

**MT. KEMBLE LAKE ASSOCIATION BOARD
MEETING MINUTES – JULY 17, 2023**

Board Members Present: Gail Allyn, Rick Barrett, Lori Denson Bob Edgar, Milt Hull (portion), Blake Kabnick (via Zoom), Tawnya Kabnick, Laura Landy, Charlie Priscu and Jeff Sabol
Absent: Eric Fenchel
Also Present: Barbara Coe/Country Club; Kelly Heller (first part)

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

Kelly Heller came to discuss issues with road run-off at her property during recent heavy rains. She said that during the last road resurfacing project, a trough at the top edge of her driveway was filled in, and requested that the trough be recreated, or the grate to the south of her driveway be extended to north of her mailbox. Blake will evaluate.

Officer and Committee Reports:

Dam – Rick Barrett

- Working with low bidder Ferrante to schedule repair work at bottom of dam.

Beach & Docks – Tawnya Kabnick:

- Lake will be treated tomorrow for algae and weeds.
- Frank Browne’s report is expected in Sept.
- Wires installed to service new emergency phone, but need Jersey Central to come to install the meter.
- Barbara noted that a new “No Fishing” sign is needed at the fire lane area, because people have been fishing there.
- Plans made to start removing vessels without stickers from the beach and fire lane areas.

Grounds – Lori Denson:

- Received permits from Harding Township to remove and top the dead Ash trees by the Garden and on the corner of Bailey Mill and Lake Trail East.
- We’ll need to replant some type of vegetation and/or trees on the corner of Bailey Mill and LTE due to erosion. Will obtain three quotes and then convene a committee to help determine the course of action. Depending on the cost this work will be done in 2023 or 2024.
- Will get landscaper quotes for replacing shrubs around the Clubhouse. Work likely will be done in 2024, unless demo can be started earlier.
- Weeding and trim work was done at the Beach parking lot, corner of Lake Trail West & Beach, around the MKL signs and speeding signs.
- For their safety, residents are asked to move out of the way when the contractors are working on community property. It’s usually just a few minutes.

Water System – Charlie Priscu

- Leak at #19 Alpine property was repaired. Pipe break was on homeowner's side of the valve, so repair cost is homeowner's responsibility. Curb stop also failed and was replaced. Highland Water will invoice homeowner.
- Arsenic treatment project completed. Waiting for final paperwork from contractor and sign-off from NJDEP, before processing final payment.
- ADA ramp installed; may need to install something to protect outer edge from driveway traffic.
- Will do VSA training on arsenic system in Sept.

Roads – Blake Kabnick

- Got quotes for road repair where dumpster had been sited at #63 LTE, but will wait until new owner's dumpster is removed. Prior owner agreed to pay for repair.
- Lori noted that because drain/pipe near #24 LTW is not functioning, rain runoff is impacting #24 LTW. That drain is on list to be addressed.
- Notice to community re: road obstructions will be finalized and distributed.

Clubhouse Maintenance – Jeff Sabol

- A/C condenser was repaired and freon added.
- Work on basement doors planned. Charlie requested a door to allow VSAs to enter basement to check arsenic system.
- Bob noted that garbage can enclosure needs to be repaired and leveled.
- Basement has remained dry during recent heavy rains, except for small puddle near arsenic system.
- Gail noted that gutters over back deck may need to be cleaned out.
- Laura got some bids for refinishing back deck which will review with Jeff.
- Bob noted that portable ramp was returned by a resident.

Clubhouse Manager – Laura Landy

- Private rental last Sat. Dublin Cleaners coming tomorrow.
- Decorating subcommittee has been meeting and putting together plan/budget. In future will be discussing with larger committee and Board.
- Getting some competing bids for routine cleaning.
- Bob noted that several times recently the liquor closet has been found unlocked. Barbara will alert new Bar Chair.
- Party committees need to be reminded to bundle recycling (or it will not be picked up), and to put decoration bins back on shelves in basement.

Treasurer's Report – No report

Old Business:

- A special Board meeting will be scheduled in Sept. to continue work on long range plan budget (LCERF).

New Business:

- Bob recently saw tree company trucks on Alpine that were doing work at a non-MKL property on Hunter Drive, using a gate through a fence to access it. No request for access had been made to MKL. Bob will do a letter to the homeowner.

Meeting was adjourned at 6:55 pm.

Respectfully submitted,
Gail Allyn, Secretary
mkllsecretary@gmail.com

Next Board Meetings – Residents should check the MKL website calendar or contact the Secretary to confirm upcoming dates and agenda. Meetings are held at the Clubhouse and any Association Member may attend.

Next Meetings:

- No meeting in August
- Monday, Sept. 11 at 5:30 pm at Clubhouse (special work session on long range plan budget)
- Monday, Sept. 18 at 5:30 pm at Clubhouse

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