

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

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

Absent: Tawnya Kabnick

Also present: Nancy Witwer (Country Club liaison), Ashley Gray

Rick Barrett opened the meeting at 5:40 pm at the Clubhouse.

Officer and Committee Reports:

Roads – Blake Kabnick:

- Discussion of proposed trial of temporary speed bumps. Blake is working with Chris Gethard on plans, and will check on any applicable local ordinances. Motion approved by unanimous vote to authorize proceeding with 3 portable speed bumps, and signage if required. Issue raised as to how success of trial will be evaluated.
- Bob checked with Town traffic officer re: possibly borrowing radar speed limit sign, but contrary to prior discussions, was told that it is not available for private roads.

Grounds – Tim Lukacs

- A big thank you to Ken Heiden for going above and beyond again by refurbishing and painting the playground jungle gym. He also has been busy clearing out overgrown areas around the parking lot and tennis court.
- Tim has received a bid to clean up the debris by the dog park, and is meeting with a contractor to get another bid.
- Received a complaint of a dead beech tree on community property by 72 LTE. Will be following up to evaluate the situation.
- Discussion of resident request regarding tree that was removed near beach for power line work. Will evaluate the situation and obtain more information.
- Bob noted that trees along Baileys Mill will be worked on next year by JCP&L.
- Bob also noted that forsythia on Willner park needs trimming.

Water Company – Bob Edgar

- The generator has had some issues, as in not turning off. We no longer have a maintenance contract with Cooper Power, and they quoted \$782 to come out and troubleshoot the problem plus \$1174 for a one-year maintenance contract. Consequently, Bob is working on getting another contractor that is closer, less expensive and more responsive.
- The meters have been recalibrated and will be reinstalled soon.

Beach & Docks – Tawnya Kabnick (absent - report provided in advance)

- The lake has been tested each week and has been in good condition.

- We are still waiting on cost estimates for proposed hydro raking. The person we were working with at Solitude is no longer working there, so Tawnya will be speaking with someone else this week.
- Thank you to residents for picking up after yourselves at the beach. A few items that were left at the Beach can be retrieved from under the clubhouse deck.

Clubhouse Manager – Laura Landy.

- Nothing new to report.

Clubhouse Maintenance – Karen Sabol:

- Rotten wood around the window under the chimney on the right side of the clubhouse will be replaced by the end of July.
- The Fire Inspection by the NJ Fire Official will be completed.
- Follow up for septic system and grease trap for cleaning. Quotes for pricing with permits to pump will be obtained.
- 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. Sabol Family will donate two NESTS controllers to be installed, getting quotes for installations.
- Basement storage closet is under construction and is being completed by Bob Edgar.
- Gutter cleanings are scheduled with the cleaning company for the end of Fall 2024 and end of Spring 2025.
- Expired Defibrillator (2) Adult pads and (1) child set of pads ordered. Battery in unit is up to date and working, back up battery also present. Discussion of whether to move unit outside to be more accessible in cases of emergencies. Will investigate costs of obtaining a second unit for outdoors instead of moving existing one.
- Investigating costs to replace flagpole in front of MKL Clubhouse with non-maintenance pole -vs- to grind, sand and repaint existing pole.
- Will investigate electronic locking system to secure clubhouse door entries as a replacement for current locks.

Dam – Rick Barrett

- Nothing new to report.

President – Rick Barrett

- Update on ongoing insurance review. Agent and others continue to look for additional liquor liability coverage options. Will look at any industry standards.
- Met with EWMA last week, and they will be doing the application to NJDEP and the I-Bank for funding for a new back up well. Expect written proposal later this week, and 60-90 days to prepare the application. John Darby is helping Rick with the project.
- Discussion of complaints received from some residents as to a resident's property. Letter will be sent.

Treasurer – Jennifer Siegler

- Asst. Treasurer Eric Fenchel provided financial reports for the meeting:

- As of June 30th, Operating account balance is \$50,235, Contingency account is \$114,017, and LCRF account is \$221,929.
- Year to date we have spent a total of \$132,134 in operating expenses out of budget of 268,415 (49%).
- Deck repairs were completed under approved LCRF project.
- Eric will be stepping down from Assistant Treasurer position at year end, so we need to plan for a new bookkeeper for 2025. Board will see if there is anyone in community who might be available, and research outside options. Jennifer will prepare job description.

Old Business: None.

New Business:

- Lubertos offered to donate their portable generator for use at the Clubhouse, and Bob will look into location and hook up for it.
- Lubertos also offered a compressor for the Clubhouse.
- Gail proposed session with our outside attorney to discuss any outstanding issues of concern to Board members.

Meeting was adjourned at 7:00 pm.

Respectfully submitted,
Gail Allyn, Secretary
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:

- Monday, August 19 at 5:30 pm
- Monday, September 16 at 5:30 pm (tentative)