

Mt. Kemble Lake Association Meeting

April 5, 2012

Board Members Present: Rick Barrett, Ruth Chaney, Barbara Coulter, Tim Lukacs, Austin Godfrey, Joyce Murray, Tawnya Kabnick, Diane Bonar, Barbara Coe

Absent: Bruce Scolnick

Meeting was called to order by President, Austin Godfrey (aegodfrey@verizon.net), at 7:35PM.

HOUSEKEEPING -joyce@jimurray.us.

CLUBHOUSE MAINTENANCE-Bincomm@verizon.net

The fire alarm at the club house went off this month. Charlie Priscu, John Murray and Bruce Scolnick met at the clubhouse shut it off and reactivated it. The alarm company came to check and discovered a sensor problem and noted that the alarm should not be reactivated because it is difficult to determine the problem. In the future if it goes off, it needs to be deactivated and the company should immediately be called. If someone hears the alarm please call someone on the board to shut it off. If you see flames then call the fire company.

Joyce is compiling an updated list of people who will bartend and will not drink while on duty.

Our insurance agent will offer a one day policy for about 200 to cover rental of the clubhouse. Homeowners need give permission for the renters to use facilities but the homeowner is ultimately responsible.

WATER SYSTEM-ribarrett@aol.com –

The VSA dinner is May 5th. Jim Irving is back and working with George on cleaning up the pump houses. Several members will be retiring from the VSA committee and Rick is encouraging people to come learn about it and hopefully volunteer on this important committee.

BEACHES AND DOCKS- 1ruth.chaney@gmail.com

John Sumas removed his dock which was in bad condition. The lake has been lowered 4 feet so everyone can work on repairs to their docks. The floats have been detached and the board approved the purchase of chains to re-secure them, and additional floats to keep them properly balanced. David Dietz has a ladder, which will be attached to one of the floats.

The walkway to the east side dock was worked on. The steps are slippery when wet and Ruth is going to apply "Wet and Forget" to reduce the moss but please be careful.

Chris Backshall will pull rock and debris up from where it has washed into the area around the fishing hole and bring the rock back to top of hill and the debris to the ball field.

The board approved an application to be put on both sides of the dam to control the poison ivy and control the vegetation.

GROUNDS: diane_bonar@acordia.com –

Garden space is available please call Diane Bonar if you would like a space. Action tree is still working on removing some of the trees lost in the storm.

ROADS: tlukacs@yahoo.com – Backshall is going to work on the road toward the dog park. Road clean up is scheduled for April 21st.

TREASURER: Barbara C. Coulter [mkltreasurer@gmail.com]

Barbara presented a list of 2012 of authorized vendors and the amount of money they were paid over the last year.

She explained the number of bank accounts when presenting the bank balances. There is a working checking account for both companies which pays very little interest and a savings account in order to keep the checking account free. In addition there are two ING accounts for the Association. One for the contingency reserve and one for the LCRF which has our first quarter tax savings of \$8,320. And one ING account for Lakeshore which has to pay the state and township.

The A/R Aging summary and Transactions over \$1,000 were submitted. There were not many large transactions this month. The budget vs. actual spending sheet was passed to check on the board's progress. Many owners are late with dues payments please note that there are several ways to pay the dues now.

Barbara Met with an attorney who specializes with homeowner associations in an effort to encourage the bank to foreclose on McCafferty's home. It is a nuisance and the Association is not collecting any dues.

Homeowners need give permission for the renters to use facilities (this is an insurance requirement) and must be up-to-date with their dues. However the homeowner is ultimately responsible for their tenants. A new form will be sent out to anyone renting their home.

Barbara received and paid lakeshore 2011 IRS and State taxes and the amended returns with a \$2,500 refund. The Accountant has not yet completed the one for the Association.

The board is looking for volunteers to audit the books and if no one is available then the accountant will be asked to do the job.

Community – WaffCoe@aol.com

Please contact Barbara Coe if you have something to add to the newsletter.

Meeting adjourned at 8:42pm

Respectfully submitted,
Tawnya Kabnick
tawnya@tawnyakabnick.net

Board meetings are scheduled for the following dates:

May 7.
Sept 4
Oct 1
Nov 5
Dec 3

Meeting time 7:30