

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

Board Members Present: Gail Allyn, Rick Barrett, Lori Denson, Bob Edgar, Eric Fenchel, Milt Hull, Blake Kabnick, Tawnya Kabnick, Laura Landy, and Jeff Sabol
Absent: Charlie Priscu

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

Officer and Committee Reports:

Grounds – Lori Denson:

- All gardeners are returning this year; only one volunteered to subdivide their plot
- If more than one new person wants a plot, then there will be a lottery to assign the one available plot; a waiting list will be created for other residents
- In 2024, the Board intends to redistribute Garden plots to make sizes more equitable, so more residents can participate
- Tree work for the winter is completed; new work not anticipated until next winter, except for emergencies
- Spring Roads/Grounds Cleanup is scheduled for April 15; Backshall will come during the week of April 17
- Anyone willing to help with the Cleanup lunch please contact Lori
- Received more complaints about dog waste being left on community property; another notice will go out
- Suggestion received for “donate a bench” project to install benches around the community; notice will go out for donations to fund project
- Thanks to Bob Edgar for repairing the roof on the playhouse at the playground!

Clubhouse Maintenance – Jeff Sabol:

- Lock mechanism on door to deck is working, but care should be taken to make sure both sides of door are firmly shut and lock is engaged
- Moving ahead to install new locks on front and kitchen doors
- Work will be done on basement door; need to coordinate with work on water treatment system
- New dishwasher received and will be installed

Beach & Docks – Tawnya Kabnick:

- Discussion of continuing efforts to work with phone company and health dept. to provide new emergency phone at beach; phone company will no longer support our landline phone, only a FIOS system
- Will confer with electrician about best way to provide electrical service for a new phone
- Consultant Frank Brown will be continuing Lake sampling; his report is expected next Sept.

Treasurer's Report – Eric Fenchel:

- Financial report will be posted on website.
- As of 2/28/2023, Operating Account balance is \$101,189, LCRF account is \$207,199 and Contingency account is \$106,055.
- Our approved operating budget for 2023 is \$267,700 which is 4.7% higher than prior year. After 2 months of operations, we are at 6.23% of budget.
- Approved LCRF projects for 2023 total \$145,000. Carryover projects from 2022 not yet completed total additional \$39,023

Dam – Rick Barrett

- Received approval from NJDEP for repair work on back side of Dam
- Receiving quotes from contractors for the work
- Quotes will be evaluated and contract awarded

Roads – Blake Kabnick

- As weather improves, will be evaluating various areas that need attention
- Projects will be planned according to priority; some may be deferred for budget purposes

Clubhouse Manager – Laura Landy

- Committee met last week and voted to go ahead with Callie Bruen plan for interior renovations; waiting for additional carpet samples
- Next up will be review of full budget and contract
- Health Dept. kitchen inspection will be scheduled for after installation of new dishwasher
- Dublin Cleaners lined up to clean clubhouse every other Wednesday
- Discussion of process for residents to request private clubhouse rentals and Board's review of requests, and potential private use of other community facilities; issues need further discussion at future meeting
- Private rental request for May 7 for birthday party (B. Kabnick) subsequently approved

President – Bob Edgar

- Rules & Regs last revised 2017; need to be updated; Board members to review
- Equipment for arsenic treatment system received; waiting for installation in basement
- Per Milt, all billings for system up to date
- Ice left at Bar after last TGIF melted and water damaged flooring; committees need to be reminded to clean up, and after-event inspections needed
- Four wooden benches for deck need refinishing; request will be made for volunteers
- Will continue work/discussion on guidelines re: road encroachments

Old Business:

- Finance Committee met recently and discussed various ideas relating to raising revenues
- Committee plans to survey community for input on some of the ideas

New Business: None

Meeting was adjourned at 7:25 pm.

Respectfully submitted,
Gail Allyn, Secretary
mklsecreary@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. Meetings are held at the Clubhouse and any Association Member may attend.

Next Meetings:

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

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