

**MT. KEMBLE LAKE ASSOCIATION BOARD  
MEETING MINUTES – FEBRUARY 13, 2023**

Board Members Present: Gail Allyn, Rick Barrett, Lori Denson, Bob Edgar, Eric Fenchel, Milt Hull, Blake Kabnick, Tawnya Kabnick, Laura Landy (via Zoom), Jeff Sabol and Charlie Priscu  
Also Present: Barbara Coe

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

**Officer and Committee Reports:**

**Water** – Charlie Priscu:

- Trench dug and piping installed from pumphouse 1 to Clubhouse for arsenic system.
- Well #1 ran without problem for four days while well #4 off-line for work.
- Arsenic system components expected to arrive in March; ADA ramp already received.
- Contractor will return to install both.
- Annual thank you dinner for VSAs will be April 16 (after several years pandemic hiatus).

**Grounds** – Lori Denson:

- Good response to request for volunteers for grounds projects.
- Garden fence will be repaired within next 6 weeks.

**Dam** – Rick Barrett

- Engineer in discussion with NJDEP on repair plan; a few changes to be made.
- Work to be done after NJDEP plan approval, likely in spring or early summer.

**Treasurer's Report** – Milt Hull and Eric Fenchel:

- Financial reports were distributed to the Board for the meeting and will be posted on the website.
- As of 1/31/2023, Operating Account balance is \$85,268, LCRF account is \$207,191 and Contingency account is \$105,735.
- Our approved operating budget for 2023 is \$267,700 which is 4.7% higher than prior year. After 1 month of operations, we are at 4.33% of budget vs. target 8.33%.
- Approved LCRF projects for 2023 total \$145,000. Carryover projects from 2022 not yet completed total additional \$39,023.
- All members have paid first quarter dues.
- Now paying invoices electronically through Peapack-Gladstone Bank.
- Accountant confirmed that we can transfer the overage in Lakeshore account (from Association dam loan payments) back to Association account.
- Some members requested additional info on budget and expenses in connection with Annual Meeting. Financial info is posted on website, and available from Treasurer. Will see if some additional explanatory info can be provided. Members are encouraged to participate in new finance committee.

**Clubhouse Maintenance** – Jeff Sabol:

- Discussion of Clubhouse door locks, which have not been updated in many years. Board voted to change locks, with both front door and kitchen door using same key. New keys will be issued by the Board to those needing them, with register kept of key-holder names.
- Dishwasher inspected by serviceman because not operating properly. He advised that machine is old and not worth repairing. Will get estimate for new commercial dishwasher.
- Laura will follow up for Town kitchen inspection after dishwasher replaced.
- Viking Pest Control came for rodent control.

**Clubhouse Manager** – Laura Landy

- Next Clubhouse committee meeting is February 20; all members welcome.
- Committee will focus on moving forward with interior plans, while mindful of budget.
- LED votives purchased for party committees to use instead of candles.
- Talked to Dublin Cleaners about providing additional light cleaning services (bathrooms, light vacuuming, etc.) on a regular basis. Board authorized hiring them to come every other week, and will reassess in future.
- Private rental request received for Christmas Eve 2023.
- Discussion of Rubinetti trash pick-up services, and importance of making sure that they pick-up on Mondays after parties.
- Treasurer holds security deposit for private rentals, and Clubhouse manager authorizes return of deposit after checking condition of Clubhouse following rental event.

**Roads** – Blake Kabnick

- Will be assessing various proposed projects in order to prioritize and refine them.
- Bob reported additional drain on Lake Trail West opposite beach parking lot that needs repair
- Charlie noted that arsenic contractor will come back when project completed to repave area of road dug up for pipe trench.

**Beach & Docks** – Tawnya Kabnick:

- Working on arrangements for phone for beach.
- Will be scheduling Lagoon dredging project with selected contractor.
- Lake study by F.X. Brown will be continuing; will get update on schedule.

**Secretary** – Gail Allyn

- Board voted unanimously to appoint Eric Fenchel as an additional Board Trustee, per Article IV, Section B.1 of the By-Laws. He has been appointed Assistant Treasurer, per Article IV, Section C.2 of the By-Laws.
- Board voted unanimously to approve a Resolution authorizing Bob Edgar, Milt Hull, Eric Fenchel and Gail Allyn as signatories on Association's accounts at Peapack-Gladstone Bank, and authorizing them to manage those accounts.

**Old Business:** None

**New Business:**

- Finance committee meeting last Saturday generated ideas for increasing revenue.
- No one at meeting liked idea of imposing multitude of facility user fees (the “airline” approach).
- Consensus that any changes should avoid impacting neighborly character of community.
- Next finance committee meeting will be March 12; all members welcome.
- Separate committee to discuss LCRF is scheduled to meet March 4.
- Discussion of proposal from a resident to hold multi-day community “Estate Sale” in Clubhouse, run by commercial firm. Given popularity of such events, concerns raised as to number of outside people who might attend, traffic and parking problems, inconvenience to residents, wear and tear on Clubhouse, impact on bathrooms and septic system, possible need for Port-o-John, commercial aspects inconsistent with By-Laws, and other concerns. Board voted to deny request.

Meeting was adjourned at 6:55 pm.

Respectfully submitted,  
Gail Allyn, Secretary  
[mkllsecretary@gmail.com](mailto:mkllsecretary@gmail.com)

**Next Board Meetings** – Note that schedule for monthly Board meetings is currently being revised. Residents should check the MKL website calendar or contact the Secretary for upcoming dates and information. Any Association Member may attend meetings, that are held at the Clubhouse.

**Next Meetings:**

- Monday, March 13 at 5:30 pm at Clubhouse
- Monday, April 10 at 5:30 pm at Clubhouse

Note: MKL Annual Meeting – Friday, January 26, 2024