

January 7, 2013 **Mt. Kemble Lake Association Meeting**

Board Members Present: Rick Barrett, Ruth Chaney, Barbara Coulter, Tim Lukacs, Austin Godfrey, Joyce Murray, Bruce Scolnick, Tawnya Kabnick via conference call , Diane Bonar, Barbara Coe, Bob Edgar

Meeting was called to order by President, Austin Godfrey (aegodfrey@verizon.net), at 7:33PM.

HOUSEKEEPING -joyce@jimurray.us. The stains on the clubhouse carpet would not come out and it will need to be replaced in the near future. The carpet is 6-7 yrs old and cost approximately \$5,000 the last time it was replaced. Bruce suggested tiling the area where the food is served to cut down on the most heavy stains. Associated fire needs to re-inspect before the state inspection.

CLUBHOUSE MAINTENANCE-Bincomm@verizon.net All of the bulbs have been replaced in the exit lights.

WATER SYSTEM-ribarrett@aol.com – We continued discussions on the sale of the water company see new business below.

GROUNDS: diane_bonar@acordia.com –George Kuchler completed the flag pole.

Action Tree did a great job working on Phase 2 of the storm clean up. .Joyce counted 27 root balls around the lake and suggested that the balls be cut so they could be pushed back into the ground. Tim said it would depend upon the type of tree. Barbara Coe has an association tree ready to fall from property. Ken Heiden says there is an association property tree ready to fall on his property but it does not threaten the house. Storm clean up will be discussed again and continued.

BEACHES AND DOCKS- 1ruth.chaney@gmail.com – On January 1 st the Ice was broken and the polar bears went in for a swim. The trapper came back and has till March to continue working.

ROADS- - tlukacs@yahoo.com Elm and LTW was cleared too late for paving this year but we will be first job in April when they begin work. The sign post on Primrose and Trails End by the garden will be replaced.

TREASURER- Barbara C. Coulter [mkltreasurer@gmail.com] **finance report** Barbara reviewed the bank balances, and P&L against budget balance.

As of today there is \$286,000 in the combined accounts however not all of the bills are in for 2012 yet.

The budget for grounds was high due to hurricane Sandy but our bills for snow removal have been less than usual.

The checks for over \$1,000 which were primarily: loan payments, grounds, clubhouse and insurance.

Accounts receivable had only 7 late payments by members which is good for this time of year. There is no update on the pending law suit but there is a settlement pending. The Mccafferty property has been written off the books but the IRS collected their money so there is an outside chance of some kind of payment.

Verification by two non- board members for 2012 is due by June 1st but Barbara says that the books are closed and she is ready for the audit.

Discussion was also had on the search for a new accountant. The Fire Department's accountant, a Mr.Sobel was suggested.

Community – WaffCoe@aol.com Barbara send out a newsletter updating the community this month.

**New Business –
Water Company:**

Chris Allen introduced Max, our representative from Agra who came to discuss the implications of selling the water company and answer questions.

Below are the primary items

- Currently our VSA volunteers do daily readings on the water quality. Other water systems use machines to check water quality, which would cost us about \$20,000 (one time cost). Using the computer Agra can monitor our system and only come out if there is a problem. Agra costs will not go up appreciatively if we used this machine to monitor our system.

- Max complemented The Lakeshore Company on being very organized and well run but warned that some problems occur with water companies who don't pay attention. The pump houses need to be kept dry and clean and the system maintained.

– He said that the water quality should not change unless hit by a meteorite. These are not surface wells and there are no surface contaminates in the ground water. Austin mentioned that our septics goes into the surface water and then get filtered like all other water.

Question: What about contamination upstream. Response: Unless there is a huge amount of building he felt it was unlikely we would be affected.

Question: What about oil? Response: it would have to be a huge oil spill to reach the wells and in the worst scenario it can be filtered.

Question:.. What about mercury? Response: mercury is that it is a byproduct and is not likely. There was an issue in great swamp which was remediated.

Question: What about the MEPV gas additive? Answer: This is hard to scrub out of a water system but it can no longer be used..

Question: what about DOT volatile organics. What if a truck turns over on 287 could it get in the system? He said it is possible but we can clean most anything.

Question: Barbara asked if we need additional insurance. He doubts anything will happen but said Agra has \$5,000,000 in liability insurance.

Chris presented DEP maps modeling the area surrounding our wells and showing a timeline for how long it would take a substance to reach our wells if not cleaned up and remedied. For example a spill on 287 may take 3yrs and 202 5 yrs. A known contaminated site was the gulf station $\frac{3}{4}$ of a mile away. This spill was remediated is monitored and never traveled more than 300 ft. The board thanked Max for his time and information. There will be an update to the board on their findings after their next committee meeting.

Board positions:

Joyce made a motion that board members keep their current positions and our new board member, Bob Edgar take on clubhouse maintenance. The motion was approved.

Resolution:

Austin would like a change in the by-laws to read that the Treasurer or Secretary take over in the event that the President is unavailable.

There will be a TGIF hosted by the board prior to the annual meeting.

Meeting adjourned at 9:22 pm

Respectfully submitted,

Tawnya Kabnick
tawnya@tawnyakabnick.net

Board meetings are scheduled for the following dates:

Annual Meeting: Friday January 25 – 6:30 TGIF sandwiches 7:30 meeting

Board Meeting Sunday Feb. 3rd 11:30

Board Meeting March 11th 7:30