

January 24, 2014 Mt. Kemble Lake Association Meeting

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

Meeting was called to order by Austin Godfrey at: 7:16

A moment of silence was observed for those residents and past residents who have passed: Dottie Scott, Richard Monks, Dave Molendyke, Trina Lawson, Eleanor Erdman, Ray Jones, Father Corr, Bob Jenson, Jean Bradley and Pat Heiden.

New Families were welcomed to the community: Brock&Godfrey, Healys, Singeltons, and Tsukamotos

Roll was called and it was determined that we have a quorum with the proxies. The Minutes from the 2013 annual meeting were distributed and a motion was passed to accept the minutes.

Individual reports are as follows:

HOUSEKEEPING -[joyce@jimmurray.us](mailto:joyce@jimmurray.us).

#### **Housekeeping Report 2013**

The Housekeeping Committee is responsible for facilitating and supporting the use of the Clubhouse for all Clubhouse events. Also, the Committee is responsible for the decor and general condition and appearance of the Clubhouse and for soliciting suggestions from the Membership regarding these responsibilities. The Committee ensures the cleanliness of the facilities after use and the stocking of regular supplies to support rental, social and other special events.

Gail Allyn is the supreme purchaser of such goods. (Thank you, Gail and John Murray who is willing to drive and schlep all the goods.) In addition to regular supplies, this year we purchased a new 40 cup coffee pot, 2 can openers, 2 pie servers, pot holders, 2 stainless steel cooking pots and a new garbage/waste bucket. LED lights were purchased by John Murray and put on the tree for the holidays. The fire inspections, carpet, refrigerator, ice maker, have all been cleaned, and inspected.

The basement has been put in order this summer purchasing containers, then sorting and labeling all buckets with decorations for the parties. Thank you Gail Allyn, again for helping me put in over sixty hours of work to accomplish this task.

Renters are given a before use walk through to familiarize equipment availability as well to document the condition of the Clubhouse prior to the rental and have a post use audit to ensure satisfactory clean-up and any damage that might have occurred. A variety of parties were held by member renters this year from birthday to anniversary to holiday celebrations.

Supervising professional clean-up and providing access for other professional service providers is reflected in the open door policy.

It's been a very good year.

Respectfully submitted,

**Comments:** Fran Frigerio commented on the amazing job of organizing Gail Allen and Joyce Murray did in the clubhouse basement.

CLUBHOUSE - [rjedgar63@gmail.com](mailto:rjedgar63@gmail.com) –

It has been a relatively quiet year for repairs and maintenance.

The turret was repaired – missing copper replaced, pointing done and end cap placed on gutter. These minor repairs seem to have alleviated the damp basement problem. Time will tell.

Associated Fire Protection once again replaced the back-up batteries on the fire alarm panel. They have corrected a wiring problem in the panel. After making these repairs they recommended replacing the panel and having it connected to a monitoring station. Currently, if the alarm is activated it sounds off within the building and outside.

Therefore someone has to hear it and alert the authorities.

I have solicited two quotes for upgrading the system. This will be discussed by the board in the near future and a decision will be made as to what will be done. If anyone knows anything about these systems, please contact me.

The state conducts inspections of the alarm system, exit lights and fire suppression system. To date we have been compliant with the exception of burned out bulbs in the exit signs.

On New Year's Eve we experienced a problem with the bar sink drain freezing up. To avoid this problem the ice maker should only be run for events. When running a small amount of water runs slowly into the drain. This has a tendency to freeze. Besides, it does not make sense to run the ice maker continuously.

Very truly yours,  
Robert J. Edgar  
House Chairman

**Clubhouse Comments:** Joyce mentioned that Bob Edgar repaired all of the trim on the clubhouse door.

**WATER SYSTEM** - [ribarrett@aol.com](mailto:ribarrett@aol.com) –

Two pipes w/valves enabled us to lower the level of the lake however one shirred off and cannot be repaired. The other is old and rather than risk having it get stuck in the open position we will not use it. A new syphon system to lower up to 15' was submitted to DEP and we are waiting to hear if it will be approved. If approved then we will cement the two pipes that were originally used to close them down. Last year the community

voted to spend \$50,000 for this repair. Last year \$35,000 was allotted to the purchase of a new generator and that project is in the process of being completed.

**Water Comments:** Chris Allen noted that we have never lowered the lake more than 8'. Chris asked if there had been any thought about a fence around generator or if there are plans to hook up the club house. Rick responded that there are no plans at this time but it may be less expensive and easier to put in a portable generator for the clubhouse.

GROUNDS: [dianebonar@gmail.com](mailto:dianebonar@gmail.com)

Austin Godfrey began by thanking Diane for her years of hard work and service to the community.

I will be reporting on what has been accomplished over the last year, and, since I will no longer be on Grounds, I will try not to make any promises that Joan Haynesworth can't keep!!

The majority of resources used for Grounds during the last 14 months or so has been cleanup from Hurricane Sandy. Many of you have mentioned that you would like to see more lots cleaned, and I think I can say correctly that the lots will be cleaned as we can.

Last year we had the flagpole painted, and this year George Kuchler & Co. added a light that shines on the flag at night. A very nice improvement, and thank you George.

In July Charlie Priscu got the basketball hoop replaced, which (we think) was broken due to vandalism. Thank you Charlie for taking care of that project.

Action Tree has pruned many trees and limbs from around the breeder pond and has cleared the berm. We try to keep the berm from getting too overgrown so that it doesn't get weakened. Also, it makes a nicer view of the lake from the clubhouse.

Also, please let Joan know if you want a garden plot. Over the past year some of the plots are smaller or larger, based on user request, so don't feel that you have to take a huge garden plot to enjoy your vegetables or flowers.

I would like to thank the Tennis Court Committee, John Murray and Barbara McGoldrich for an excellent job taking care of the tennis court over the years; this year they replaced the windscreen that had been damaged by Hurricane Sandy.

I want to thank you for allowing me to be on the Board as Grounds person. I have enjoyed it very much and hope that Joan will find a space for me on one of her committees.

Respectfully submitted,

BEACHES AND DOCKS- [1ruth.chaney@gmail.com](mailto:1ruth.chaney@gmail.com) –

**Beaches and Docks Comments:** Ruth spent the time to take a course on lake management this year to help her better manage our lake. She suggested that residents need to keep a boarder of vegetation between the homes and the lake to implede run off, septic's should be cleaned out every 3 years and residents should not use phosphates. An alum treatment is \$5000 per treatment and in general we have one done every other year. Last summer it was not performed. Chris Allen suggests that every 3 years is adequate but Allied recommends every other year. In this treatment aluminum oxide sweeps out materials and falls to the floor of the lake.

**Beaches and Docks Comments:** Jane Kendall thanked Ruth for going to the course. She explained that the Environmental Committee's role is education and advocacy amongst our residents. We could not build this community today because of the steep slopes leading into the lake. We published a book called Best Lake Practices. The Great swamp is looking into water quality and we are part of their testing. All 5 streams in Harding will be tested this February and volunteers are needed. Our own beach is in violation of best practices and Jane is concerned that individual residents should not put in private beaches. Gail asked if the board could look into regulations preventing homeowners from doing work on their property which could harm the lake. Lori Denson suggested contacting the DEP for help. Fran Frigero felt that inviting the DEP in could create more problems for our residents. Jane Kendall felt that a strong stance against any pollution could only help our community. The Bierly's mentioned that they saw bubbles coming into the lake from the stream running past their home. After Sandy Fenton Chaney walked up and down the lake looking for a source of pollution from our community. Austin mentioned that once the water tests are performed for water coming into and out of the lake we will have more information.

Nancy Witwer commented that as a lake front resident if they were provided with more information they would do what they could.

ROADS- - [tlukacs@yahoo.com](mailto:tlukacs@yahoo.com)

## 2013 Roads Report

No freak October snow storm and no Super Storm/Hurricane Sandy made my third year on the board as roads chairperson a whole lot easier. We had our first Halloween in 2 years and barricades were available from the town to block off Primrose for all the trick and treaters instead of being used to close roads due to down power lines and trees. There were many children getting treats and many adults having a great time!

After a delay, due to Sandy last year, the drainage improvements on Elm Trail and the repaving of sections of Elm Trail and Lake Trail West were completed in late Spring.

In the fall, potholes were repaired throughout our neighborhood to prepare ourselves for the upcoming winter.

There were great turnouts for both the Spring Road Clean Up and the Fall Road Clean up. It is always great to see so many people turn out contributing to cleaning up around our roads and insuring that those busy workers have a great lunch after all of their hard work. Thank you to all of you that found time to help out! These cleanups are always a great time to come out and bond with your neighbors new and old. We also had an extra leaf only pick up this year prior to Halloween to help keep our streets free of leaf piles to insure safe passage of vehicles on our roads prior to our Fall Road Cleanup.

Thank you to all that signed up for Summer Road Patrol. Once again we had many long time residents, recently moved in residents and just moved in residents participating in our Summer Patrols.

This Spring/Early summer further improvements to our roads will continue on Lake Trail East with your approval tonight. This is the second project that is planned to upgrade the remaining of the roads in our community that were not addressed during the major road project in 2007/2008.

Thanks again for all of your help and cooperation though out the year.

**Roads comments:** Chris Allen commented that we are using 1/8 th of the amount of salt to protect the lake. He also mentioned that the lake gutter on right side of the fire lane needs more rip rap and Tim responded that it is in the plan.

The community agreed to spend \$50,000 for roadwork in 2014.

Fran Frigerio suggested that the circle around the clubhouse be repaved and widened. Joyce Murray mentioned that every spring the board discusses adding stone on either side of the roadway.

Ken Heiden felt we need to seal tar and stone to keep the road surfaces waterproof because water seeps into the roadbed destroying water mains and roads. Tim replied that by 2017 every road will be repaved and sealed. Chris Allen suggested that there is a need to seal all the cracks where you cut the pavement. The board will look into these repairs. Chris Allen also reminded homeowners that the best practice for individual

homes is not to put in curbs. The Mt. Kemble Lake roads are made for the water rolling off the roads

TREASURER- Barbara C. Coulter [[mkltreasurer@gmail.com](mailto:mkltreasurer@gmail.com)]

Chris Allen David Dietz and Charlie Priscu reviewed the financials for Mt. Kemble Lake Association and The Lake Association found that the books were in order.

A copy of the financials was passed out at the meeting.

Barbara showed a power point presentation of the annual budget, projected budget, spending and current assets which is on the web site for residents to review. The community voted to accept the 2014 budget.

Community – [WaffCoe@aol.com](mailto:WaffCoe@aol.com) - no report

**Proxy Vote:**

Austin Godfrey called for a vote on the two Proxies issues to vote to release funds for long term projects; \$50,000 for roads and \$15,000 for cleaning and repairing the tanks. Chris Allen questioned the use of long term capital vs.–normal maintenance in the budget. Austin described the difference as being one of magnitude and timing. The Long term capital is for planned expensive events. The \$100,000. Emergency fund is strictly for emergencies and the annual budget is for regular maintenance. The two proxies were voted on and passed.

The meeting was adjourned at 8:47

Respectfully submitted,

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

Board meetings are scheduled for the following dates:

February 3, 2014

March 3, 2014

Meetings are held in the clubhouse at 7:30.