

**MT. KEMBLE LAKE ASSOCIATION BOARD
MEETING MINUTES – JANUARY 9, 2023**

Board Members Present: Gail Allyn, Lori Denson, Bob Edgar, Milt Hull, Tawnya Kabnick, Laura Landy, Jeff Sabol and Charlie Priscu

Absent: Rick Barrett

Also Present: Eric Fenchel

President Bob Edgar opened the meeting at 5:30 pm at the Clubhouse.

Officer and Committee Reports:

President Report – Bob Edgar

- President appointed Blake Kabnick as new Roads Chair, with approval of Board, to fill vacancy from resignation of Bettina Bierly
- Discussion of arrangements/potential dates for Annual Meeting
- Discussion of issues relating to community property and road right-of-ways
- Notify community re: registration requirement for golf carts and similar vehicles
- Reminder of policy re: borrowing items from Clubhouse

Clubhouse Manager – Laura Landy:

- Committee meeting next Monday to discuss proposed improvements
- Options will be presented/discussed at Annual Meeting
- Proposed LCRF project funding will be voted on at Annual Meeting
- Recommended that battery-operated votives be used for parties
- Bob will order new flag

Clubhouse Maintenance – Jeff Sabol:

- Resident suggested having defibrillator moved outside Clubhouse; need to research security, weather/temperature issues

Grounds – Lori Denson:

- Residents should be reminded to pick up their dogs' waste; there is a lot of waste being left on community-owned lots and along roads
- Residents should be aware that Harding Twp. has a leash law that prohibits allowing dogs to run free on roads or other people's property
- List of trees we planted in 2022 provided to Harding Twp. as informal "tree bank" to offset future removals
- Board voted unanimously to enforce the Garden rules adopted earlier this year with input from the gardeners and surrounding residents
- Progress being made to address issues on conservation properties identified in March report; discussion of one encroachment situation

Water – Charlie Priscu:

- Charlie and Rick will meet with Lakeshore officers to continue discussion of back-up water supply options
- Replaced starter relay for pump for well #4; ordered new spare relay that will work for well #1 or #4
- When well #4 was out of service, well #1 handled water needs without problem
- DeMaio has started work in basement for arsenic treatment system installation
- Status meeting on arsenic project this Thursday

Treasurer's Report – Milt Hull:

- Discussion of Treasurer's proposal for dues increase; will be discussed at Annual Meeting but not voted on
- Committee to be organized to look at other options for increasing income aside from flat dues increase
- Target May for Special Meeting to vote on any dues increase or other funding option
- Insurance certificates needed from all vendors; Chairs to follow up
- All payments for arsenic project are up to date
- Discussion of projects to be proposed for LCRF funding at Annual Meeting

Beach & Docks – Tawnya Kabnick:

- Low bidder selected for Lagoon dredging project, to be voted on at Annual Meeting
- F.X. Browne study costs proposed for LCRF funding to be voted on at Annual Meeting
- Backshall dug sand back up onto Beach
- Snow fencing put up along the Beach; geese are still a problem

Old Business: None

New Business: None

Meeting was adjourned at 7:45 pm.

Respectfully submitted,
Gail Allyn, Secretary
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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.

- Tuesday, January 24 at 5:30 pm at Clubhouse (note this is a revised date)
- Annual Meeting Friday, January 27 at 7:30 pm at Clubhouse; pre-meeting TGIF