

**MT. KEMBLE LAKE ASSOCIATION BOARD
MEETING MINUTES – NOVEMBER 18, 2024**

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

Absent: Bob Edgar

Also present: Ashley Gray

Also present for the first portion of the meeting: Chris Allyn, Lori Denson

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

New Business:

- Chris Allyn and Lori Denson described the current channels of communications for the MKL community that they have been providing for several years, and future needs. (Their memo is provided for the records). They would like to transition responsibility for communications to some new volunteers, or outside paid service providers if necessary. They recommended first seeking new volunteers from within the community, and appointing a Board member to oversee communications and technology, perhaps supported by a new subcommittee.
- The Board will send out a notice seeking volunteers, and evaluate the other recommendations. Also, in order to update resident phone and email contacts, the Board will collect information at the upcoming Annual Meeting.

Officer and Committee Reports:

Grounds – Tim Lukacs:

- Discussion of arrangements for fall roads/grounds cleanup. Given upcoming Thanksgiving holiday and Backshall's availability, cleanup date will remain as Dec. 7, with Backshall coming for leaf pickup starting Dec. 9.
- Tim removed and disposed of broken playground equipment.
- Discussion of possible replacement options for the worn out tarp, like a corrugated metal or fiberglass roof, but decision was to hold off on any new tarp or roof for now.
- New wood chips will be spread in the spring.

Roads – Blake Kabnick:

- Blake is finishing a survey to go out to the community regarding the experience with the speed bumps.

Beach & Docks – Tawnya Kabnick

- New contractor candidate did probing to test silt in Lake as required by new regs regarding disposal of spoils, in order to give us a quote for hydro-raking. Expecting to receive those cost estimates soon.
- Tentative plan to present proposal to community at upcoming Annual Meeting.
- Beach chairs and equipment have been retired to Clubhouse basement for the winter. Need help to remove umbrella from table.
- Thank you to Fred Luberto for removing the swim rope and securing the floating docks.
- Residents are asked to take their small kayaks home for the winter. Tawnya will follow up with boat owners to properly store their boats.

Clubhouse Maintenance – Karen Sabol:

- Mounting for Exit sign by doors leading out to deck was fixed and properly anchored back into the wall.
- Gutter cleaning is scheduled for Nov. 25, 2024, weather permitting, and again at the end of spring 2025.
- A new Christmas tree was purchased to replace the old ones, which reached the end of their usable lifespans.
- Thank you to Jeff Sabol for researching options for replacement of worn out tarp at the playground area (see discussion under Grounds).

Clubhouse Manager – Laura Landy

- Thank you to Bob Edgar for finishing the new basement storage room. A group has volunteered to help organize and label the plastic bins of decorations and supplies, so that the shelving and bins can be moved into the storage room.

Water Company – Bob Edgar (absent – report sent in advance)

- Leak at #8 LTW investigated by Highland Water. Resident paid for repair as it was on resident's side of valve.
- Meter for well 4 installed in pumphouse #1.
- Pressure relief valve and air separators installed in clubhouse for well 4.
- Rick reported that John Darby is working on the new monitoring systems for the water tank levels and chlorine.
- Rick also reported that engineering drawings for proposed new backup well are expected within two weeks. Once reviewed and approved by water committee, EWMA will be able to apply for NJDEP approval and I-Bank funding.

Dam – Rick Barrett

- Nothing to report.

Treasurer – Jennifer Siegler (absent)

- Asst. Treasurer Lauren Allora provided financial reports for the meeting.
- As of October 31st, Operating account balance is \$ 46,822, Contingency account is \$114,974, and LCRF account is \$ 262,474.

- Year to date we have spent a total of \$234,543 in operating expenses out of budget of \$268,415 (87%).
- We spent \$7,113 toward the LCRF budget for clubhouse drainage and doors. This project is now completed. We spent \$16,000 for Water System back-up well Project (total budget \$25,000).
- Treasurer will contact each Board member to get estimate of any additional end of year spending, 2025 operating budget numbers, and any 2025 LCRF projects (see 10 year plan). Budget information will be sent to community in advance of Annual Meeting.
- Any changes/updates to expense categories or breakdown will be provided to Treasurer who will be coordinate with Assistant Treasurer to implement.

Secretary – Gail Allyn

- Deadline for election ballots submission is Nov. 20. Election Committee (Marcia Heiden, Sarah Churgin and Milt Hull) will count the ballots and report the results by early December.

Old Business:

- Rick reported on the status of Town subdivision of Lakeshore lot to finalize transfer to Lukacs previously approved by shareholders, and issue regarding conservation easement on that lot.

Meeting was adjourned at 6:45 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, December 16 at 5:30 pm (Board Reorganization Meeting)
- Annual Meeting – Saturday, January _____, 2025