

November 5, 2012 **Mt. Kemble Lake Association Meeting**

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

Not Present: Austin Godfrey

Meeting was called to order by Tawnya Kabnick, at 7:35PM.

HOUSEKEEPING - joyce@jimurray.us The surprise party for the Fitzgerald's was successful. The clubhouse was left in good order and their deposit check will be returned.

CLUBHOUSE Maintenance - Maintenance-Bincomm@verizon.net There was no water damage to the club house.

WATER SYSTEM-ribarrett@aol.com – A diesel generator was delivered after the storm in a timely fashion. Ken Heiden has been refueling the generator and monitoring the water towers. Joyce inquired as to why we were hand carrying the fuel rather than just having it automatically filled by Highland Water. Rick said that it was uncertain initially whether Highland Water could get diesel and gas with the shortage he also said that it saved about \$150 for each refueling. Highland Water is now delivering as we need fuel. In an emergency, we could use home heating oil from Barbara Coe's outside tank. We may want to also open an account at MJ Neil where Rick purchased fuel before we knew Highland would have access to fuel.

We will need to consider purchasing a generator (estimated at \$30,000- \$35,000) unless the community decides to sell the water company.

GROUNDS: diane_bonar@acordia.com – The Association will take care of trees on Association property.

Homeowner's are responsible for trees on their own property no matter where they originated from unless there is a documented complaint about a dangerous tree from another person's or the association's property.

An assessment will be made once the emergency work has been completed to decide what further clean up will be necessary.

BEACHES AND DOCKS- 1ruth.chaney@gmail.com - Ruth has been assessing the boats and damage to the beach and lake area after the storm. Boats must be labeled and non resident boats removed to make enough space for current residents.

ROADS- - tlukacs@yahoo.com Carol Irving and Barbara Coe brought Action tree to the community and Fenton Chaney toured the area identifying trees that needed to be cut and removed. Trees with wires around them must be taken care of by licensed contractors approved of by JCP&L.

Chris Allyn said Harding will help with trees on the side of the road.

Home owners must not put leaves out on the roads until one week before cleanup so that traffic may travel safely.

The inability to access the roads and the leaves piled in the drainage ditches may necessitate waiting for the paving and repair of the drains on LTW till spring.

Road clean up will be on Nov 17, however there will be a preliminary clean up prior to that date because of all of the excess debris..

TREASURER- Due to the electrical outage Barbara could not generate the usual reports. She did report that our cash position is good: \$100,000 in contingency fund \$ 45,000 in long term reserve fund and \$80,000 is in the working accounts. All bills were paid up prior to the storm.

Budget discussions will continue at the next meeting. The roads committee is asking for about the same for next year but will use this year's money for the deferred project on LTW. The Grounds may need additional money due to storm clean up.

Accounts receivable: There are two members who are habitually late and paying large late fees.

The board agreed to give Barbara Coulter discretion in working toward a settlement for the lawsuit on 79 Primrose Trail as long as our legal criteria is met. That means that all dues and legal fees and liquidated damages must be paid in full before negotiating a reduction on any interest and penalties.

COMMUNITY AFFAIRS – WaffCoe@aol.com An emergency letter will go out to the community explaining:

1. The tree clean up and homeowner's responsibilities
2. A reminder not to put leaves on the street until one week before clean-up

NEW BUSINESS -

Nancy Barrett addressed the board on behalf of the Luehring family's being denied Association privileges. Unfortunately because the Association is in a lawsuit with the owner of the home we were not able to discuss the issue except to say that the Luehring's are always welcome as guests of Association members and to let them know that they **are** members of the Country Club and welcome to participate in any social events. The board is hopeful that this will be resolved soon.

Several months ago Lakeshore was approached about selling the water company and a special committee was formed including: Terry Dwyer, John Krizko, Don Kuhn, Austin Godfrey, Barbara Coulter, and Rick Barrett to consider that proposal and others.

The committee's job is to:

1. Evaluate the proposals and recommend one to the Board for consideration.
2. Provide pros and cons of a sale and the impact on Members.
3. Make recommendations for use of sale proceeds.
4. Provide the Board with materials for communicating to the Members by inform meetings and other media as needed.
5. Solicit input from the community
6. Assist the Board in conducting a special meeting to vote on a potential sale.

7. If the community agrees to sell, negotiate terms of the sale and present the terms for Board approval.

Rick reviewed the history of the process with the board and a letter to the members will be issued once the power has been restored.

Meeting adjourned at 8:40 pm

Respectfully submitted,

Tawnya Kabnick
tawnya@tawnyakabnick.net

Board meetings are scheduled for the following dates:

Dec 3

Meeting time 7:30