

**MT. KEMBLE LAKE ASSOCIATION BOARD
MEETING MINUTES – NOVEMBER 21, 2022**

Board Members Present: Gail Allyn, Rick Barrett, Bettina Bierly (via zoom), Lori Denson, Bob Edgar, Milt Hull (via zoom), Tawnya Kabnick, Laura Landy
Absent: Charlie Priscu, Jeff Sabol
Also Present: Kelly Heller (first part of meeting)

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

- Kelly Heller attended to discuss issues related to runoff. She reported a large amount of rain runoff flowing down her driveway, carrying gravel into the Lake.
- There was a discussion about options, and issue will be considered further after year end and under new budget.

Officer and Committee Reports:

Beach & Docks – Tawnya Kabnick:

- New fire lane retaining wall at Beach is almost complete. Per Bob Edgar, additional concrete will be added to finish off the top of the wall.
- Board approved having Backshall reclaim some of the sand from under the water's edge and bring back up onto the Beach.
- Old diving board supports will be removed from dock on left, which is posted no diving. Per Rick Barrett, Beach rules issued in spring should emphasize no diving rule.
- Discussion about having Backshall dig out under the end of that dock.
- After work completed, snow barrier will be put at bottom of hill for winter.
- Met with 4 contractors about dredging the Lagoon and received 2 bids; waiting for others.
- Pipe under Trails End leading into Lagoon is deteriorated and cement will be repaired.
- Waiting for report from F.X. Browne from fall testing.

Dam – Rick Barrett:

- Valves were closed Nov. 15 and Lake is refilling.
- Received engineering specs to address the small water leak at base of Dam with sand, special fabric and rip rap on top.
- Spec will be submitted to NJDEP, and if approved, will go out to bid for work.

Grounds – Lori Denson:

- Trees were planted along corner of Primrose and Trails End; thank you to Charlie Priscu for installing a water line to use for the trees.
- Lori keeps Harding Assist. Administrator DeNave apprised when we plant new trees, for consideration as an informal “tree bank” offset for when we have to remove trees.
- Garden cleanup will be 1st weekend of December; some plots already cleaned up.

- The Leaf Disposal area behind the Garden will be cleaned out by Country Nursery (Backshall) beginning in December through first quarter 2023.

Clubhouse Manager – Laura Landy:

- Private rental request for Thanksgiving day approved (Kabnick).
- Checks and paperwork received for several upcoming private rentals already approved.
- Discussion of request by a resident to borrow some tables and chairs from Clubhouse; policy will be developed.
- Discussion of Clubhouse keys, and options to address security; no decision made.
- Wicker furniture will be moved into Clubhouse for winter.
- Discussion regarding excess tables and chairs in ballroom; two racks of chairs have been moved to basement for storage; some tables will be moved.
- Sound system in ballroom evaluated and will be getting recommendations.
- Clubhouse Committee met again; working on plan for updating interior and proposed budget; interior decorator coming up with some design concepts, so that community feedback can be sought at Annual Meeting.
- Arrangements will be made for routine cleaning of bathrooms, etc. in between parties.
- Thermostat timer needs to be adjusted for exercise class, etc.

Roads – Bettina Bierly:

- Followed up with resident to have stumps moved back from road right-of-way.
- Inspected drain on Lake Trail West near Beach; needs to be reworked in spring, but for now hole filled in with gravel.
- Will be repainting and replacing some signs.
- Road Cleanup scheduled for Dec. 3.

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 10/31/2022, Operating Account balance is \$74,377, LCRF account is \$199,156 and Contingency account is \$105,720.
- Approved LCRF projects for 2022 total \$93,484.
- Our approved operating budget for 2022 is \$255,700 which is 2.1% higher than prior year. After 10 months of operations, we are at 81.07% of budget vs. target 83.3%.
- Expect to be at or slightly exceed budget for the year due to some necessary unbudgeted testing expenses, and perhaps other items; we are seeing effects of higher utility costs and professional fees, etc.
- Arsenic remediation invoices are coming in; 5 requisitions have been submitted to State which have either been paid or are under review by State.
- Dues invoices were out Oct. 1.
- Board will be working on proposed 2023 budgets in December in preparation for Annual Meeting.
- Committee met to work on plans for off-loading some treasurer work to an outside bookkeeper.

- Discussion of reinstating Long Range Planning Committee, to get input and participation by more residents in community work and decisions.

Water – Rick Barrett:

- EWMA supplied records on well #3 obtained from NJDEP.
- Discussion of considerations for making decision on whether to deepen well #3; Rick would like to have final decision made by Feb.

Old Business:

- None.

New Business:

- Discussion of setting up some parking spaces on either side of front door as handicapped parking for events at Clubhouse.
- Board consensus that Country Club events should not be made open to public, although per long-standing practice, residents allowed to invite guests when indicated.

Meeting was adjourned at 7:00 pm.

Respectfully submitted,
Gail Allyn, Secretary
mklsecretary@gmail.com

Next Board Meetings – Note that monthly Board meetings currently are scheduled for the third Monday of the month at 5:30 pm, unless a schedule change is announced. Any Association Member may attend. New schedule will be announced once Board reorganizes for 2023. Contact Board Secretary for more information.

- Monday, December 19 at 5:30 pm at the Clubhouse
- Monday, January 16 at 5:30 pm at the Clubhouse (tentative)