

**MT. KEMBLE LAKE ASSOCIATION BOARD
MEETING MINUTES – MAY, 15, 2023**

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

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

Officer and Committee Reports:

Roads – Blake Kabnick

- Rip rap deposited in several areas to fill in and protect road edges
- Some drains repaired
- Will be investigating condition of drain at LTW and Beach Trail for repair
- Will be getting quotes to address area at north end of LTE

Clubhouse Maintenance – Jeff Sabol

- New basement door to be installed in June
- Windows to left of door will be replaced, and windows to right of door will be covered over
- Second sump pump installed in basement and both pumps working
- After basement flooding from recent rainstorm, a floor drain area was opened up and drain was piped over to sump pump, and floor paved over to correct problem
- Turret leakage problem being evaluated for future repair; water comes in through the stucco
- Command Security inspection done today
- Defib pads on back order until July-Aug.; battery being replaced

Dam – Rick Barrett

- Received two quotes for repair work; waiting for third quote
- Based on quotes received, repair work likely to cost about \$10,000 over budget estimate

Water System – Charlie Priscu

- Old oil tank by kitchen removed; additional soil sampling required by NJDEP before project can be completed
- Arsenic water treatment system has been installed in clubhouse basement and is now on-line
- Road in front of clubhouse dug up for arsenic system piping will be repaired
- New ADA ramp will be installed by kitchen door once oil tank removal project completed
- Costs for arsenic treatment system being processed for state reimbursement; total cost likely close to \$450,000 estimate
- VSAs will be trained on taking readings from the arsenic system

- New walled off area created in basement around the arsenic system; additional support will be put in for ceiling beam
- Two more bollards will be installed to protect wellhead #4 at edge of tennis court parking lot
- Second hand railing will be installed on steps to pumphouse #1, and steps will be repointed

Treasurer's Report – Eric Fenchel:

- As of 4/30/2023, Operating Account balance is \$121,969, LCRF account is \$201,367 and Contingency account is \$106,701.
- Our approved operating budget for 2023 is \$267,700 which is 4.7% higher than prior year. After 4 months of operations, we are at 17.2% of budget.
- Approved LCRF projects for 2023 total \$145,000. Carryover projects from 2022 not yet completed total additional \$39,023. Lagoon dredging was completed at cost of \$15,480 against original \$25,800 estimate.
- Overage from State loan repayments in Lakeshore account was reduced to \$22,000 from \$32,000 to correct a mis-posting, and transferred to Association operating account
- Following up on late dues payments
- Special Board Meeting on May 22 will focus in depth on Operating Budget needs

Clubhouse Manager – Laura Landy

- Policy and forms for Clubhouse rental requests have been updated and were approved by Board; will be posted on MKL website
- No new rental requests received
- Will get competing quotes for Clubhouse cleaning services to compare to current vendor Dublin
- Working on contract for Clubhouse décor project, and waiting for detailed budget; focusing on maintaining and managing reasonable project costs
- Evaluating suggested carpet type and color from the standpoint of actual Clubhouse use, potential staining, cleanability, etc.

Grounds – Read by Gail Allyn for Lori Denson:

- The handrails at the Beach area have been installed. One handrail goes from the grass to the sand. The second handrail is along the stone steps from the parking area to the grass.
- Thank you to Barbara and Michael McGoldrick for painting the posts and metal hangers used for the TGIF / Drive Slowly signs located around the community.
- Thank you to Ken Heiden for replacing the shade cover on the jungle gym at the playground
- Thank you to Kevin Sullivan for taking care of the tree that fell on the path along the edge of the lake behind the clubhouse.
- The 2023 Spring Cleanup was successful. Thank you to all the residents who helped – over 30 of our neighbors participated!
- The branches and debris were removed from the sides of the roads on April 18.

- The next cleanup will be held in the Fall. Residents are asked not to leave branches and debris along the road until the Fall Cleanup date is announced.

Beach & Docks – Tawnya Kabnick:

- Treatments for algae and grass were done on Lake recently
- Garden State Lab will be doing testing this week
- Scheduling beach inspection by Town health dept.
- Porta potty being delivered this week
- Beach cleanup will be May 20th; Beach will be open Memorial Day weekend
- New pole installed for electric service and emergency phone for beach; discussion of appearance concerns raised by two residents; Board voted to leave pole as is due to health dept. requirement for phone, and lack of other reasonable cost-effective alternatives
- Discussion of problems with outside vessels being used at lake and potential for introducing invasive algae species; and number of vessels at storage areas, some of which do not appear to be in active use.
- Board voted to implement a vessel registration requirement applicable to all residents and all vessels used on the lake; registration stickers will be \$10 per vessel; stickers must be displayed by Memorial Day; any vessels without stickers will be removed to the Clubhouse under-deck area, and if not claimed by Labor Day, are subject to donation, sale or disposal.
- Discussion of ways to improve appearance of concrete wall at end of fire lane

Old Business:

- New road right-of-way policy was approved by Board and community will be informed
- Bob will follow up with resident about property subdivision transaction status

New Business:

- Board decided to remind residents that their leaves and clippings should not be deposited on MKL lots; residents can deposit leaves and clippings in designated areas by the dog park; outside contractors must be told to take leaves and clippings away with them from their yard work

Meeting was adjourned at 7:20 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 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