

**MT. KEMBLE LAKE ASSOCIATION BOARD
MEETING MINUTES – APRIL 10, 2023**

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

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

Officer and Committee Reports:

Grounds – Lori Denson:

- Thank you to Lynn Edgar and Twinkle Tong for planting flowers in the deck planter, and new boxwoods by the front door
- Bob noted that deck planter may need replacement next year due to wood rotting
- Reminder of Spring Roads/Grounds Cleanup this Saturday, April 15; Backshall will come during the week of April 17
- A Form has been created for residents to use to request Board approval for access across MKL property, for example, when installing a septic system. The form is available on the MKL website. It requires a description of the project, the reason access is necessary, the name of the resident's contractor, and the way that the community property will be restored after the work.
- A handrail will be installed on the set of wooden steps from the grass to the beach closest to the boat storage area
- In order to install a new electric line pole at the beach, a tree on community property by the parking area will be removed, and some trees may be trimmed back
- Lori, Nancy Barrett and Joan Haynsworth met with Country Mile to explore options for improving the area under the pine tree at the beach, but any work will be deferred pending budget availability
- Repairs to the Garden fence were completed; there is currently one Garden plot available for assignment
- Thank you to Toby Tong for twice replacing the hose faucet at the Garden; the first replacement was vandalized and had to be redone
- No other tree removals are scheduled at present; will reevaluate at start of hurricane season
- Policy continues to be removing only those trees that present safety risk to people or property
- Request by a resident for permission to trim branches from some MKL trees that overhang the resident's house was approved
- TENNIS COURT: Charlie reported that Har-Tru surface has been put down; lines need to be painted
- MKL Tennis Court Rules have been posted on the MKL Website

Water System – Charlie Priscu

- When installing footings for new ramp by kitchen, contractor discovered old fuel oil tank, previously filled with inert material and closed in place
- Quotes obtained and contractor selected to remove tank before new ramp can be constructed; waiting for permit to proceed
- Arsenic treatment equipment installed in basement; area will be walled off from rest of basement
- Water meter for well 4 moved to basement
- In near future arsenic treatment system will be flushed, disinfected, tested, put on-line and inspected by State
- Due to resident on Lake Trail West repairing their shut-off valve, water on LTW and Primrose may need to be shut down for a short period; community will be notified

Clubhouse Manager – Laura Landy

- Private rental for May 7 for resident birthday - previously approved (Dziadosz/Kabnick)
- Private rental Oct. 21 for resident birthday - approved (Stodard)
- Private rental for Nov. 23 for resident birthday - approved (Denson)
- Per Gail, when a request is received for a private rental, it is noted on MKL website calendar as tentative (“tent.”) to temporarily hold the date; if the request is approved at the next Board meeting, then the “tent.” designation is removed and the date confirmed on the MKL calendar
- Clubhouse supplies restocked recently
- Meeting with Callie Bruen re: clubhouse décor project tomorrow to discuss contract
- Dublin Cleaners now coming every other week for light maintenance cleaning; not intended to substitute for cleaning required to be done after every private rental and Country Club party
- New dishwasher installed in kitchen; party committees should review instructions for use that are posted in the kitchen

Roads – Blake Kabnick

- Drain pipe and catch basin on LTW opposite beach was repaired and paved
- Getting quotes for putting down rip rap at three areas on Trails End, LTW and LTE
- Continuing to evaluate other areas for needed work this summer
- Discussion of drain pipe at LTW and Beach

Beach & Docks – Tawnya Kabnick:

- Contractor will be installing new electric pole at beach area this week needed for new emergency phone required by Health Dept. regulations; JCP&L will run electric cable from existing pole by parking area to new pole; G. Kuchler will install electric panel and Verizon will install new phone
- Beach Cleanup is Saturday, May 20
- Beach badges have been ordered for summer season
- There is a nesting pair of Canada geese on southeast side of lake; five eggs were added; thank you to goose patrol members Tawnya and Blake
- Lagoon dredging project completed at cost of \$15,000 (\$10,000 under budget)

- Dredge spoils were deposited back behind dog park
- CAUTION: residents should not walk on that area of dredge spoils because the surface is not stable and you can sink in
- Contractor did not think concrete pipe under Trails End needs repair, but recommended putting down some stone where banking is eroding
- Schedule for Solitude's lake treatments will be determined by Frank Brown's ongoing lake study and testing

Dam – Rick Barrett

- Obtaining quotes for repair work on back of Dam; cost likely to be over LCRF budgeted amount
- Work probably will be done in a few months; engineer will be present to certify work

Treasurer's Report – Eric Fenchel & Milt Hull:

- Association's taxes filed; Lakeshore's taxes will be filed shortly
- April invoices sent out and payments coming in
- As of 3/31/2023, Operating Account balance is \$89,785, LCRF account is \$216,838 and Contingency account is \$106,388.
- Our approved operating budget for 2023 is \$267,700 which is 4.7% higher than prior year. After 3 months of operations, we are at 10.46% of budget.
- Approved LCRF projects for 2023 total \$145,000. Carryover projects from 2022 not yet completed total additional \$39,023
- Approx. \$32,000 in Lakeshore account from Association overpayments on State loan repayment was transferred to operating account
- Discussion of need for and timing of potential dues increase
- Board's policy is to not use Contingency Fund to cover shortfalls in Operating budget or LCRF; it is to be used for emergencies as determined by the Board
- Special Board meeting scheduled for May 22 at 5:30 pm to conduct more in-depth review of financials, long range projects and funding needs

Old Business:

- Update from Lori on Finance Committee's work and suggested community survey, and discussion of same
- Board decided to put survey on hold pending further financial evaluation at May special meeting

New Business:

- Per Bob, water bubbled up drain onto basement floor again after last rain storm
- Will get a quote to install another sump pump in corner by furnace, to see if that will address the problem

Meeting was adjourned at 7:50 pm.

Respectfully submitted,
 Gail Allyn, Secretary
mklsecretary@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, May 15 at 5:30 pm at Clubhouse
- Monday, May 22 at 5:30 pm at Clubhouse (Special Financial Review Meeting)
- Monday, June 19 at 5:30 pm at Clubhouse

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