

**MT. KEMBLE LAKE ASSOCIATION BOARD  
MEETING MINUTES – NOVEMBER 13, 2023**

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

Absent: Eric Fenchel, Jeff Sabol

Also present: Jennifer Siegler

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

**Financial Discussion:**

Primary discussion was continued analysis of projected end-of-year operating budget, projected 2024 operating budget, LCERF 10-year plan, and financial trends. Work on these financial analyses has been ongoing for several months. Current resident dues of \$3,100 have been unchanged since 2011, i.e. for 12 years, while many operating costs have continued to increase. Due to financial trends, potential need for a dues increase has been noted at several of the past Annual Meetings. A motion was made and seconded to request member approval at the upcoming Annual Meeting for a dues increase of \$500 (\$125 per quarter), starting as of April 1, 2024. Motion was passed by vote of 8 to 1. The Board will hold two Inform Meetings in December to review the financial analyses with members and to answer questions. Inform Meetings will be held on Monday, Dec. 11 at 7:00 pm and Saturday, Dec. 16 at 4:00 pm.

**Officer and Committee Reports:**

**Beach & Docks – Tawnya Kabnick:**

- Tawnya has been in continuous contact with Frank Brown and expects his final report in about 2 weeks. Once we receive the report and know cubic footage that needs to be dredged from the lake, we can get rough estimates on dredging costs.
- Frank Brown has already mentioned possible option of a heavy alum treatment for algae that will last 10-15 years and will cost \$80,000-\$90,000.
- We are also exploring the use of ultra sound technology for algae treatments presented at the last NJ Coalition of Lake Associations' meeting.
- The duck/goose fencing was put up along most of the beach, but a few owners need to remove boats so that we can finish the job.
- Please take small boats home from the Beach for the winter. Larger boats should be pulled back from shoreline and put up on the boat racks where available.

**Clubhouse Maintenance – Bob Edgar for Jeff Sabol**

- Gutters need to be cleaned; not done this year.

- At least one of the three wooden lamp posts in front of Clubhouse is showing rot that needs to be addressed.
- Planter on back deck is rotting and needs repair.
- Arrangements will be made to complete door and window installation in basement.

**Clubhouse Manager** – Laura Landy.

- Design subcommittee met recently to count committee votes for selection of pendants and tall bar stool fabric.
- Work on Clubhouse interior refurbishment has begun and is expected to be completed on schedule.
- Thanks to the efforts of many, including Gail Whiting and Bob Edgar, there have been some cost savings off of initial estimates.
- There are a few items that have been deferred to next year.

**Dam** – Rick Barrett

- All repair work at base of Dam completed.
- Bi-annual Dam inspection completed with no problems noted.

**Grounds** – Lori Denson

- Lynn Edgar and Twinkle Tong have volunteered to create a small garden area around the flagpole. They will donate the plants and maintain the area. Their plantings will accommodate the riding mower used by the landscape crew. Board voted to approve this project.
- Permission granted to 76 Lake Trail East to temporarily use MKL Community property to store materials during construction work on their driveway.
- The MKL Association Board approved a request from #10 Primrose Trail to access their septic system using the community property to the left of the house. (Vote taken electronically).
- Permission granted to place a Santa Mailbox on top of the Little Library for MKL children to send letters to Santa Claus. The mailbox will go up around Thanksgiving and be removed on or around Christmas. Please contact Kara Stires with any questions.
- Fourth quarter tree work will take place over the next 3-4 weeks and will include the area around Pumphouse 1, completion of the removal of the dead Ash on the corner of LTE and Bailey Mill, the area around the Clubhouse, topping 3 dead trees on LTE and Primrose which are near electric wires and residential homes.
- The 2023 update of the MKL Conservation Easement Report continues and is anticipated to be completed at the end of November. This is the annual review of all MKL conserved properties to insure compliance with our conservation easement requirements.
- Reminder: MKL Fall Clean-up will be on Saturday December 2. Leaves will be picked up starting the week of December 4. For safety reasons be sure that leaf piles do not go onto the roads. More information will be sent out closer to the date. Questions? Contact Lori Denson (MKL Grounds) or Blake Kabnick (MKL Roads).

**Roads** – Blake Kabnick

- Based on advice from contractor that milling out a trench along #49 LTE would not solve drainage issues, Board voted to not proceed with expense (Denson recused).

**Water System** – Charlie Priscu

- New hand-held chlorine meter had to be purchased.
- Still waiting for proposals to install automatic chlorine meter and water tank level float.

**Treasurer** – Eric Fenchel

- Financial reports were provided to Board and will be posted on website.
- As of 10/31/2023, Operating Account balance is \$68,297, Contingency account is \$108,579, and LCRF account is \$223,241. Higher balances reflect receipt of Q4 dues payments. In November cash will be transferred from Operating to LCRF from Q4 dues per By-Laws.
- Our approved operating budget for 2023 is \$267,700. After 10 months of operations, we have spent \$201,859 or 75% of the budget. We are over budget in clubhouse repairs due to the unexpected need to replace the dishwasher ahead of schedule and to remove an oil tank on the clubhouse grounds. Other items are tracking closer to budgets.
- 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. Some other projects expected to be completed in the 4th quarter.
- Board work on the 2024 budget continuing.

**Old Business:** None

**New Business:** None.

Meeting was adjourned at 7:55 pm.

Respectfully submitted,  
Gail Allyn, Secretary  
[mklsecretary@gmail.com](mailto:mklsecretary@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, December 11 at 7:00 pm at Clubhouse – Dues Inform Meeting
- Saturday, December 16 at 4:00 pm at Clubhouse – Dues Inform Meeting
- Monday, December 18 at 5:30 pm at Clubhouse – Reorganization Meeting

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