

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

Board Members Present: Gail Allyn, Rick Barrett, Lori Denson, Bob Edgar, Milt Hull, Tawnya Kabnick, Blake Kabnick (via Zoom), Laura Landy, Charlie Priscu; and new Members Tim Lukacs, Karen Sabol (via Zoom) and Jennifer Siegler

Absent: Jeff Sabol

Also present: Joe Harkins, Robert Corman; Frank Browne (via Zoom) for a portion.

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

Board Reorganization for 2024

After brief discussion, the following officers and committee chairs were appointed for the upcoming year 2024:

President: Rick Barrett
Treasurer: Jennifer Siegler
Secretary: Gail Allyn
Beach & Docks: Tawnya Kabnick
Clubhouse Manager: Laura Landy
Clubhouse Maintenance: Karen Sabol
Dam: Rick Barrett
Grounds: Tim Lukacs
Roads: Blake Kabnick
Water System: Bob Edgar

The Board voted unanimously to appoint Eric Fenchel as Assistant Treasurer, per Article IV Section C.2 of the By-Laws, to assist the Treasurer. Eric will continue to handle member dues invoicing and payment receipts, vendor payments, and other accounting tasks.

Officer and Committee Reports:

Beach & Docks – Tawnya Kabnick:

- Report “Mount Kemble Lake 2023 Water Quality Summary Report” dated December 2023 was received from F.X. Browne, Inc., the consultant retained last year to study the Lake and to provide recommendations for improvements.
- Frank Browne joined the meeting via Zoom for about 1-1/4 hours to discuss his report and to answer questions from the Board. There was a discussion of various treatment options, cost estimates and timing suggestions.
- Frank Browne will be providing some follow up information.
- The Board will be doing more research and seeking some other opinions on treatment options before making any recommendations to the community.

- These issues will be discussed at the Annual Meeting in January.
- Frank Browne's report will be posted on the MKL website.

Dam – Rick Barrett

- No new Dam activity.

Grounds – Lori Denson

- MKL Fall Cleanup: Thank you to all of the MKL residents who came out for the MKL Fall Cleanup on December 2nd.
 - 20 people participated. Special thanks to Dale Scolnick and Twinkle Tong for helping with lunch.
 - Cleanup included the area around the clubhouse, clearing the roads and drains, clearing the fire lanes and the areas around the tennis court and playground.
- End of Year Garden Update: The MKL Community Garden has been winterized which means that the plots are cleared and in good condition. The reason for doing this is to help reduce diseased plants in the garden and to create a pleasant view for the residents whose homes overlook the garden.
 - Four gardeners received extensions to winterize their plots.
 - There are currently two open plots for the 2024 season.
- Tree Management: 4Q23 tree maintenance was completed. It included the area around Pumphouse 1, the area around the Clubhouse, topping 3 dead trees on LTE and Primrose which are near electric wires and residential homes.
- Review of MKL Properties: The 2023 MKL Conservation Easement Report has been submitted to the MKL Board. The community has begun to review and document our properties annually to ensure that they are being used in compliance with our rules, regulations and easement restrictions. Where this isn't the case, annual reviews allow us to take corrective action in a timely manner. All of the properties were reviewed in 4th quarter 2023.
- Thank you to the following residents for participating in updating this report: Chris Allyn, Hallie Bulleit, Barbara Coe, Lori Denson, Bob Edgar, Jane Kendall, and to Joan Fitzhugh and Fred Luberto for helping with photos.
- Will be transitioning work to new Grounds chair Tim Lukacs.

Water System – Charlie Priscu

- Received a bid for control system; will follow up to clarify what is included.
- Will be transitioning work to new Water chair Bob Edgar.

Roads – Blake Kabnick

- Conditions during recent heavy rainstorm discussed briefly. Problem drain near #24 Lake Trail West is on list to be addressed.

Clubhouse Maintenance – Karen Sabol

- Going to evaluate windows in basement to determine if replacement is warranted, or if wall should be filled in.

Clubhouse Manager – Laura Landy.

- Carpeting, ballroom floor refinishing and other interior refurbishment work was completed.

Assistant Treasurer – Eric Fenchel

- Financial reports were provided to Board and will be posted on website.
- As of 11/30/2023, Operating Account balance is \$31,323, Contingency account is \$109,687, and LCRF account is \$242,781. The LCRF will reimburse the operating account for some LCRF expenses in Dec.
- Our approved operating budget for 2023 is \$267,700. After 11 months of operations, we have spent \$211,040 or 79% 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. Also, the required Dam repair cost more than had been budgeted.
- Several LCRF projects have been completed: Dam repair, Lagoon dredging, and Lake study (invoice not received yet). Some other projects ongoing.
- Board is recommending a \$500 dues increase to be implemented some time in 2024. Inform Meetings were held on December 11 and 16, 2023, attended by 26 households, to explain the reasons for this change. Slides from the Inform Meetings presentation are posted on the MKL website.
- Changes will be implemented to quarterly association dues collection to reduce the time and expense of this function by our volunteer Treasurer's office:
 - There will no longer be hand delivery of invoices; all invoices will be sent via e-mail.
 - Invoices must be paid in full (no monthly or other payment plans); any invoices not paid in full after 30 days will be subject to monthly late charges per By-Laws of \$35 for each part of a month they remain unpaid.
 - Full payments will be due by January 31, April 30, July 31 and October 31.

Old Business:

- The Committee working on LCRF processes provided their final recommended LCRF budgeting form to the Board. This form was created in response to the community's feedback that the long term capital plan needed to be more robust, transparent and standardized.
- Thank you to the committee members: Rose Fenchel, Chris Allyn, Jennifer Siegler, Rick Barrett and Lori Denson. The Committee worked for several months to create and update the LCRF process and supporting tools to achieve the goal of

transparency and standardization. The committee will continue to help the Board implement the improved process and tools.

New Business: None.

Meeting was adjourned at 7:45 pm.

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

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

Next Meetings:

- Friday, January 5 at 4:00 pm at Clubhouse
- MKL Annual Meeting – Friday, January 26, 2024