

December 1, 2014 Mt. Kemble Lake Association Meeting

Board Members Present: Austin Godfrey, Rick Barrett, Tawnya Kabnick, Barbara Colter, Bob Edgar, Joan Haynsworth, Joyce Murray and Ruth Chaney

Not present: Tim Lukacs, Barbara Coe

Meeting was called to order by Austin Godfrey at: 7:30

HOUSEKEEPING - [joyce@jimmurray.us](mailto:joyce@jimmurray.us) –. Instructions will be prepared for running the ice maker.

CLUBHOUSE - [rjedgar63@gmail.com](mailto:rjedgar63@gmail.com) –. The fire inspector came on Wednesday and commented about some of the basement areas. The ceiling over the furnace needs to be removed. The crawl space should not be closed in or the pipes may freeze. New sheetrock will be installed this coming year.

WATER SYSTEM - [ribarrett@aol.com](mailto:ribarrett@aol.com) – The generator comes with a one year warrantee and it will cost about \$1,300 for 4 additional years. The quote for guarantee on the tanks was very expensive and we are waiting for a quote on just doing the repairs needed; repairing the pits and recoating the interior of the tanks. The horizontal tank was done 9 yrs ago but is more prone to problems and the other two tanks were done 20 years ago. Agra is also getting quotes from two other companies. We may want to do some work on the overflows and we need to repair a hole in the top of the tank. By spring the interiors and valves will need to be done. Austin suggested that a third party come to inspect the work once it is completed.

GROUNDS: [jehaynsworth@gmail.com](mailto:jehaynsworth@gmail.com) – Will get an estimate for the stairs going to lake on Lake Trail East.

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

BEACHES AND DOCKS- [1ruth.chaney@gmail.com](mailto:1ruth.chaney@gmail.com) – It is hunting season and Ruth is going to call the Muskrat trapper to see if he could come take some of the Muskrats from the lake.

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

Tim was unable to attend but sent the following:

Road clean up was successful. Thank you to everyone who helped out! If you were not able to make it, you missed an opportunity to collaborate with you neighbors and enjoy a delicious lunch. Thanks Carl and everyone who contributed to providing lunch!

Road and drainage improvements were completed on LTE. Thanks for everyone's patience and cooperation while this project was completed.

Chris Backshall has been contacted to replace the Road Sign on Trails End and Primrose.

Happy Holidays!  
Tim

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

Barbara passed the Bank Balances & Reserve Liability Accounts, Budget vs. Actual, and transactions over \$1,000, and Statement of cash flows (these reports can be viewed on the MKL website). Have not been able to close the Wells Fargo accounts yet due to the automatic payments.

There was more discussion about the budget for 2015 which is very similar to the budget for 2014. Discussion was held on the proposed budget for the 10 year plan. There may be a shortfall in the year 2018. More consideration will be given to the long term plan at the next meeting.

The sheriff has not been able to serve the leans to McCaferty and Profile. Three additional residents got collection letters from our attorney this month.

New Business:

The drainage problem on Alpine Trail was discussed at some length. The board recognizes that the street needs repair and is waiting till we get more information about how extensive the replacement of water pipes will need to be before repairing a road that may have to be dug up. However some money will be delegated for repairs in next year's budget.

The Board has decided that the drainage is not an Association issue. Each homeowner who lives on a hill needs to take measures on their own property. Since the residents have begun funneling water coming down from Alpine there have been more issues on Lake Trail East. Residents may not use Association property to funnel water onto another property. A letter will be sent out to the Qualbaum's and Mary Beth Garry who requested assistance from the board.

The mailman would not go up Alpine in the winter so the board agreed to permit the residents on Alpine to put a mailbox on the corner of Lake Trail East.

The ballot for a new slate of Mt. Kemble Lake officers, and a letter reminding residents that the board retains the rights to Association property and may call for removal of any encroachments by residents at their own costs will be distributed. The board is also requesting that individual surveys be submitted and left on file. A request for surveys will be made a part of the closing package for new residents.

The builder of 71 Primrose Trail has not moved the Belgium block back to his property line as requested. Austin asked that the line for cutting the roadway by 71 Primrose Trail be marked.

Letters went out to the Colliers and Qualbaum's requesting updated insurance information on their ATV's.

A letter will be sent to Mr. Petillo on Youngs Road requesting that his landscaper not dump on Association Property.

The meeting was adjourned at 8:55

Respectfully submitted,

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

Board meetings are scheduled for the following dates:

January 6, 2015 7:30  
January 23, 2015 Annual Meeting 6:00 TGIF  
February 2, 2015 7:30  
March 2, 2015

Meetings are held in the clubhouse