

April 1, 2013 Mt. Kemble Lake Association Meeting

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

Not present: Austin Godfrey and Bob Edgar

Meeting was called to order by Secretary Tawnya Kabnick - tawnya@tawnyakabnick.net at 7:35PM.

HOUSEKEEPING - joyce@jimurray.us. The final inspections were completed by Associated Fire Protection and we are ready with the approved report for the State inspectors in June. The decks will be power washed and stained this spring. They were last done 3 years ago.

The board voted to permit the Luehring family to rent the clubhouse for a small party on June 8th.

CLUBHOUSE - Robert.E@cvinj.com - No report

WATER SYSTEM - ribarrett@aol.com – Rick is currently looking into the purchase of several generators with Bruce Scolnick and Austin Godfrey. Considerable discussion was held on the possible sale of the water company, see below.

GROUNDS: diane_bonar@acordia.com – Diane is working with Action tree service and Backshaw to continue removing trees damaged by the storm. Garden plots are being assigned and she will meet with her committee to come up with a priority list for continued clean up.

BEACHES AND DOCKS- 1ruth.chaney@gmail.com – Beach Clean up is scheduled for May 11 with a May 18 rain date.

ROADS- - tlukacs@yahoo.com Road clean up will be April 20th. We are waiting for the paving to open for the season to work on the roads. Rick asked about the small road by the ball field. Tim will speak to Backshaw

It appears that contractors have been dumping materials at the ballpark (such as wood chips). Only residents themselves are allowed to bring landscape debris (brush, leaves etc.) to the ball park. No contractors are allowed to dump materials there at any time unless they are hired by the community at large.(ie Backshaw during road cleanups)

TREASURER- Barbara C. Coulter [mkltreasurer@gmail.com] Barbara presented the Bank Balances (included a new line item called Bank Reserves), Budget vs. Actual to date, Transactions over \$1,000 and the Aging Summary. All of these statements are on

the web for review. The Barduch home is closing and the principles have received all the information they need from the community.

Community – WaffCoe@aol.com There was a misunderstanding on the newsletter and Barbara Coulter sent out a correction. The board apologizes to Barbara Coe who has been doing a great job of informing the residents on community news.

New Business –

Ken Heiden sent the Board a note indicating that he had removed the log cabin from the association property but due to its historic nature reserved the right to re-assemble it. The board agreed that he could re-assemble the cabin however because it is on abated, association property reserve the right to require it to be removed by future boards at his expense. Lakeshore has put out a letter from time to time to residents that those residents who have encroached on community properties that they do so at the pleasure of the board and may be required to remove any structures at their own expense.

The board voted to sign an agreement with the Luering family to give them full privileges at the lake if they agree to take full responsibility for themselves and their guests.

Water Company discussion -

Don Kuhn and Bettina Bierly joined the board on the continued discussion of the possible sale of the water company.

Initial discussions were held about bringing the vote to the community and its timing. Rick requested an opinion from our attorney as to whether our by-laws or NJ laws and regulations indicate a need for a share holder vote.

Bettina commented that she was confused about what the board was doing and felt uninformed and that the community should have a chance to vote on the sale. She wants the facts and wants to make up her own mind. Tawnya is concerned about bringing an unbalanced report to the community, especially after the misinformation at the initial inform meeting. Joyce is concerned that non of the materials from the professionals was included especially the materials showing our low risk levels. Members of the board will be putting material out when it is ready.

It was noted that **never in Mount Kemble Lake's history has so much information been available to the residents. Please visit the web page for minutes, by-laws and regulations, financial and social information.**

Don Kuhn as a member of the water subcommittee was troubled by being excluded by the final discussion and not being included in the meeting with Gary Annabel. The board went into executive session for the vote and discussion on the sale. Joyce mentioned that this was the FIRST time the board has gone into executive session except when there has been a discussion on specific residents..

Don was also concerned that there was no review of the proposal, however the board has been discussing this for months and each member had the proposal to review prior to the meeting.

Discussion continued on specific concerns in the report. Barbara suggested that each member of the board mark their copies of the report to show what they would like to see addressed. Joyce made a motion that we bring our individual comments to the next meeting for discussion.

At the May meeting the board will work on it's statement to the community, explaining why the board believes it is in the best interest of the community to keep the water company. The board will discuss the final version of the water committee report , the vote and inform session at the next meeting.

Meeting adjourned at 10:00 pm

Respectfully submitted,

Tawnya Kabnick
tawnya@tawnyakabnick.net

Board meetings are scheduled for the following dates:

May 6, 2013

Meetings are held in the clubhouse at 7:30.