

## September 4, 2012 Mt. Kemble Lake Association Meeting

**Board Members Present:** Rick Barrett, Barbara Coulter, Austin Godfrey, Joyce Murray, Bruce Scolnick, Tawnya Kabnick, Diane Bonar, Barbara Coe

**Not Present:** Ruth Chaney and Tim Lukacs,

Meeting was called to order by President, Austin Godfrey ([aegodfrey@verizon.net](mailto:aegodfrey@verizon.net)), at 7:37PM.

### **HOUSEKEEPING** -[joyce@jimurray.us](mailto:joyce@jimurray.us)

The state fire inspector came 3 times to inspect the clubhouse. Associated Fire checked the fire suppressors over the stove and will come again this fall. The furnace was serviced and is ready for fall. 6 chairs were recovered for \$240 and 3 new bar tables were added.

The basement is being cleaned up and many old and damaged items are going out in the fall clean up. Joy Jenkins donated plastic shelves which will be used to organize.

The telephone is not working for outbound calls. The board feels that it should be in working order for security. Bruce will try to fix it and will call Comcast to check on the costs of their adding a phone line.

A club house rental was approved for October 15<sup>th</sup>. All the information is in and Joyce and Bobbie confirm that it is an acceptable use for the clubhouse.

**CLUBHOUSE** [MAINTENANCE-Bincomm@verizon.net](mailto:MAINTENANCE-Bincomm@verizon.net) The roof was shampooed for \$1,500 which took off the leeches mold, and mildew. The work is guaranteed for 2 years and should extend the life of the roof. Bruce repaired an outside faucet and fixed the outlet in the front of the building.



**WATER SYSTEM**-[ribarrett@aol.com](mailto:ribarrett@aol.com) – Ken Heiden is managing the VSAs. Many seasoned members of the VSAs who could work on the physical system have moved or retired.

There is a offer and perhaps two offers from public water companies to purchase the Lakeshore Water Company. Currently each homeowner pays about \$450 per year in dues toward the running of the water system. The average homeowner in New Jersey pays \$450-\$500 per year for water so the costs for the homeowners should be about the same and the potential risk of expensive capital expenditures could be minimized.

Rick is going to send out a notice with the basic information and ask anyone with questions, ideas or interest in working on a committee to study this option to please contact him via e-mail.

**GROUND:** [diane\\_bonar@acordia.com](mailto:diane_bonar@acordia.com) – Work is being completed on the flag pole. There is an adjacent electrical box and the board voted to put in a light fixture to illuminate the flag at night. This not only will be aesthetically pleasing but will reduce the number of people needed to raise and lower the flag every day. Routine maintenance had been done over the summer.

Diane suggested using some of the excess leaf compost be used to create a dirt berm on the downside of Alpine trail, and Rick suggested filling in some of the low areas of the ball field. The board decided to do a walk around to determine the best areas to distribute the mulch.

**BEACHES AND DOCKS-** [1ruth.chaney@gmail.com](mailto:1ruth.chaney@gmail.com) no report

**ROADS-** - [tlukacs@yahoo.com](mailto:tlukacs@yahoo.com) no report

**TREASURER-** Barbara C. Coulter [mkltreasurer@gmail.com]

It is time for the trustees to consider the budgets for 2013. Barbara passed out an expenditure sheet showing totals from 2008 to date and a sheet showing large or capital expenditures during that time. Also attached was a copy of the 10 year projection from last year. She asked that each person consider next year's budgets and any adjustments that may be needed for the long term projections.

The bank balances show a large cash balance in Lakeshore and Bobby suggested that Lakeshore forgive the next rental payment from the Association in order to keep the money in the account which is paying the bills.

She went over all of the checks for over \$1,000 and everything was in order.

The P&L statements look good. There is additional money in the Road's budget that has not been utilized. Quotes for work were vastly different and more time is needed to determine the course of action.

A/R is now down to 4 accounts; one of those accounts is now closed and will be credited next month leaving only 3.

One home is moving toward foreclosure and we are updating the lien on the property.

The second property is being rented and we have requested rent receivership from the court. The Mt. Kemble Lake attorney has been communicating with the owner's attorney to settle the outstanding balance. Everyone agrees that the current tenants are an asset to the community and look forward to their being able to have access to the lake amenities.

The final property has had a history of late payments and maintaining high balances. This creates an enormous amount of work for the treasurer and their account has been turned over to the attorney for collection.

**COMMUNITY – [WaffCoe@aol.com](mailto:WaffCoe@aol.com)** A letter came from the health department about 2 flu clinics in town and they will be posted in the newsletter. A petition is front of the court to collect past due accounts and that will also be posted. Please contact Barbara Coe if you have anything to add to the newsletter.

## **NEW BUSINESS -**

Marybeth Garry has given her new tenants access to the lake amenities. A Certified letter from Murphy Hollows announcing a hearing at health dept for Merenda's septic will be held on Sept. 13<sup>th</sup>. Tawnya will go to the meeting to report on it.

Bobbie and Austin would like to change the accounting firm because they are not responsive and have made some serious mistakes. There is now a list of 4-6 firms who specialize in small homeowners associations but most of them are in Red Bank and they would like to find someone closer. Please contact Bobbie or Austin if you know of an accountant with homeowner association experience.

The letter for self nominating for board positions will be sent out in October by Tawnya. Bruce Scolnick will not be running but we thank him for his service to the community. Barbara Coulter would like to complete the job of reorganizing the treasurer's books with the help of John Krizko who has offered to work as treasurer or assistant treasurer. There will be 5 positions to vote on for the board so please consider running.

Meeting adjourned at 9:20pm

Respectfully submitted,

Tawnya Kabnick  
[tawnya@tawnyakabnick.net](mailto:tawnya@tawnyakabnick.net)

## **Board meetings are scheduled for the following dates:**

Oct 1  
Nov 5  
Dec 3

Meeting time 7:30