

September 10, 2013 Mt. Kemble Lake Association Meeting

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

Not present: Barbara Coe and Bob Edgar

Meeting was called to order by Austin Godfrey at: 7:35

HOUSEKEEPING - joyce@jjmurray.us. Monday the fire inspector is coming for the third time. Several lights were replaced. Joyce and Ruth ?? spent 60 hours working on reorganizing the basement and putting everything in easy to find containers and shelves.

We are going to speak to another company about recycling pick up. Rick asked about steps that are being taken with respect to the mold in the basement. Some work has been done and Bob will report on it at the next meeting.

CLUBHOUSE - rjedgar63@gmail.com - no report

WATER SYSTEM - ribarrett@aol.com – WATER SYSTEM - ribarrett@aol.com – Agra recommended calling Utilities Inc for maintenance of the tanks. They would give us recommendations on areas such as draining, painting, taking care of any circulation inside the tanks, and repairing any leaks. They may offer a service plan for an annual fee. They are coming to do an inspection of the tanks.

The town has approved the generator, however it has to be custom built and we are waiting for a date from Kohler. We are also waiting for Public service to inspect and approve the meter and pipe size.

The flow meter in pump house 2 needs to be repaired and Ken Heiden is working on it.

Terry Dwyer is coming up with a procedural list for the water company.

We are pursuing the syphon option for lowering the dam. We will keep the one valve that still works and cement up the pipe for the failed valve. We are waiting for a proposal from Princeton Hydro to send to the DEP for approval.

GROUNDS: diane_bonar@acordia.com – Thank you to Charlie Priscu for replacing the back of the basketball hoop. Lori Denson is helping Diane to

formulate a letter and/or signs to help control inappropriate dumping which is costing a lot of money for the association to clean up. Residents need to watch that their contractors don't dump on our properties.

BEACHES AND DOCKS- 1ruth.chaney@gmail.com – The boats that were removed from the beach will remain at the clubhouse till next spring in case anyone suddenly discovers their boat is missing.

ROADS- - tlukacs@yahoo.com Backshall repaired the Lake Trail East pipeline. The problem began with the town's sinkhole and backup. The town is going to repair Bailey's Mill and the bottom area of Lake Trail East. Heavier Rip Rap was put down on Elm to try to slow down the water. More will be added to the area above the Bowden's home where water collects and comes down Alpine. Backshall will be coming to add stone to the area by the dog park and Cambridge Paving is being contacted to repair potholes.

The Kerns worked on the spring in their driveway and that is an area we will be watching to see if further work is needed.

John and Joyce spread stone on Lake Trail East to help alleviate the tar problem. It was inexpensive and worked well because it was a very hot day. Barbara Coulter felt this was a failure of the board but a contractor had given a very expensive price for a temporary fix earlier in the year and the board decided to wait at that time. Thank you John and Joyce for taking care of the issue.

Fall Leaf clean up will be the week before Thanksgiving

TREASURER- Barbara C. Coulter [mkltreasurer@gmail.com] Father Corr has generously bequeathed 1% of his estate to the Mount Kemble Lake Association. We have no idea how much that actually is at this point.

There is a party application for November 2nd for the Dybergs to use the clubhouse for a 50th birthday celebration. All of the paperwork is in except the insurance certificate and the board approved the application contingent on receipt of the certificate.

Collections: We have engaged a new law firm and they are sending out a monthly report on collections. The McCaferty lean for \$54,000 has been updated and Profile has been issued a new letter demanding \$11,000 of past due penalties, interest and collection costs with no response. We are

waiting for a court date to settle the issue. They have been paying monthly dues however as per our by-laws checks go first to collection then to penalties and interest and then to current dues. Colliers paid the amount they owed through the end of July but still owe about \$1000 with penalties and interest.

The state still owes us \$3,000 from the amended return submitted by the new accounting firm. Austin has reviewed the books several times and everything is in order. Barbara is looking into opening a line of credit which will put a lien on dues not property.

There has been \$9,500 collected so far this year for new residents coming into the lake. Every member has opted to pay in installments rather than at closing.

Barbara asked each committee head to prepare their budget for the upcoming year and to update their long term needs by the first week in October.

Community – WaffCoe@aol.com - no report

New business:

A discussion was held about reducing the dues but it was decided that we need to confirm next year's budget and the long term budget before any meaningful discussion can be held.

Self Nomination forms will be sent out the first week of October. Terms are ending for Austin Godfrey, Diane Bonar and Joyce Murray.

Meeting adjourned at 8:55pm

Respectfully submitted,

Tawnya Kabnick
tawnya@tawnyakabnick.net

Board meetings are scheduled for

September 30, 2013

Meetings are held in the clubhouse at 7:30.