

MT. KEMBLE LAKE ASSOCIATION BOARD MEETING MINUTES – OCTOBER 21, 2024

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

Absent: Laura Landy, Jennifer Siegler

Also present for the first portion of the meeting: Kara Stires, Nancy Priscu, Nancy Witwer, Colleen Roberts

Rick Barrett opened the meeting at 5:35 pm at the Clubhouse.

Country Club Report

- Representatives of the Country Club Board attended to discuss their plans for the upcoming Holiday Party, scheduled for December 14th. The party committee will be reaching out to residents to ask for help with food preparation and other prep work, instead of having it catered. This will help to control costs because catering costs have increased. Nancy Witwer is coordinating the plans. Costs for the party (food and bar) will be covered by the Association, and the Board approved the plans.
- The Clubhouse is in need of a new Christmas tree to replace the old broken one. Country Club will buy the tree and be reimbursed by the Association.
- Kara noted that the Community Playground is in need of some attention to the blue tarp, mulch, playhouses and teeter-totter. Tim will look at these items.
- The recent children's Halloween party was successful.

Officer and Committee Reports:

Roads – Blake Kabnick:

- Discussion about the summer's experience with the speed bumps, and recommendations to get a few more, and perhaps making them longer to prevent cars from driving around them. The Board approved four additional speed bumps and plans to send out a survey soon to hear community feedback. Additional opportunities for input will be provided at the January annual meeting. This will help to clarify the community's perspective on their use as well as possible additional locations.
- Three projects are planned for the remainder of the year: drainage issue at Primrose and Elm to address washout; rip rap channel in LTW boat/fire lane; and repair to water runoff on Alpine. Quotes obtained for the work.
- Report on discussions with resident about reimbursement for repair work on LTE.
- Fall Roads/Grounds Cleanup will be Saturday Dec. 7th. Residents will be asked to keep leaf piles on their own property and to refrain from putting them along the roads until the date of the cleanup in order to keep the roadways clear.

Beach & Docks – Tawnya Kabnick

- Tawnya has had discussion with another firm based in N.J. that offers hydro-raking services, at probably lower cost than our quote from Solitude. They are gathering information about the Lake and will provide a cost estimate that we can compare. Their recommendation is to do the work next Fall.
- The Beach has been closed up for the season. After boating activity ceases, residents will be advised to secure and store their boats appropriately for the winter.
- Discussion of this year's trespasser problems.

Clubhouse Maintenance – Karen Sabol:

- Viking did pest control treatment; weeds around Clubhouse need to be removed.
- Rotten wood around the windows on the left and right of the clubhouse chimney was replaced in Sept. Painting of all trim in the area was completed in Oct.
- Peeling stucco panels around the top half of the Turret were power washed, primed, and repainted in Oct.
- The fire inspection by the NJ Fire Official has been finalized, and the new certificate is posted in the kitchen.
- Thank you to the Sabol Family for donating two NEST controllers, that were professionally installed at the locations of the original A/C units. These controllers allow for remote and scheduled management of the A/C, enhancing convenience. The heating system was successfully changed over years ago.
- The kitchen sink faucet's top switch was sticky and malfunctioning. After a thorough cleaning, the issue was resolved without the need for replacement.
- Construction of the basement storage closet is nearing completion. Bob Edgar is overseeing the project, while Jeff Sabol assisted with the ceiling sheetrock installation. Bob has also cleaned and organized sections of the basement to facilitate future events. Thank you Bob and Jeff!
- Existing plumbing in the basement was professionally relocated to accommodate the storage closet design.
- A plumber checked the radiators and cleared them of air, aiming to reduce noise during heating operation.
- Gutter cleaning is scheduled for Nov. and again at the end of Spring 2025.
- Country Club will address needed replacement of Christmas tree.
- One adult and one child set of pads were replaced in the defibrillator unit located in the clubhouse. The battery is up to date, and a backup battery is present. Karen is exploring new technology developments that may provide options for additional outdoor use.
- The flagpole has significantly rusted again after its 2020 painting. Estimates for repainting and discussions for alternative flagpole options have been gathered. The more economical choice at this time is to repaint, with costs estimated between \$800-\$1000, including necessary lift rental. This will be completed in Spring 2025. Flower plantings donated by Sarah Churgin will be planted around the flagpole after maintenance is completed.
- Follow-up for the septic system and grease trap cleaning has been deferred to 2025.
- Emergency Contact List updated and posted.
- Resident Phone List and Map updated and posted.

Clubhouse Manager – Laura Landy (absent)

- Nothing new to report this month.
- Bob noted that the bar's brass rail and bar stool rungs need to be polished.

Water Company – Bob Edgar

- Leaking water detected at the end of Lake Trail West, and Highland Water will investigate source and schedule repair.
- The water committee is moving forward on plans for the automated chlorine monitoring device and water level controls for the water tanks, with associated communications. Thanks to John Darby for spearheading this project!

Grounds – Tim Lukacs:

- Additional tree work is scheduled for mid to late Nov. Some is in anticipation of access for the proposed hydro-raking project.
- The leaf disposal area near the ballpark will be cleaned out.
- Suggestion made to get comparison quotes for grounds services for evaluation.

Dam – Rick Barrett

- The dam spillway was repaired this week by Ferrante. This repair was necessitated by our bi-annual engineering report to the DEP.
- Continuing to work with EWMA to prepare engineering and paperwork needed for submission to NJDEP to seek grant for new backup well.

Treasurer – Jennifer Siegler (absent)

- Asst. Treasurer Eric Fenchel provided financial reports for the meeting
- As of September 30th, Operating account balance is \$54,628, Contingency account is \$114,824, and LCRF account is \$236,029.
- Year to date we have spent a total of \$188,902 in operating expenses out of budget of 268,415 (70%).
- Received snow plowing rebate from Harding Twp.
- Board chairs are to review their anticipated expenses for remainder of the year against budget, and report to Treasurer for discussion at Nov. meeting.

Secretary – Gail Allyn

- Nominating Committee (Marcia Heiden, Chris Allyn, Roe Bowden, Sarah Churgin and Hilt Hull) reported a slate of candidates for the Board election: Rick Barrett, Bob Edgar, Ashley Gray and Blake Kabnick.
- Election materials and voting instructions will be distributed by month end.

Old Business: None

New Business: None

Meeting was adjourned at 7:15 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, November 18 at 5:30 pm
- Monday, December 16 at 5:30 pm (tentative Reorganization Meeting)