

**MT. KEMBLE LAKE ASSOCIATION BOARD
MEETING MINUTES – OCTOBER 16, 2023**

Board Members Present: Gail Allyn, Rick Barrett, Lori Denson, Bob Edgar, Tawnya Kabnick, Blake Kabnick (via Zoom), Laura Landy, Charlie Priscu

Absent: Eric Fenchel, Milt Hull, Jeff Sabol

Also present: Fred Hackl

President Bob Edgar opened the meeting at 5:30 pm at the Clubhouse.

Officer and Committee Reports:

Clubhouse Manager – Laura Landy.

- There were two private rentals this past weekend.
- Paperwork was received for a previously requested private Clubhouse rental for Oct. 21 for a birthday party for 30-35 people (Stodard). The Board voted (Oct. 14) to approve the rental.
- Interior renovation work has been scheduled for the month of November, to start after the Country Club party on Nov. 4. Laura will be discussing with individuals and groups who will be affected, so that they can plan alternatives while the work is going on.
- The Country Club Thanksgiving Potluck party will have to be postponed because of the work.
- Will begin a bid process for Clubhouse cleaning service.

Grounds – Lori Denson

- Fall Road and Grounds Cleanup will be on Saturday, December 2nd. Leaves will be picked up starting the week of December 4th. For safety reasons be sure that leaf piles do not go onto the roads. More information will be sent out closer to the date. Any questions, contact Lori Denson (MKL Grounds) or Blake Kabnick (MKL Roads).
- The Board received a request from the resident at 1 Beach Tr. for permission to remove the tree stump on the Willner Park property next to their driveway that was left when the Board removed a dead tree last January. This work would be done at their expense by a licensed contractor. The Board voted to approve the request (Tawnya recused herself from vote).

Water System – Charlie Priscu

- Lakeshore is working with Suburban to finish the paperwork for the arsenic system.
- Waiting for quote from Highland Water for the automatic chlorine monitor and water level control for the tanks.
- Resident at #48 LTW is planning to do some work in their house and inquired about the status of their curb-stop valve. Visual inspection was not enough to tell if it is operable, and they opted not to have it tested at this time.
- It is the Board's policy that Lakeshore & MKL Association are responsible for all water system piping in the roads up to the curb-stop valve for a residence. The individual homeowner is responsible for the curb-stop valve and all piping from the valve to the home. Any repairs to the curb-stop valve or the piping between the valve and the home are the homeowner's responsibility. MKL Association only assists to shut down the water to facilitate repairs. If MKL Association has to shut down the community water system, or any portion of it, in order to allow for repairs at a home because a curb-stop valve is missing or inoperable, then the homeowner must install or repair the curb-stop valve so that water to the individual residence can be shut off in the future without having to shut down the community water system in whole or in part.
- Runoff noted in the middle of the street near #13 Primrose Trail will be tested for chlorine to determine if it indicates a water main break.

Roads – Blake Kabnick

- Waiting for some input regarding LTE runoff.
- Pipe under road near #57 LTW is starting to cave in and will be assessed. Also need to address drain by #24 LTW.

Beach & Docks – Tawnya Kabnick:

- We had a successful beach season with no closures.
- Chairs and beach items will be removed from Beach this week and taken to the Clubhouse for storage.
- Residents should pick up their small boats and kayaks, and move their boats up away from the Beach, storing them upside down for the winter.
- Spoke to Frank Browne; report coming in November. Some of his recommendations will be added to LCERF 10-year plan.

- Getting information from some dredging firms. They need to come out and inspect and measure before giving cost estimates.
- Discussion of septic issues and continuing need to educate residents about septic and lawn practices that impact lake water quality.

Dam – Rick Barrett

- Repair work at the bottom of the Dam face was completed this past week by Ferrante. Bills will be coming in from Ferrante and the engineer who inspected the work.
- Next summer when the spill way is dry some minor repairs in the cement of the spill way will be done.
- We are evaluating lining the stream next to the dam with rocks from the bottom of the cement spill way to the bottom of the dam where the repair has been completed to reduce erosion.
- Discussion on whether the spoils from any dredging could be used at the bottom of the Dam to fill in low areas. Research would need to be done regarding suitability.

Treasurer – Eric Fenchel

- Financial reports were provided to Board and will be posted on website.
- As of 9/30/2023, Operating Account balance is \$42,513, LCRF account is \$234,956, and Contingency account is \$108,563. Total cash is \$386,032.
- Our approved operating budget for 2023 is \$267,700. After 9 months of operations, we have spent \$189,714 or 71% 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. As of 9/30/23 we have an operating deficit of \$7,270 of operating expenses less than operating revenues.
- The only LCRF project completed 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 have begun. The renovations and the Lake study will be completed in the 4th quarter.
- Arsenic remediation invoices are coming in and are being processed for State reimbursement.
- As of 9/30/23 all member payments are current.
- The Board is meeting regularly to prepare the first draft of the 2024 budget.

Old Business:

Another special meeting will be scheduled to continue work on budget and LCERF plan.

New Business: None.

Meeting was adjourned at 6:50 pm.

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

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

Next Meetings:

- Monday, October 30 at 7:00 pm at Clubhouse (budget work session)
- Monday, November 13 at 5:30 pm at Clubhouse
- Monday, December 18 at 5:30 pm at Clubhouse

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