

**MT. KEMBLE LAKE ASSOCIATION BOARD
MEETING MINUTES – SEPTEMBER 16, 2024**

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

Absent: Blake Kabnick

Also present: Ashley Gray, Lauren Allora (part of meeting)

Present for a portion of meeting via Zoom: John Phelps and Jeff Castellani of Solitude

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

Officer and Committee Reports:

Beach & Docks – Tawnya Kabnick

- The first portion of the meeting was a discussion with representatives of Solitude concerning their proposal to hydro-rake the Breeder Pond and the northern shallow end of the main Lake for maintenance and restoration purposes. The work would involve using one or two hydro-rake devices on barges, that would remove accumulated organic matter from targeted locations. The material would be deposited on-shore at one or two staging areas, and then be loaded into dump trucks and transported to an area up behind the garden for dewatering and composting.
- There was a discussion of various cost estimates for the work, possible timing, and other considerations.
- Additional information will be sought to further refine a possible plan.
- The Board anticipates holding an Inform Meeting for the community to discuss the concept before any final decisions are made, and in order to seek approval of proposed project costs.

Clubhouse Manager – Laura Landy

- Private rental request (M. Dziadosz/B. Kabnick) for Thanksgiving approved by Board.

Water Company – Bob Edgar

- The chlorine pump for well 4 had to be replaced this week. I checked the water surfacing by 4 LTW and found no chlorine residual. I will continue to monitor it.

Roads – (Blake Kabnick absent):

- Nothing to report.

Clubhouse Maintenance – Karen Sabol:

- Nothing to report.

Grounds – Tim Lukacs:

- Nothing to report.

Dam – Rick Barrett

- Minor repairs will be done on the Spillway by Bill Ferrante when we get a dry period with no water going over the Spillway. Thank you to Tim for monitoring the flow over the Spillway.

Treasurer – Jennifer Siegler

- Asst. Treasurer Eric Fenchel provided financial reports for the meeting:
- As of August 31st, Operating account balance is \$62,020, Contingency account is \$114,828, and LCRF account is \$241,973.
- Year to date we have spent a total of \$179,473 in operating expenses out of budget of 268,415 (67%).
- Three remaining payments are owed on the Dam/Dredge loan.
- Eric will be stepping down from Assistant Treasurer position. Lauren Allora has volunteered to take over the position. MOTION made, seconded, and approved by unanimous vote of the Board to appoint Lauren as an additional Assistant Treasurer. Transition of responsibilities from Eric to Lauren will take place over the next few months.

Old Business:

- Gail is sending out notice about formation of Nominating Committee, and inviting self nominations to run for the Board.

New Business:

- Discussion of proposed budget for MKL Holiday Party being planned by Country Club.

Meeting was adjourned at 7:35 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, October 21 at 5:30 pm
- Monday, November 18 at 5:30 pm (tentative)