

**MT. KEMBLE LAKE ASSOCIATION BOARD
MEETING MINUTES – AUGUST 19, 2024**

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

Absent: Blake Kabnick, Tim Lukacs and Jennifer Siegler

Also present: Nancy Witwer (Country Club liaison), Ashley Gray, Colleen Roberts, John Galdieri

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

Officer and Committee Reports:

Roads – (Blake Kabnick absent):

- Discussion of experience to date with 3 temporary speed bumps (2 are on LTW by beach and at Beach Trail, and 1 on Trails End near playground). They seem to be slowing down traffic. No observed displacement from traffic driving over them. Twice Bob has found the one by the playground removed to the side of the road, and had to put it back in place. Some residents have given positive feedback to Board members about them.
- Problem noted where vehicles are trying to drive around the speed bump on LTW at Elm by driving onto to the edge of the Willner lot, causing a muddy rut. Stakes will be installed to protect the edge of the road.
- Residents are requested to leave the speed bumps in place during our trial with them. The plan is to remove them before winter weather. Comments can be passed on to any Board member.
- Discussion of washout along the sides of Primrose between the Fitzhugh's and Kuchler's. We should consider putting in some riprap to slowdown the flow of water and prevent the sides of the roads from being washed out.
- Noted that the rip rap in the swale at the fire lane that was disturbed during the recent heavy rains. Rocks were washed into the Lake, and the area needs to be restored.
- Bob suggested that Bill Ferrante, who did rip rap on Trails End, be consulted regarding addressing some of these areas with rip rap.

Beach & Docks – Tawnya Kabnick

- A resident reported increasing incidents of trespassers coming to fish at the Fire Lane. Sometimes they bring paddles, and use residents' boats. Others have reported that boats have been left untied and drifted away on Lake. Trash has been left at the area. Another resident reported beer cans being thrown on resident's property.
- Discussion of options for addressing fishing by trespassers. Will install some new signage and encourage residents to be observant and to question unknown people. Police should be called if necessary. It is a potential liability for all residents having unknown outsiders using the Lake without resident knowledge and supervision.

- Residents are reminded that they need to accompany their guests at the Beach and while fishing. No one should be allowing their acquaintances to just come on their own to use the Lake.
- The water quality in the Lake is good. Solitude has been coming out twice a month and treating as needed.
- We are still waiting on quote for the Hydro-Raking project from Solitude. They had a change in personnel which has delayed their response. We have a rough idea of some of the costs, but not the costs for transporting the material for disposal.
- It may be possible to offer homeowners on the lake the option to pay for hydro-raking in front of their own properties.
- Solitude will also provide a proposal for a heavy alum treatment for the spring.
- Thank you to Gail Chalfant for donating an umbrella for the picnic table at the beach, to replace the old one that was destroyed during a recent storm.

Water Company – Bob Edgar

- The recalibrated water meters were installed for wells 1 and 4. The new meter for well 4 was found to have pieces of PVC pipe stuck inside it. Tom Hall removed them and the meter seems to be fine.
- The filters were replaced after only three months. This is probably due to the replacement of well pump 4 which stirred up dirt.
- Tom Hall recommends a pressure relief valve be installed for well 4 to prevent major damage to the piping, and a few other pressure relief valves and other items. Board unanimously approved the work, and Bob will decide timing and whether to defer some of it to next year.
- The generator was serviced by Kraft Power. A couple of parts need replacing and the technician recommended some electrical work be done to improve the circuitry. The prior service contract was with Cooper Power Systems. They were not responsive and didn't let us know the contract expired.
- Bob has asked our licensed operator Max Huber to monitor and record data for the arsenic system.
- Getting close to completion of remote monitoring system at the water tanks. (LCRF approved project.)
- Bob is working on paperwork requested by I-Bank on close out of arsenic system project.
- Thank you to Ken Heiden for repairing the valves at the tennis court and garden spigots, and the water fountain at the tennis court.

Clubhouse Manager – Laura Landy

- No new rental requests.
- Country Club is exploring getting some new tablecloths.
- Discussion of whether private rentals should be permitted to use Clubhouse tablecloths and decorations. Historically that has been the practice. Board consensus is to allow private rentals to use those items.
- Renters, as well as party committees, should be reminded to clean tablecloths and other items after use, and to return them to the proper place in the Clubhouse.

- Renters pay a deposit which is intended to cover any damage to Clubhouse or contents. Inspection for damage is done after rental before deposit is released.

Clubhouse Maintenance – Karen Sabol:

- Discussion of Clubhouse door keys. Karen determined that a replacement coded keypad system would not work for the front door because of the panic hardware.
- Getting new faucet for kitchen sink to replace old one that is leaking.
- New list of resident and commercial phone numbers being posted in kitchen.
- Karen recommends continuing to repaint our flag pole every 4 years instead of replacing it, due to the good quality of our existing pole and the high cost of replacing it with something equivalent. Will get a quote for repainting.
- Discussion about defib unit. Adult and child pads have been updated. Keys to Clubhouse will be given to all residents on First Aid Squad for access to defib.
- Karen is donating two Nest controls that will be installed for the A/C in the Clubhouse. This will allow for remote control of settings.

Grounds – (Tim Lukacs absent, Report provided in advance)

- Still waiting on a quote to clear out the debris next to the dog park and the tennis court parking lot from Chris Backshall. I have followed up and will hopefully have it soon. It may be in \$13,000 to \$20,000 range.
- Suggestion that we consider having the material at the debris field chipped and the chips deposited at the ball field area. May be a lower cost alternative to cleanup.
- Received a quote from Save-a-Tree to address the 2 big ash trees next to 72 LTE along with 3 smaller dead birch trees on the lake property in front of the house. The price is \$3,200.
- There is another tree that needs to be addressed so I will have Save-a-Tree add it to the quote. I would guess it would be around \$700 to \$1,000.
- Rick reiterated Board policy that any tree on community property that is a danger to a resident's property should be addressed.
- Bob reminded of the need to address the dead trees at the bottom of LTE.
- Once again residents need to be reminded that they and their contractors are not to put branches or other yard debris on the sides of the road. Residents should inform their contractors. There are only two times during the year when we have Backshall pick up leaf debris from the sides of the road, and residents are informed when those dates occur. At all other times yard debris and branches may not be placed along the road, because no one will be picking them up.

Dam – Rick Barrett

- Nothing new to report.

President – Rick Barrett

- Waiting for proposal from EWMA to prepare application to NJDEP and the I-Bank for funding for a new back up well. Based on info from recent discussion with State rep, we anticipate that State will cover all or most of the cost.
- Still working on trying to increase liquor liability insurance coverage.

Treasurer – (Jennifer Siegler absent)

- Asst. Treasurer Eric Fenchel provided financial reports for the meeting:
- As of July 31st, Operating account balance is \$78,814, Contingency account is \$114,402, and LCRF account is \$241,373.
- Year to date we have spent a total of \$147,951 in operating expenses out of budget of 268,415 (55%).
- Spent \$7,113 toward LCRF Clubhouse drainage and doors, and project now complete.
- Three members' July dues are still outstanding.
- 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.

Old Business: None.

New Business:

- Gail will be organizing a Nominating Committee next month, for the year end election for Board members.

Meeting was adjourned at 7:05 pm.

Respectfully submitted,
Gail Allyn, Secretary
mkllsecretary@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, September 16 at 5:30 pm
- Monday, October 21 at 5:30 pm (tentative)