

**MT. KEMBLE LAKE ASSOCIATION BOARD
MEETING MINUTES – JANUARY 24, 2023**

Board Members Present: Gail Allyn, Lori Denson, Bob Edgar, Milt Hull (via Zoom), Tawnya Kabnick, Blake Kabnick, Jeff Sabol and Charlie Priscu

Absent: Rick Barrett

Also Present: Eric Fenchel, Barbara Coe

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

Officer and Committee Reports:

President Report – Bob Edgar

- Discussion of issues relating to community property and road right-of-ways
- Written policy being drafted

Grounds – Lori Denson:

- Discussion of proposal by Randy Stodard to move the dog park
- Dog owners and other residents will be surveyed for their views
- Options such as solar powered lights to improve the dog park will be considered
- Fence at the Garden will be repaired in 1st quarter

Beach & Docks – Tawnya Kabnick:

- Still working on solution for providing phone at the Beach

Roads – Blake Kabnick

- Blake met with Bettina for background and received materials
- Discussion of various drainage issues to be evaluated for work this year
- Note that in the past, the New Vernon Fire Dept. helped with blowing out clogged drains

Clubhouse Maintenance – Jeff Sabol:

- Due to supply chain issues, defib pads are on back order
- New basement sump and drainage seems to be working
- New door and windows to be installed in basement

Water – Charlie Priscu:

- Had good meeting with contractors about arsenic treatment system installation
- Piping from pumphouse to basement will be installed within next 6 weeks
- Expect system itself will be installed in spring; will work around any events scheduled in Clubhouse
- Received new drawings for ADA-compliant ramp
- Arsenic readings have been below state limit;
- Looking into remote monitoring options for system

- Bob looked into possibility of connecting pumphouse generator to Clubhouse, and would probably be more expensive than putting in a separate generator at the Clubhouse

Treasurer's Report – Milt Hull:

- Revised slides done for upcoming Annual Meeting
- Discussion of preparations for Annual Meeting

Old Business: None

New Business: None

Meeting was adjourned at 7:00 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 at the Clubhouse, unless a schedule change is announced. Any Association Member may attend. Contact Board Secretary for more information.

- Annual Meeting Friday, January 27 at 7:30 pm at Clubhouse; pre-meeting TGIF
- Special Meeting for counting Ballots, Monday, February 6 at 5:30 pm
- Monday, February 13 at 5:30 pm (note this is a schedule change) at Clubhouse
- Monday, March 20 at 5:30 pm at Clubhouse