

**MT. KEMBLE LAKE ASSOCIATION BOARD
MEETING MINUTES – SEPTEMBER 18, 2023**

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

Also Present: Barbara Coe/Country Club; for first part: Robert Corman, Jennifer Siegler and Chris Allyn

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

Jennifer Siegler and Chris Allyn of the LCERF Committee discussed the Committee's development of a proposed LCERF project form, to be used for presenting and tracking LCERF projects in a consistent way. The suggested timing and use of the form were discussed. The Board will experiment with using the form for projects to be proposed for next year.

Robert Corman of the Environmental Stewardship Committee discussed the ESC's report to the Board on herbicide treatments for Japanese Knotweed, which had been requested at the Board's July 25th meeting. The ESC had researched the issue and sought opinions from outside professionals. As a result of that research, the ESC presented a policy recommendation regarding how to address Japanese Knotweed within the community. After discussion, the Board voted unanimously to adopt the policy (see attached policy; ESC report will be posted on MKL website).

Robert Corman discussed a driveway replacement project for his property at #76 LTE, and sought Board permission for the portion that will be within the community-owned road right-of-way, in accordance with the Board's recently adopted Policy Regarding MKL Roads Right-of-Way. The Board voted unanimously to grant permission for the work (Laura Landy recused herself from vote). There was also a discussion of possible ways to reduce runoff coming down Alpine toward the Breeder Pond.

Charlie suggested developing a form for curbstops, driveway and similar construction projects, to be signed by the resident in question, acknowledging that if the Board disturbs any hardscape or landscaping features installed by the resident within the community-owned road right-of-way, then the Board will not perform or pay for their restoration or repair. This has been the long-standing policy of the Board and which is periodically reiterated to the community.

Officer and Committee Reports:

Roads – Blake Kabnick

- There was follow up discussion of issues raised by a resident regarding run-off at #49 LTE. The Board requested the Chair to obtain additional information.

Grounds – Lori Denson

- In August the Board approved a request from #63 LTW to temporarily use the MKL conservation-eased Lot 43 Block 15 to access their yard for drainage and landscape repairs.
- JCP&L has targeted several trees to be addressed and anticipates being here in 2024 to do the work.
- The ESC agreed to update the MKL Conservation Easement Report for 2023, and to do this annually going forward.
- Broken Ash tree at corner LTE and Bailey's Mill will be removed.
- Three landscape companies are providing proposals for two grounds projects: plantings at corner of LTE-Bailey's Mill to address erosion, and replacement of overgrown shrubs in front of Clubhouse. A community inform is planned for October.
- The Donate-A-Tree Committee (Sarah Churgin, Hallie Bulleit and Nancy Barrett) is planning to implement a fall 2023 program, encouraging residents to provide financial support to plant trees, working with the Board and Grounds Trustee to identify areas that would benefit from new plantings.
- It is good environmental practice to replace dead/removed trees. Sometimes to get a tree removal permit there is a requirement to plant trees, and we have established an informal tree bank with Harding Twp to offset any required plantings. Trees planted by the Committee will be included in the tree bank.
- The Committee is proposing new trees for the Willner park (corner of LTW and Beach). Discussion of other potential areas to consider for new tree plantings. Tentative plans for an Inform Meeting in Oct. to get community input. The Board will make its decision based on community input, safety, availability of water, environmental impact and other factors, for the benefit of the entire community.
- Thank you's to Toby Tong for repairing the hose at the Garden; to Hallie Bulleit for manually removing Japanese Knotweed from the Dam area; to Sarah Churgin for freeing a Cherry tree from overgrown forsythia on LTW; and to Eric Zalis for mowing the Garden paths.

Clubhouse Manager – Laura Landy

- Design board with recommended carpet and other interior design items was presented and discussed. Recommendations had been developed by a small design subcommittee, and all items had been approved by the larger Clubhouse interior committee, except for a few items. Subcommittee will continue to work on those items. Cost estimates were discussed.
- Board members all voted to approve interior renovation project, with one abstention (Priscu), to be paid out of approved LCERF budget plus contribution from Country Club.
- Some additional clubhouse maintenance items were approved to be done at the same time, including some bathroom upgrades, in order to benefit from contractor cost savings for doing work all at the same time.
- Work is expected to start in October, and will be scheduled around upcoming events at the Clubhouse.
- Planning to get proposals for a new cleaning company to try to reduce costs.
- Group formed to work on design for new storage area for chairs, etc. in east alcove.

Dam – Rick Barrett

- Repair work at bottom of Dam will be done this fall.
- Contractor Ferrante will coordinate with engineer on reporting to NJDEP.
- Scope of work had to be changed, so work is expected to cost more than original estimate.

Water System – Charlie Priscu

- Final documentation on arsenic treatment plant project is being completed for State. Final payments being processed.
- Thanks to Ken Heiden for power washing the water tanks.

Beach & Docks – Tawnya Kabnick:

- New emergency phone has been installed at the Beach, on pole next to parking area.
- Unregistered boats, kayaks and paddleboards were removed from the Beach to the Clubhouse. Anyone who needs to register and retrieve their vessel can contact Tawnya.
- Thank you to Charlie and Blake for helping with the boat removals.
- Porta-potty was removed as Beach season has ended.
- Lake will be tested again for algae because of recent increases.

Treasurer's Report – Eric Fenchel

- Financial reports were provided to Board.
- As of 8/31/2023, Operating Account balance is \$71,765, LCRF account is \$234,123, and Contingency account is \$108,178. Total cash is \$414,066.
- Our approved operating budget for 2023 is \$267,700. After 8 months of operations, we have spent \$159,780 or 60% of the budget. We are over budget in clubhouse repairs due to the replacement of the dishwasher ahead of schedule and the removal of an oil tank on the clubhouse grounds. Other items are tracking closer to budgets.
- The only LCRF project spent on as of this date is the dredging of the Lagoon and pipe repair. This project was budgeted and approved for \$50,000 but was completed for \$15,480. The clubhouse renovations and the Lake study are anticipated to be completed in the 4th quarter.
- Arsenic remediation invoices are coming in and being processed for State reimbursement.
- Spreadsheets for tracking end of year and next year's budgets, and for LCERF 10-year planning, were demonstrated. To be filled out by Trustees.
- Annual financial records review by member committee to be completed by year end.
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Clubhouse Maintenance – Jeff Sabol – absent, no report

Old Business:

- A special Board work session scheduled for Oct. 1 at 10:00 to continue work on budgets and long range financial planning.

New Business:

- Discussion of upcoming Board election and formation of Nominating Committee.

Meeting was adjourned at 8:25 pm.

Respectfully submitted,
Gail Allyn, Secretary
mklsecretary@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:

- Sunday, October 1 at 10:00 am at Clubhouse (financial planning work session)
- Monday, October 16 at 5:30 pm at Clubhouse
- Monday, November 20 at 5:30 pm at Clubhouse

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