

**MT. KEMBLE LAKE ASSOCIATION BOARD
MEETING MINUTES – JUNE 19, 2023**

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

President Bob Edgar opened the meeting at 5:40 pm at the Clubhouse.

Officer and Committee Reports:

Roads – Blake Kabnick

- Summer Road Patrol notice will be going out to the community soon.
- Will be getting quotes to address area around 63 LTE.
- Randy Stoddard has agreed to help Blake with project to remove items from road right-of-way.

Clubhouse Maintenance – No Report

Dam – No Report

Water System – Charlie Priscu

- Arsenic water treatment project is wrapping up. There is a minor drip to be repaired. Current arsenic reading is zero.
- Road in front of clubhouse was repaired and paved.
- New ADA ramp installed by Kitchen door.
- Costs for arsenic treatment system likely to be close to \$450,000 estimate.
- Probably will not be able to do remote readings for the arsenic treatment system, so this will be added to the VSAs' duties.
- It will not be known until the arsenic treatment system has been running for awhile whether the cylinders will need to be changed yearly or if they will last longer; the cost will depend on the frequency of change.

Treasurer's Report – Eric Fenchel:

- Special Board Meeting on June 27 will focus in depth on Operating Budget needs.
- The MKLA Treasurer will set up a meeting with the MKL Country Club Treasurer to discuss bookkeeping procedures.
- Updated financial report will be supplied in Minutes for July 17th Board meeting.

Clubhouse Manager – Laura Landy

- Three new rental requests were received and approved; a fourth approval is pending receipt of paperwork and payment. Approved: Bulleit 07/15/23; Edgar 10/14/23; Burd 10/15/23; pending Stoddard 10/21/23.
- Received quotes for deck staining; will work with Jeff to determine next steps for 2024 budget.
- The Design Committee is continuing to evaluate options to ensure updates will be practical for how the Clubhouse is used. The Committee will review two new boards at an upcoming meeting.

- It was requested that the Oil Tank Removal costs be placed under Maintenance or taken from the Contingency Fund.

Grounds – Lori Denson:

- Thank you to Gail Chalfant and Cacky Bell for the Summer flowers on the Clubhouse deck.
- Thank you to John Galdieri for cleaning and repairing the MKL Dog Park.
- Summer is our busy season for contractors to do work on MKL properties. For your safety, please move out of the contractors' way while they are working on community property.

Beach & Docks – Tawnya Kabnick:

- MKL Beach passed the inspection by the Town Health department.
- F. Brown will begin survey and analysis of the Lake on June 20.
- Flowers were planted by the Beach.
- The new concrete dock at the end of the Fire Lane by the Beach will be dressed up with lattice work.
- Boats without stickers that are stored at the Beach or either Fire Lane will be removed starting July 15.
- Residents are reminded that fishing is not permitted at the Beach. A fishing line and hook left by the Beach resulted in a bird being caught in the equipment and dying. Residents may fish at the northern Fire Lane between 56 and 58 Lake Trail West.

Old Business:

- None

New Business:

- The Board granted approval to a resident to trim the forsythia bushes on community property at the corner of Lake Trail West and Beach Trail
- The Board did not grant permission to a resident to park a horse trailer at the Debris Field by the Dog Park.
- There was a special presentation to the Board by Robert Corman on Japanese Knotweed. He is requesting that the Board remove the invasive weed from MKL community properties utilizing an herbicide application. His report is attached. The Grounds Trustee, Lori Denson, does not support the use of this herbicide on MKL properties given its environmental hazards to ground and lake water. The board deferred any decision pending input from the ESC and community. Corman Report attached.

Meeting was adjourned at 7:40 pm.

Respectfully submitted,
Lori Denson for MKL Secretary
mklsecretary@gmail.com

Next Meetings:

- Monday, July 17 at 5:30 pm at Clubhouse

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

When Herbicide Application on MKL Community Property for Japanese Knotweed is Appropriate and Safe

Reviewing the effects of Japanese Knotweed generally

- The Iceberg metaphor is quite apt! The southern side of the bridge from 202 to MKL demonstrates this: you see a 3' plant that is actually more like 12'.
- Causes almost irreversible soil erosion near waterways, including lakes.
- Near water they will gain purchase into lakeside and stream beds, like MKL and the Primrose. Visit the streambed of the Primrose on Brook Drive North and you'll see JK in the stream.
- It's incredibly relentless in its destruction of habitat for plants, insects, birds.
 - The roots can grow up to 12" in diameter
 - The plants can grow up to 8" inches in a day
 - The roots can go down sometimes as deep as 8'
 - They can spread 8 to 10 feet horizontally in any direction
 - Small fragments 1/2" in size can take root
 - JK releases chemicals (Allelopathic) to eliminate vegetative competition
- It has taken over nearby 287, 202 and portions of Blue Mill and Bailey's Mill
- Prohibited for sale, transport, growing in multiple states

Reactions to its impacts abroad and in the US

- Property values negatively impacted in the UK, Holland up to 20% and now NE
- Mortgage companies refuse or hesitate to bind properties
- Companies require JK management and treatment plan before mortgaging
- Homeowners have a harder time selling with JK as it must be disclosed
- Some landscapers and excavator businesses do nothing but dig it out

Remediation – There is no natural enemy beyond *Alphalara itadori*, a psyllid, a plant lice

- The psyllid is now being tested by the EPA and in NYS's Adirondack area
- Proper multiyear spraying of foliage by pesticide including Garlon-4 and Roundup
- Digging it out, particularly the crowns has promise
- Other foam and burning applications are being tested in Europe
- It is on menus in some high-end restaurants in NYC as a garnish, think rhubarb

How it is spread

- Wind carrying the seed to neighboring properties
- Cars and bikes carrying the seed in tire treads
- Birds
- Water ways
- Just spreading as we see all the roads we drive

Status of Japanese Knotweed at MKL

Our community is fortunate. We have acted before it is a major problem. But we are not out of the woods!! (*Only 45 properties have been inspected for the invasive*)

Private Property – There are seven known private properties some with a significant presence of JK. They are slowly being addressed. Some of the infestation on those properties abuts community property with JK. It is hard to know in every case which property it was on first. None of these is adjacent to the lake.

A contract has been entered into with Harmony Tree to eradicate those plants over a multiyear period. The contracting firm is using a pesticide called Garlon-4 as it has proven in their work elsewhere to be more effective in a two to three year period than RoundUp, aka glyphosate.

Community Property – There are +/- six community properties with current infestations. They are small compared to a few of those under remediation on private parcels.

Three are potential threats to the lake with one of the three already lakeside in the rocks and in the water abutting the water side of the dam. That was discovered by Hallie Bulleit last year. Make no mistake, it can be a serious problem for us if left unattended! While she and I did our best to remove it. It has returned, larger and wider. She plans to again pull it out with as much root as possible. Go Hallie! *See pic below.*

Approving Treatment of Those JK Sites Which Can Be Treated with Minimal Risk!

Taking an eminently reasonable position, my friend, Lori Denson, the Board's representative responsible for community properties/grounds, recommends against using a pesticide to address Japanese Knotweed on community properties. Relative to the JK growth on the dam, I completely support her recommendation. (In my opinion, the MKL Association should not permit any use of pesticides there or on **any** property adjacent to the lake, public or private. Of course, this is a question for a conversation at another time.)

It is on the other community properties that Lori and I have differing views.

One site is located lakeside of Lake Trail West on a steep slope down to the lake. It has been repeatedly pulled out to no avail over the last three years, assumingly deepening its roots every year. (FYI In about eight other instances, individuals, including yours truly, have pulled out JK never for it to return, or so we think, as it can lie dormant for multiple years and then return.)

Another has been slowly spreading on community property adjacent to mine and is now on my property. The risk here is that it is adjacent to the Alpine Trail water diverter that moves water down from Alpine across my property down to the lake. In big rains, the water roars like a rapid across carrying leaves and seeds and other debris under LTE and into the lake. Left alone it can and will deposit JK into the lake. *See pic below.*

So.... no homeowner should be vulnerable to JK on community property potentially creating footholds on their property. All homeowners should insist that the lake and their property be protected by the treatment of JK on community property when its presence is at a safe distance from the lake and can be safely treated.

I submit that the two or three instances of JK on community property are now distant enough from the lake that they can, without undue risk, be treated and eliminated over time. Issuing permission to treat those sites is the responsible and prudent action for the Board to take.

