

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

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

President Bob Edgar opened the meeting at 7:36 pm at the Clubhouse.

Officer and Committee Reports:

Dam – Rick Barrett:

- Lake has been lowered. Thanks to John Murray and Charlie Priscu covering while Rick was away.
- There was an interruption because of siphon problem with hose not long enough, which was fixed; then lowering proceeded well
- Per State permit, refilling has to start by Nov. 15.
- On west side in particular the exposed area is covered with thick layer of grass
- Tawnya spoke to Solitude, who advised not to treat the grass; if we have a freeze, it will kill it; any out of water can be pulled out; leave any in water alone or it will spread seeds; two residents reported skin rash from exposure to the grass

Beach & Docks – Tawnya Kabnick:

- Getting 4 quotes for lagoon dredging; fall is best time frame
- Need to lower Breeder Pond a little for the dredging; there is a valve to do so
- Old records said lagoon should be dredged every 5 years
- Spoils would go to ballfield; per Charlie, in past a berm was pushed up and the spoils put in the middle behind the berm
- Beach and Lake cleanup scheduled for Saturday, Oct. 22; hoping to pull branches out of lake
- Meeting with Backshall to discuss pulling back sand at Beach, and possibly dredging under diving board
- Per Bob, Cortese is supposed to start rebuilding fire lane retaining wall next week (approved LCRF project)
- No results yet from sampling done by FX Browne in Sept.

Water – Charlie Priscu:

- DeMaio bought most of the materials for the arsenic project already, but still waiting for some equipment like filtration system
- Received approval for some DeMaio costs and submitted to State for payment
- Waiting for Harding Twp. to approve the plans
- Ramp will be installed at kitchen, and one bush at corner will have to come out
- VSA had issue with chlorine meters; new meter ordered

Clubhouse Manager – Laura Landy:

- Private rental Oct. 22 day time (Stodard)
- Defibrillator in Clubhouse needs new pads and battery; Bob or Jeff will take care of it
- Discussion of whether to install a lock box for Clubhouse key, to improve ease of access; no decision made.
- Clubhouse Committee met Oct. 10; gathering info on options and cost estimates for carpeting, wall color, bar stool upholstery; targeting presenting several design boards at Annual Meeting for community input
- Photo Contest TGIF committee proposes installing a group of framed photos from the contest in the Foyer; Board approved the project

Tennis – Charlie Priscu

- Tennis court closed last week, water shut off; will be secured Oct. 27

Clubhouse Maintenance – Jeff Sabol:

- Ordered panic bar hardware, and on receipt, door will be installed in basement
- Will be ordering windows for basement
- Will get estimate for refinishing Ballroom floor

Roads – Bettina Bierly:

- Sent letter to Dosch King re: problems with the recent road sweeping for loose gravel
- Pause on any further spending except possible minor signs work, and potential snow plowing
- Resident reported tree down on Lake Trail East on Oct. 15; Harding Police put up cones; thanks to Bob Edgar, Joe Harkins and Chris Allyn for cutting it up and moving it off road
- Road Cleanup tentatively scheduled for Saturday, Dec. 3; Backshall coming week of Dec. 5

Grounds – Lori Denson:

- Board reviewed the 2021 planting design for the corner of Trails End and Primrose Trail. It unanimously approved planting approx. 5 trees along Primrose and Trails End, that will still allow use of the open lot next to the Garden as play area. It is not anticipated that plantings will be done along the Garden fence due to maintenance issues.
- It is anticipated that the Garden fence will be repaired first quarter 2023. This will include hard cloth at the bottom of the fence and repairs to the top of the fence.
- Charlie Priscu will work with Lori to determine how to extend water to the perimeter of the lot for the new trees.
- Tree permits were received for the work done at the water tanks, along Pumphouse 1, at the corner of LTW and Beach, Primrose (2 locations), the Clubhouse and along the Lake.

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 9/30/2022, Operating Account balance is \$44,102, LCRF account is \$190,037, and Contingency account is \$105,720.
- Our approved operating budget for 2022 is \$255,700 which is 2.1% higher than prior year. After 9 months of operations, we are at 72.69% of budget vs. target 75%.
- 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:

- Discussion of possibility of hiring a part-time bookkeeper to take over processing of dues invoices/payments, vendor invoices/payments, and data entry, in order to lessen work load on Treasurer; Board in favor of pursuing such restructuring
- Committee will be set up to map out transition to this new arrangement

Meeting was adjourned at 9:00 pm.

Respectfully submitted,
Gail Allyn, Secretary
mksecretary@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, November 21 at 5:30 pm at the Clubhouse
- Monday, December 19 at 5:30 pm at the Clubhouse