

**MT. KEMBLE LAKE ASSOCIATION BOARD  
MEETING MINUTES – APRIL 15, 2024**

Board Members Present: Gail Allyn, Rick Barrett, Bob Edgar, Blake Kabnick, Tawnya Kabnick, Laura Landy, Tim Lukacs, and Karen Sabol.

Absent: Jennifer Siegler

Also Present: Barbara Coe; Barry and Tad from Solitude

Rick Barrett opened the meeting at 5:40 pm at the Clubhouse. The purpose of this meeting was to hear a presentation by representatives of Solitude concerning the Lake.

Tawnya Kabnick, Beach and Docks chair, introduced Barry and Tad from Solitude, for a detailed presentation about potential treatments for the Lake to improve conditions and to control algae growth in the long term. Solitude will be proactively treating the Lake for algae this summer.

For longer term improvement, the Lake is a good candidate for a heavy alum treatment, to bind phosphorus in sediments at the bottom of the Lake. This could prevent phosphorus release from sediments for perhaps 7 to 15 years. Phosphorus is a primary cause of algae growth. As a first step, sediment core sampling would be done to determine the required alum dose. The best time for an alum treatment would be spring or fall. The treatment would take about 3 days.

Solitude also recommends hydro-raking the Breeder Pond and shallow end of the Lake to remove weed growth and unconsolidated bottom muck and debris. This would increase capacity and settling time for material entering the Lake from upstream and runoff. No state permit is required to do hydro-raking. The work would take about 4 to 5 days. The material removed would be transported and disposed of on MKL property previously used for lake dredge spoils. Once this work was done, we would want to have a management plan in place to maintain Lake conditions.

Cost estimates and more information about this proposed work will be provided by Solitude. Once the Board decides on any proposed plan of action, it is anticipated that an Inform Meeting will be held for the community to discuss these plans and costs.

**Officer and Committee Reports:**

**Water Company – Bob Edgar**

- Rick reported on a Zoom meeting last Friday with representatives of NJDEP and the I-Bank regarding potential state financial support if we were to drill a new well. They were encouraging about the prospects of financial support because of our small water system status, subject to timing and availability of state funds. We will take the next steps toward an application, using previously approved LCRF funds for initial engineering work.

- A water committee meeting is being scheduled.
- There is water bubbling up near #49 LTE and the pavement is getting soft. Bob will call Highland Water to investigate to determine if there is a pipe leak.
- A thank you dinner for VSAs will be scheduled.

**Clubhouse Manager** – Laura Landy.

- Private rental request for June 1 for graduation party was approved (Dziadosz/Kabnick)

**Clubhouse Maintenance** – Karen Sabol

- Still investigating lower cost options for recycling pickups.
- Obtained two quotes for refinishing the Deck; Laura has a third; will be evaluating options.

**Treasurer** – Eric Fenchel provided financial reports for the meeting

- As of March 31, Operating account balance is \$74,450, Contingency account is \$112,840, and LCRF account is \$208,154.
- There was not much activity last month other than regular water maintenance, clubhouse maintenance, and utilities.
- As of March 31 we have spent a total of \$31,330 out of budget of 268,415 (12%).
- In April, we will have more and larger expenses such as LCRF (clubhouse door and windows) taxes and CPA expenses and the Dam Loan repayment.

**Dam** – Rick Barrett

- Report deferred to next meeting.

**Roads** – Blake Kabnick

- Report deferred to next meeting.

**Grounds** – Tim Lukacs

- Report deferred to next meeting.

**Old Business:** None.

**New Business:** None

Meeting was adjourned at 7:30 pm.

Respectfully submitted,  
Gail Allyn, Secretary  
[mklsecretary@gmail.com](mailto:mklsecretary@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:

- Tuesday, May 14 at 5:30 pm
- Tentative – Monday, June 17 at 5:30 pm