

**MT. KEMBLE LAKE ASSOCIATION BOARD
MEETING MINUTES – MARCH 18, 2024**

Board Members Present: Gail Allyn, Rick Barrett, Bob Edgar, Blake Kabnick (via Zoom), Tawnya Kabnick, Laura Landy, Tim Lukacs, Karen Sabol, and Jennifer Siegler (via Zoom)

Rick Barrett opened the meeting at 5:35 pm at the Clubhouse.

Officer and Committee Reports:

Clubhouse Manager – Laura Landy.

- Clubhouse cleaners coming tomorrow
- Private rental request for August 10 engagement party approved (Sullivan)
- Tentative private rental request for May 4 (Roberts) – no paperwork received yet.
- Discussion of tentative request for use of beach for Harding school class graduation party; Eric or Jennifer will follow up on insurance issues; discussion of potential guidelines.
- Thank you to Bob for repairing the storage containers for the deck furniture cushions! He will be adding a third one as well.
- Bob reported that there are some items in the basement that can be taken to Restore.
- Dishwasher's detergent and rinse aid auto-system will be refilled, and new supplies ordered.

Beach and Docks – Tawnya Kabnick

- Regular lake algae/weed treatments will resume while we continue to evaluate expert recommendations for dredging, etc.
- Solitude representative will be invited to next Board meeting to discuss his recommendations.
- Tawnya is monitoring lake for geese activity; fencing is being maintained at the Beach to try to keep them off the sand and lawn; residents are encouraged to report geese sightings that may indicate nesting activity.
- Gloves and snow toys left at the Beach area will be removed if not reclaimed by residents.
- Beach cleanup will be on Sunday May 19; annual Beach inspection will be arranged for week before Memorial Day.

Water Company – Bob Edgar

- There was a problem at 53 LTE because the diagram for the mark out was wrong, and the water line was hit. Waiting for owner to notify when the water needs to be turned off for the repair. A curb stop will be installed.
- Old stockade fencing behind the water tanks was falling down so will be removed and arrangements made for disposal.
- Installation of automated water level sensors at water tanks and automated chlorine monitoring system in pumphouse 1 is almost complete.

- Both new automated systems will allow for remote monitoring by cell phone; VSA monitoring of chlorine will continue as a back-up.
- Rick noted that a conference call has been set up for March 21 with NJDEP and the NJ I-Bank to ascertain whether any financing is available for constructing a new back-up well.

Dam – Rick Barrett

- Minor patching to the spillway as suggested by our engineer’s report will be done this summer when weather conditions permit.

Roads – Blake Kabnick

- Bob suggested that Backshall be asked to repair the lawn at the Clubhouse that the snow plow tore up.
- Spring Roads & Grounds Cleanup will be held on Saturday, April 20th.

Grounds – Tim Lukacs

- A tree fell at the dog park last week and a portion of fence was hit; debris cleaned up and fence straightened.
- Will look into having branches and other debris removed from the dog park area.
- A community member has offered to donate some trees and pay for planting them on Beach Trail; to be discussed.

Clubhouse Maintenance – Karen Sabol

- Checking for new recycling companies for better pricing
- Working on how to arrange and level the outside garbage and recycling containers (which had to be moved for ramp installation) to facilitate easier use by party committees and company pickups
- Will be working on installation of the new fire door in basement, and getting basement window pricing estimates
- Updating the information for the party/clubhouse manual with recommended guidelines for parties, and looking to post checklists online
- Following up with a resident who volunteered to help with the deck refinishing project to discuss ideas/suggestions
- Will check out noise caused by air in heating system

Treasurer – Jennifer Siegler

- Eric Fenchel provided financial reports for the meeting.
- All 1st quarter dues were received.
- As of February 29, Operating account balance is \$104,398, Contingency account is \$112,471, and LCRF account is \$185,261.
- Very little activity in February. Snow plowing spend is \$13,741 against a full year budget of \$16,000. Lake study \$26,200 was paid.
- As of February 29 we have spent a total of \$25,646 or 10% of our annual budget of \$268,415.

- Board approved new format for resident dues invoices, which will incorporate dues increase; explanation of new format will be provided to residents.

Old Business: A group has been organized to work on a survey following up on last summer's revenue committee work.

New Business: Review to be done of our insurance policies and coverages.

Meeting was adjourned at 6:45 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. Any Member who has a matter to bring up but who is unable to attend the next meeting should contact the Board to make alternative arrangements.

Next Meetings:

- Monday, April 15 at 5:30 pm
- Tentative: Monday, April 22 at 5:30 pm
- Tuesday, May 14 at 5:30 pm