

**MT. KEMBLE LAKE ASSOCIATION BOARD
MEETING MINUTES – DECEMBER 19, 2022**

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

Also Present: Gus and Andy Cipolla (first part of meeting); Eric Fenchel (latter part of meeting)

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

Gus and Andy Cipolla attended to discuss certain issues they had with the Board's request that they remove several stumps placed in the road right-of-way. The Board will continue to follow up.

Officer and Committee Reports:

Clubhouse Manager – Laura Landy:

- Budget has been proposed for first phase of Clubhouse renovations (carpet, painting, etc.) intended for 2023; will be discussed/voted on at Annual Meeting
- Clubhouse committee will be meeting to continue planning for future renovations
- Broken vacuum has been repaired

Dam – Rick Barrett:

- Engineering specs submitted to NJDEP to address minor leak at back of Dam
- Work will be done after receiving NJDEP approval, hopefully in 2023
- LCRF Funding already approved in 2022

Grounds – Lori Denson:

- Request by resident for access across Lakeshore property in order to do septic work was approved in accordance with Board guidelines; will be documented in writing to resident
- Thanks to the 24 residents who helped with the Fall Roads & Grounds cleanup on December 4th. Also thanks to Dale Scolnick, Twinkle Tong, Gail Chalfant and Gail Allyn for providing the coffee and lunch
- The debris field behind the Garden is almost finished being cleaned up. Residents are reminded that only small quantities of leaves and small branches should be placed there in the appropriate labeled areas. This is intended as a convenience for residents – please use your common sense! No Christmas trees, large branches/shrubs, diseased trees/shrubs, construction debris, railroad ties, fencing, or other materials may be put there. No landscapers or contractors may use this area. We all pay through our dues for the periodic cleanup of this area that becomes necessary when it is overloaded with material, and we want to keep those costs to a minimum.

Clubhouse Maintenance – Jeff Sabol:

- Obtaining cost estimates for refinishing the Ballroom floor
- Ordering new pads for the Clubhouse defibrillator
- Discussion of Clubhouse security and pros and cons of replacing keyed locks with keypad type. Board consensus is to change locks and reissue keys, keeping record of keys issued.

Treasurer's Report – Milt Hull:

- Financial reports were distributed to the Board for the meeting and will be posted on the website.
- As of 11/30/2022, Operating Account balance is \$76,851, LCRF account is \$189,580 and Contingency account is \$105,734.
- 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 11 months of operations, we are at 84.51% of budget vs. target 91.66%.
- 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 project invoices are coming in; 5 requisitions have been submitted to State which have all been paid by State.
- Dues invoices were out Oct. 1 and all paid but one by 12/26/22.
- Board is working on proposed 2023 budgets in preparation for Annual Meeting.
- Eric Fenchel has volunteered to assist with Treasurer duties, and Board appointed him as Assistant Treasurer
- Eric is assisting Milt and becoming oriented to procedures, and transition will continue for several months

Beach & Docks – Tawnya Kabnick:

- Five contractors looked at Lagoon; received three estimates for dredging it, ranging from \$25,000 to \$45,000
- Discussion where dredge spoils from Lagoon will be placed
- One noted that the concrete culvert from under the road is breaking up and needs to be repaired
- Received report from F.X. Browne, and there is additional work he will do in the coming year that was already approved
- Backshall will dig out under the dock at the left of the Beach, and pull sand back onto the Beach
- Snow fencing will be put up along the Beach to keep geese off, and to remind sledgers to stay off the ice

Water – Charlie Priscu:

- Arsenic project moving slowly
- Got estimates for fixing railing and stairs to pumphouse #1, and extra barricade for well head #4

Roads – Bettina Bierly:

- Got estimates for trench drain for LTE
- Has estimate for repaving parking lot
- Need to repair drain on LTW; Jeff will get input from a contact at Park Commission

Old Business:

- Bob spoke to Lukacs about moving forward with subdivision approval to conclude property transaction previously approved

New Business:

- Discussion about handling of notices of zoning and planning board applications sent to Lakeshore Co. (e.g. recent notice re Hamilton property septic replacement); our outside attorney is listed as agent to receive such requests, which will be circulated to all Board members; Bob will check with Town Hall re procedure
- Annual Meeting will be scheduled for January, preceded by a TGIF at 6:30 pm, and meeting at 7:30 pm; Zoom option will be available; voting will be by paper Ballots due after meeting like last year

Meeting was adjourned at 7:35 pm.

Respectfully submitted,
Gail Allyn, Secretary
mklsecreary@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. Contact Board Secretary for more information.

- Monday, January 9 at 5:30 pm at Clubhouse (note this is a revised date)
- Annual Meeting Friday, January 27 at 7:30 pm at Clubhouse; preceded by TGIF at 6:30 pm
- Monday, February 20 at 5:30 pm at Clubhouse (tentative date)