

**MT. KEMBLE LAKE ASSOCIATION BOARD
MEETING MINUTES – JANUARY 13, 2025**

Board Members Present: Rick Barrett, Tawnya Kabnick, Laura Landy, Tim Lukacs, Bob Edgar, Karen Sabol, and Ashley Gray

Board members Present Via Zoom: Blake Kabnick (6pm), Jennifer Siegler

Also present: Gail Allyn, Nancy Priscu

Also present for the first portion of the meeting: Chris Allyn

Rick Barrett opened the meeting at 5:32 pm at the Clubhouse.

New Business:

- Nancy Priscu, on behalf of the Country Club, shared an update that bar prices have been increased due to increasing costs from our distributor. Beers/seltzers are now \$5, wine/mixed drinks are \$7, and sodas/waters will remain \$1.
- A [digital survey](#) was finalized and emailed to the community regarding the experience with the speed bumps and results will be discussed at the Annual Meeting.
- The MKL Association Annual Meeting will be held on Saturday, February 8th at 7:30pm. A TGIF dinner for residents will precede the Annual Meeting at 6:30 pm on the same evening. A package of information, including the Annual Meeting notice, 2025 budget presentation, communications update form, and 2 ballots was emailed on 1/24/25 and distributed to mailboxes. Ballots are due by Friday, February 14th. Vote counting will occur one week after the Annual Meeting, on Saturday, February 15th, to give residents an opportunity to ask questions and have discussions in advance.

Officer and Committee Reports:

Grounds – Tim Lukacs

- No updates

Roads – Blake Kabnick

- A [digital survey](#) was finalized and emailed to the community regarding the experience with the speed bumps and results will be discussed at the Annual Meeting.

Beach & Docks – Tawnya Kabnick

- Lake hydro-raking considerations are winding down and recommendations are being finalized. An information session for the community will be held later in the year. Thank you to Rick Barrett, Robert Corman, and Chris Allyn for helping on this project evaluation.

Clubhouse Maintenance – Karen Sabol

- Karen is also researching and will be making recommendations for new garbage and recycling receptacles for the clubhouse since existing wooden bins are rotting.
- Gutters cleaned November 25, 2024. Next cleaning scheduled for end of Spring 2025.
- Flag pole will be sanded, primed and painted. This will be completed in Spring 2025.

Clubhouse Manager – Laura Landy

- After a discussion of issues and usage problems concerning the 40-year-old 36” kitchen range, the Board voted to propose an LCRJ-funded project to replace the range. Research is being done on the available options and costs.

Water Company – Bob Edgar

- Bob received a letter from the DEP about the requirement for a leak detection survey and responded on 1/20/25.
- Final installation of the water tank level controls and chlorine monitoring system will be taking place. Thank you to John Darby and Chris Allyn for their work on this project. As a reminder, funding for this project through LCRF was approved by the community in 2019.
- Rick reported that he is waiting to receive the design and engineering specs for the proposed new Well #5 from EWMA, so that an application for funding can be submitted to the NJDEP and the New Jersey I-Bank.

Treasurer – Jennifer Siegler (absent)

- Asst. Treasurer Lauren Allora provided financial reports for the meeting.
- December financials: Operating account balance is \$39,793, Contingency account is \$115,270, and LCRF account is \$234,428.
- Year to date we have spent a total of \$267,800 on operations out of budget of \$268,415 (99.8%).
- We spent \$11,425 of LCRF funds toward the budget for clubhouse drainage, doors, deck and windows. This project is now completed. We spent 36,490 for Water System back-up well Project (total budget 25,000)
- The board reviewed the 2025 budget and community financials together at the meeting. Budget information was sent to community in advance of Annual Meeting.

Secretary – Ashley Gray

- Ashley has taken over community email duties and now has access to MailChimp. Please reach out to her at the mklsecreatary@gmail.com address for email blast needs. Thank you to Lori Denson and Chris Allyn for managing the MailChimp email system.
- Ashley also has access to the call-em-all system and can send recorded voicemails to the community.

Old Business:

- None

Meeting was adjourned at 7:10 pm.

Respectfully submitted,
Ashley Gray, Secretary
mklsecreatary@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:

- Annual Meeting – Saturday, February 8, 2025
- Vote counting - Saturday, February 15, 2025
- Next Board Meeting - Monday, February 17 at 5:30 pm