

**MT. KEMBLE LAKE ASSOCIATION BOARD
MEETING MINUTES – JUNE 11, 2024**

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

Absent: Karen Sabol

Rick Barrett opened the meeting at 5:30 pm at the Clubhouse.

Officer and Committee Reports:

Roads – Blake Kabnick:

- The drain on LTW near Beach was cleaned out and a new metal grate was installed to replace the old broken one. In a recent rainstorm the new drain seemed to be working well.
- The Board received a letter from 12 families commenting on traffic speed issues, and requesting the use of seasonal speed bumps in areas with increased summer foot traffic, such as the beach, tennis/playground area and garden, in order to slow down traffic. Board discussed the issues and voted to implement a trial of temporary speed bumps this summer, which will be removed in the fall. Blake is following up with one of the residents to develop plans and budget for approval by the Board.
- Bob Edgar recently filled out a request to borrow the Town's radar speed sign.
- At a resident's request, will look at options like reflectors or a light source at the base of LTE at Bailey's Mill Rd. to make it easier at night to see where to turn onto LTE.

Water Company – Bob Edgar

- The leaks were repaired on the arsenic system.
- LTE pavement was restored in area of recent repair of piping leak.
- A new well pump was installed on well #4 and a new pump for well #1 was acquired for backup purposes.
- A new check valve was installed in pumphouse 1.
- Tom Hall recommends a pressure release valve and a meter be installed on the arsenic inlet piping to prevent pressure problems. He will provide a cost estimate.
- Some new water level control equipment is in place, but the communication link for the new automated system is still being worked on.

Beach & Docks – Tawnya Kabnick

- Thank you to everyone who helped with Beach Cleanup on May 19. The Beach passed the annual Health Dept. inspection and was opened for Memorial Day weekend.
- Thank you to the Priscu's for picking up and delivering more chairs for the beach, and to Andrea Couto and Gustavo Cipolla for donating a few more.
- The flowers were planted, new rope installed and a new sign with new state rules was put up.

- Many residents have been taking advantage of the beach. Thank you to the residents who are helping to keep the beach neat and clean.
- Remember that items left at the Beach are subject to being removed to the Clubhouse and put under the back deck where they can be retrieved; items remaining there at end of season are subject to discard.
- According to Solitude, this is a very bad year for weeds due to the exceptionally warm winter. We had a treatment in the center of the lake for weeds and algae in May, and another along the sides in June. We are only permitted to treat half of the lake at a time so the fish have a place to hide.
- There will be additional treatments in July and August.
- Tawnya met with the people from Solitude once again about the hydro-raking and alum treatment options, and hopes to have a final proposal and cost estimates soon, for discussion with the community at an Inform Meeting. We are targeting to do some of the work in September.
- There was a discussion of the Beach closing time, because of a discrepancy between the Rules and Regs (10 pm) and the notice with the badges (9 pm). The Board affirmed the 10 pm closing time as set forth in the current Rules and Regs.
- There was a discussion about the importance of resident maintenance of septic systems because of their potential to add phosphorus to the Lake, which contributes to algae growth. It was agreed that we should work on educating residents about good practices and new technology options. This will be planned for the Inform Meeting to discuss Lake treatments.

Clubhouse Manager – Laura Landy.

- Private rental for June 15 (Qualben) was approved.
- Cleaning contractor is coming once a month, and does an additional bathroom cleaning a second time each month.
- Shrubs in front of the Clubhouse windows are being cut back tomorrow, and then the windows will need to be cleaned. Laura will get a quote from the cleaners, but we will also consider asking for a team of volunteers to clean the windows.
- Discussion of individual residents or their guests accessing the club house for personal use. Residents or their guests should not use the clubhouse unless there is a community sponsored event, or a private rental. Renewed consideration of changing the locks at the Clubhouse and issuing new keys.

Clubhouse Maintenance – Karen Sabol (absent - report provided in advance):

- The three basement windows and one top leaking Turret window were replaced and installed to completion.
- The basement fire door and panic hardware were installed to code.
- Rotten wood around the window under the chimney on the left side of the clubhouse was replaced.
- The annual fire extinguisher inspections and the kitchen suppression system inspections were completed.
- The Fire Inspection by the NJ Fire Official will be completed in June.

- The deck was refinished with multiple rotten wood repairs. The company will be returning for several other areas of rotten wood, a stair repair and touch ups which were noted post work.
- Checked Viking's services and fees. A call and email request to the service department at Viking on June 4th was sent to the appropriate department for the request to cancel the termite bait plan. On 06/07/24 follow up for the cancellation of the termite bait plan and services for exterior carpenter bees and general pest control was completed.
- A chipmunk was seen in the clubhouse several times. Men working on basement windows stated they saw the chipmunk run out of the door area while working, hoping this resolves any further sightings.
- Checked into multiple recycling/garbage pick-up services for the Clubhouse. The companies we are currently using are the best pricings. Garbage contact numbers in kitchen are current.
- Septic system and grease trap was inspected for cleaning. Quotes for pricing with permits to pump will be obtained.
- New 5 ft. dust/cleaning mop for ballroom wood floor area purchased.
- New A/C controls being discussed to be installed to be able to control remotely. The heat was changed over years ago and has been convenient and successful.
- Basement storage closet is under construction and is being completed by Bob Edgar. Thank you, Bob!
- Gutter cleanings are scheduled with the cleaning company for the end of Fall 2024 and end of Spring 2025.

Grounds – Tim Lukacs

- Bushes in front of Clubhouse will be cut back tomorrow.
- Dead tree at bottom of LTE will be cut down shortly; waiting to get date from Save-a-Tree. Nothing should be planted on that hillside until the tree work is done.
- Will look at rubber playground base that a resident reported was overcome with weeds. May need some additional material, or a weed barrier put down.
- Exterminator will be asked to look at carpenter bee infestation at playground.

Dam – Rick Barrett

- No Dam updates.

President – Rick Barrett

- Rick is continuing to work on plans to apply to the State for funding for a new backup well, based on positive feedback from State officials on a recent call.
- Board voted to approve hiring EWMA to prepare the application for submission to the State. LCRF funds for this initial work were already approved.

Treasurer – Eric Fenchel provided financial reports for the meeting:

- As of May 31st, Operating account balance is \$86,540, Contingency account is \$113,618, and LCRF account is \$228,243.
- Year to date we have spent a total of \$81,534 in operating expenses out of budget of 268,415 (30%).

Old Business: None.

New Business: None.

Meeting was adjourned at 7:00 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, July 15 at 5:30 pm
- Monday, August 19 at 5:30 pm (tentative)