

**Minutes of the 4/27/11
Special Meeting of the Mt. Kemble Lake Association
Held at the MKL Clubhouse**

President Godfrey called the meeting to order.

The Secretary indicated that a quorum was present.

A motion was made to not read the wording of the following two proposals (1. Proxy/Ballot for Association Membership Fee By-Law and 2. Proxy/Ballot to Insure Collection of all dues/fees due upon sale of a house.) The motion was proposed by F. Frigerio and seconded by B. Bierley. It was adopted unanimously by voice vote. The wording of both proposals had been previously distributed to all houses in MKL.

Mr. Godfrey described the two proposals.

Discussion was as follows:

J. Irving asked why everyone should not fund the amount which would be generated by the membership fee. T. Dwyer reviewed a slide discussing why this was a fair way to raise funds, indicating particularly that new residents benefited from all the prior improvements previously funded by residents.

C. Irving observed that the seller may bear part of the membership fee as part of negotiations and that this could present difficulties during the current economic period. T. Dwyer observed that the fact that the fee was tied to dues and could be spread over four dues periods was designed to mitigate this concern.

D. Deitz observed that the membership fee and full tax abatement from conservation easements could together generate more funds than were needed. Mr. Godfrey had previously indicated that a dues reduction could be considered if this eventuality were realized.

D. Denson suggested that the membership fee should be based on the value of the home like property taxes. Other residents responded that this fee was more like a country club membership than a property tax.

A motion was proposed by S. Godfrey and seconded by F. Chaney to call the vote for both proposals. It was adopted unanimously by voice vote. The results are as follows:

Membership Fee
105 in favor

17 against

Dues Collection

112 in favor

9 against

Both of the above proposals were thus approved.

The meeting was then adjourned.

Minutes submitted by

Tawnya Kabnick, Secretary.