

**MT. KEMBLE LAKE ASSOCIATION BOARD
MEETING MINUTES – FEBRUARY 17, 2025**

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

Absent: Tim Lukacs, Jennifer Siegler, Tawnya Kabnick, Blake Kabnick

Also present: Nancy Witwer

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

New Business:

- Any future unauthorized use of the clubhouse will result in a charge of \$150.

- Pace will be conducting additional water testing including copper and lead sampling that needs to happen again because the initial sampling was taken at the incorrect time. A notice to residents informing them about the testing was sent on Monday, February 24th by Rick Barrett.

Officer and Committee Reports:

Grounds – Tim Lukacs (absent)

- No updates

Roads – Blake Kabnick (absent)

- No updates

Beach & Docks – Tawnya Kabnick (absent)

- Rick provided a reminder that hydro-raking of the lake is still being considered. Hydro-raking may occur in the Fall, in which case we will likely conduct an informational meeting in the Summer. In the Spring, an analysis will be conducted by the hydro-raking company to assess needs.

Clubhouse Maintenance – Karen Sabol

- A code/keypad entry system is being considered for the clubhouse. Karen is looking into whether this would be compatible with the existing panic door hardware on the front door.

Clubhouse Manager – Laura Landy

- 2 additional rentals (Stanton, Briggs) have been approved since the board last met

- We recently hired a new vendor to clean the clubhouse towards the end of each month. Laura is getting quotes on window and rug cleaning services.

Water Company – Bob Edgar

- Bob is getting water testing estimates and comparing vendor costs for water testing and sampling needs.
- Annual maintenance was conducted on the generator at the pump house. A mouse blocker was installed. The County also came to inspect the drainage pipe under Trails End and it passed.
- Rick Barrett and John Darby spoke with EWMA and are meeting next week with Bob and others. They will have the final review of specs to prepare the DEP application for well #5.

Treasurer – Jennifer Siegler (absent)

- Asst. Treasurer Lauren Allora provided financial reports for the meeting.
- January financials: Operating account balance is \$78,103, Contingency account is \$115,390, and LCRF account is \$235,037.
- Year to date we have spent a total of \$33,828 out of budget of \$276,291 (13%)
- We spent \$2,863 on EWRA Well #5 Consultation in January. EWMA has agreed to cap our fees at the current amount which we have paid (about \$38,000). Both Lakeshore and EWMA will be paid for existing and future expenses when our application for new well 5 is received and approved. The application should be submitted very soon. The DEP continues to say that our project is in their queue and they have adequate funds for pending projects.

Secretary – Ashley Gray

- Ashley discussed the ballot counting process and inquired about potentially utilizing electronic voting mechanisms in the future
- A discussion about updating the Country Club bylaws to remove the extra person requirement on the ballots was raised.

Old Business:

- None

Meeting was adjourned at 6:45 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:

- Board Meeting – TBD, likely Monday, March 24