

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

Board Members Present: Rick Barrett, Blake Kabnick (via Zoom), Tawnya Kabnick, Laura Landy, Tim Lukacs, Bob Edgar, and Ashley Gray.

Absent: Karen Sabol, Jennifer Siegler

Also present: Gail Allyn

Also present for the first portion of the meeting: Nancy Witwer

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

New Business:

- Nancy Witwer, on behalf of the Country Club, provided an overview of the MKL Holiday Open House which took place on Saturday, December 14th. 115 people attended, which was a significant increase from past years. The hiring of kitchen support staff was key in managing the flow of food service. Some issues with the oven occurred and noted for clubhouse update needs.
- Board members elected for terms starting Jan. 1, 2025 are Rick Barrett, Bob Edgar, Blake Kabnick, and Ashley Gray. The Board determined a reorganization of assignments for 2025 as follows:
 - President – Rick Barrett
 - Treasurer – Jennifer Siegler
 - Secretary - Ashley Gray
 - Beach & Docks – Tawnya Kabnick
 - Clubhouse Maintenance – Karen Sabol
 - Clubhouse Manager – Laura Landy
 - Grounds – Tim Lukacs
 - Roads – Blake Kabnick
 - Water – Bob Edgar
- Gail Allyn, who is cycling off in a formal capacity, is available for special projects as needed, such as updating the rules and bylaws.
- The MKL Association Annual Meeting will be held on Friday, February 7th at 7:30pm. A TGIF dinner for residents will precede the Annual Meeting at 6:00 pm on the same night. The Annual Meeting agenda is being formed and will be shared with residents in advance. Information including the Annual Meeting notice and 2025 budget will be shared with residents in advance.

Officer and Committee Reports:

Grounds – Tim Lukacs

- The removal of trees and large limbs over the East side dock, steps, and in between properties was discussed and will be looked into.
- Tim will also look into the steps leading down to the East side dock that need repairing or replacing.
- New wood chips will be spread in the spring.

Roads – Blake Kabnick

- Speed bumps were removed for the winter. A survey is being finalized and will soon be sent to the community regarding the experience with the speed bumps and will be discussed at the Annual Meeting.
- Some catch basins need cleaning out along the roads. Blake is continuing to look into Alpine runoff issues..

Beach & Docks – Tawnya Kabnick

- Several proposals for hydro-raking the lake have been secured and are being considered by the Board with Tawnya's advisement. Tawnya will be seeking additional information from the lake maintenance companies and recommendations will be considered and discussed with all residents at the Annual Meeting in February. It is anticipated that a vote to approve any project would be done mid-year.
- Boats were pulled up to the boat rack area for the winter. There are two boats that are filled with water left at the shoreline which are too difficult to move (a yellow folding boat and an orange kayak).
- A resident complained that someone took their boat, damaged the seat, and did not properly return it. It filled with water making it difficult to move. Several boats were left at the shoreline and floated away.
- Boats are private property. PLEASE remind children to treat them accordingly.
- A fence for the geese will be installed in March.
- Discussion of the dock by the Beach.

Clubhouse Maintenance – Karen Sabol (absent)

- Bob reported that the wooden garbage and recycling storage bins need replacing. Karen will be asked to get costs related to obtaining larger cans from the waste management company directly.

Clubhouse Manager – Laura Landy

- The board approved a clubhouse rental request from the Stanton family for December 24, 2025.
- A New Year's Eve potluck and cash bar event will be held for residents and guests on December 31st, 2024.

- Laura is revisiting the project to hang photos in the clubhouse from the MKL photo contest.
- LCRF funds for necessary clubhouse updates were discussed. These potential updates include replacing the gas oven in the kitchen, which is outdated and has not been functioning properly, and updating the clubhouse audio system, which is currently difficult to use and doesn't function properly. Laura will get cost estimates.

Water Company – Bob Edgar

- No updates to report

Dam – Rick Barrett

- No updates to report.

Treasurer – Jennifer Siegler (absent)

- Asst. Treasurer Lauren Allora provided financial reports for the meeting.
- As of November 30th, Operating account balance is \$39,033, Contingency account is \$115,143, and LCRF account is \$262,263.
- Year to date we have spent a total of \$242,403 on operations out of budget of \$268,415 (90%).
- Jennifer met with Karen and Laura over the last few weeks so there have been some reclassifications of clubhouse expenses for clarity. Karen and Laura's budgets are now separated between clubhouse maintenance and clubhouse management.
- Jennifer will continue to meet with remaining board members to get estimates 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 – Ashley Gray

- Ashley will be meeting with Gail Allyn over the coming weeks to transfer ownership of documents, archiving system, and email accounts. Ashley and Gail will also be co-coordinating the Annual Meeting.
- Ashley will be meeting with Chris Allyn about digital assets and processes that may be offloaded.

Old Business:

Continued discussion of insurance issues. Rick continues to get input on potential options.

Meeting was adjourned at 7:10 pm.

Respectfully submitted,
Ashley Gray, 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, January 13 at 5:30 pm (Board Meeting)
- Annual Meeting – Friday, February 7, 2025