

**MT. KEMBLE LAKE ASSOCIATION BOARD
MEETING MINUTES – MAY 14, 2024**

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

Absent: Jennifer Siegler, Tim Lukacs

Rick Barrett opened the meeting at 5:50 pm at the Clubhouse.

Officer and Committee Reports:

Clubhouse Maintenance – Karen Sabol

- Fire Inspection by Command was completed on Friday May 10, and no issues detected.
- Three Basement windows and one Turret window (top section window is leaking) are being delivered tomorrow, and will be installed.
- Basement Fire Code door with panic hardware will be installed same time as windows.
- Rotten wood will be replaced around windows under chimney area.
- Multiple quotes for deck refinishing were obtained and hired Burrinnis who will replace rotten wood and refinish. Rain has delayed work.
- Service inspection for Kitchen suppression system and 7 fire extinguishers scheduled with FAST, in preparation for annual fire inspector who comes mid-June.
- Scheduled plumber for all radiators to be checked and cleared to alleviate the clanking when the heat is on.
- Discussion of Viking pest control services and fees. Board decided to modify some services. Will look at other vendors for cost savings.
- Checked into multiple recycling / garbage pickup services for the Clubhouse, but did not find available less expensive alternative. Updated garbage contact numbers in kitchen.
- Laura will follow up with County Health Dept. that has not yet come to do annual kitchen inspection.
- Bob is working on a new closet in basement to store party supplies.

Beach & Docks – Tawnya Kabnick

- Tawnya and Blake culled 7 goose eggs twice. (We lost 3 umbrellas fending off the parents!)
- Thank you to Bob for installing a decorative fence over the cement block wall at the beach.
- The weekly lake testing will begin on May 16th.
- Solitude is resuming ongoing algae and weed control.
- Beach badges have been ordered.
- Meeting with Backshall this week about bringing sand back onto the beach and to discuss pricing for machines for the dredging project.
- Beach cleanup is scheduled for May 19th.

- The porta potty is coming on May 20th.
- The town inspector is coming on May 22nd hopefully to give us the permit to open the beach.
- Continued discussion of modifications to Badge Rules to clarify use of badges for guests. Board voted 7 to 0 to approve amendments to Rules and new Beach Usage Policy, which will be distributed to residents.
- Discussion of registration stickers for boats. Clarified that all boats used on the Lake require an MKL registration sticker regardless of where the resident owner lives or where the boat is stored. Non-resident boats are not permitted on the Lake.

Water Company – Bob Edgar

- Water main leak under pavement near #49 LTE was repaired.
- Quote received to repair the road at the leak area; second quote is being obtained.
- Water leak in the arsenic system has been repaired.
- Well No. 4 has been cutting out; Highland Water has been contacted to inspect.
- A thank you dinner for VSAs is being planned, but may be later in the year.

Clubhouse Manager – Laura Landy.

- Next Clubhouse cleaning will be afternoon of May 20th.

Grounds – Tim Lukacs (absent - report provided in advance)

- Contacted Rainbow about cost for replacement of plexiglas dome for playground set. Board recommends repairing with a flat sheet of plexiglas rather than a dome.
- Bushes in front of Clubhouse will be cut back once they are finished blooming.
- Debris area near dog park will be cleaned out.
- Tree on LTE will be cut down shortly; waiting to get date from Save-a-Tree.
- Bob reported that vines on the tennis court fencing need to be cut back.

Dam – Rick Barrett

- No Dam updates.

Roads – Blake Kabnick

- Contractor coming next week to look at how to repair drain on LTW near Beach Trail.

President – Rick Barrett

- We need to file an application with NJDEP and the I-Bank to pursue potential state funding for a new backup well. \$25,000 was already approved from LCRF for backup well engineering that will be used to begin process.
- Suburban is not interested in working on project, so Rick will be contacting other engineering firms.
- Periodic review of MKL insurance policies is being conducted. Insurance agent is looking at possible options to increase liquor liability coverage.
- At recent COLA meeting we learned of new NJ legislation requiring all HOAs to have a written reserve study prepared by January 8, 2025. Arrangements being made to assemble necessary information.

Treasurer – Eric Fenchel provided financial reports for the meeting:

- As of April 30th, Operating account balance is \$84,609, Contingency account is \$113,234, and LCRF account is \$225,101.
- We have spent a total of \$65,092 in operating expenses out of budget of 268,415 (24%).
- LCRF clubhouse basement doors/window project is underway and \$11,138 has been spent out of budgeted \$17,000.

Old Business: None.

New Business: None

Meeting was adjourned at 7:00 pm.

Respectfully submitted,
Gail Allyn, Secretary
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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, June 11 at 5:30 pm
- Tentative – Monday, July 15 at 5:30 pm