule change from regular date)
- Monday, November 21 at 5:30 pm at the Clubhouse