

September 8, 2014 Mt. Kemble Lake Association Meeting

Board Members Present: Austin Godfrey, Rick Barrett, Joan Haynsworth Tawnya Kabnick, Barbara Coe, Bob Edgar, Joyce Murray and Tim Lukacs

Not present: Barbara Coulter

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

HOUSEKEEPING - joyce@jjmurray.us. Baumgartens' party was approved for Thanksgiving for 35 people. Colleen Roberts' party has also been approved providing all of the paperwork is received.

CLUBHOUSE - rjedgar63@gmail.com – Metro and Bruce Bowen submitted bids for painting the outside of the clubhouse. Bruce won the contract and will begin work this fall. Joyce Murray bought 2 gallons of stain for the deck and George Gomez will apply the stain.

WATER SYSTEM - ribarrett@aol.com – The three water tanks were cleaned and disinfected. The middle tanks have some erosion which will need to be filled and recoated. The horizontal tank was recoated 8 yrs ago.

The generator is almost ready. Cooper NJ distributor for Kohler will come do the startup this week and the town will need to do their inspection. Now let's hope we don't need to use it!

Princeton Hydro, the company who did the plans for the syphon system, heard from the dam safety commission and should be getting approval soon. Once the approval is received the system will be put out to bid.

GROUNDS: jehaynsworth@gmail.com – Dumping on Primrose between the Lamonts' and the Densons' homes was permitted; however, too much debris has been left too close to the street and it will no longer be an area for residents to use. Joan will put up a "no dumping" sign on the property.

There is too much refuse behind the garden and contractors are not permitted to dump there. Joan is going to put up a "no dumping sign" for contractors. There is good soil from the dredging but it needs to be screened if anyone would like it. Austin is going to ask Paul Fox how we can protect the ball field from becoming a wetland area.

The tennis court has grass growing into the court which will be addressed. A dead tree is leaning by 49 Lake Trail East and will be removed. The Curtiss family asked that some association trees at the back of their property be removed. Action Tree will be called to make sure that these areas are safe. Bob

suggested that everyone give a copy of their survey to the board in order to ascertain property lines for tree work on Association property.

BEACHES AND DOCKS- 1ruth.chaney@gmail.com – The Lake has been treated three times this summer including an alum treatment.

The Lagoon needs to be dredged. It is in the budget for next year but the board agreed to go ahead and have the work done as soon as possible.

ROADS- - tlukacs@yahoo.com Last week emergency vehicles could not get down Lake Trail West or Elm Street. This is a serious problem. A “no parking sign” will be placed on Elm Street and gravel pull off areas will be created on Lake Trail West where cars and trucks can safely park.

We are waiting on bids from Countryside and Martin for Lake Trail East road work. Backshall was supposed to fix the potholes in front of Sullivans’ and on LTW by the clubhouse. Tim will follow up with Backshall.

Road clean up is Saturday November 22nd. The leaves along association property should be pushed into the woods not put out for pick up. Residents must not block the roads with their leaves and small branches must be placed in separate piles.

TREASURER- Barbara C. Coulter [mkltreasurer@gmail.com]
Barbara will e-mail the Bank Balances & Reserve Liability Accounts, Budget vs. Actual, and transactions over \$1,000. (These reports can be viewed on the MKL website).

The cost of securing a line of credit was very expensive and it was decided that it is not necessary at this time. It was also decided that a single local bank would make our accounting simpler and give us more leverage for loans in the future. Barbara is setting up new accounts at Peapack-Gladstone Bank.

The board voted to change the billing cycle from December 1st to January 1st in order that the accounting show 100% of the revenue in the appropriate year .

Community – WaffCoe@aol.com –Terry Dwyer has been the communities’ web master for years and has given the job and his computer to Barbara Coe. Thank you Terry for all of your efforts.

New Business:

The following board members are up for re-election:

Ruth Chaney, Bob Edgar, Tawnya Kabnick, Tim Lukacs, and Barbara Coulter
Tim Lukas will not be running for the next term and a committee will be set up to look for nominations.

The meeting was adjourned at 8:30

Respectfully submitted,

Tawnya Kabnick,
Secretary
tawnya@tawnyakabnick.net

Board meetings are scheduled for the following dates:

October 6, 2014	6:30
November 3, 2014	7:30
December 1, 2014	7:30

Meetings are held in the clubhouse