

ALHA BOARD MEETING
Saturday, October 06, 2018
Chestertown Firehouse
Chestertown, NY

The meeting was called to order at 09:00 a.m. with the following Board members present: Mike Sposili, Mike Geraci, Joe Troy, Debbie Karl, Rich Lockwood, Charlie Dietz, David Angliss and Gil Frank. Jim Clement was excused.

Owners Present: Mike Purdy, Elizabeth Mueller, George Mueller, Ann Nobis, Brian Nobis, Connie Fenton, Donna Ware, Ted Ware, Marie Bombardier, Roger Bombardier, Patty Noerr, Don Noerr, Kent Molino, Carol Molino, Regina Dietz, Paul Foley, Joyce Foley, Gary Karl, Dave Fuller, Kathy Fuller and Joe Tobia.

The Meeting Minutes of August 04, 2018 were approved as presented.

COMMITTEE REPORTS/OFFICER REPORTS:

Finance: Report attached.

Buildings and Grounds: Report attached.

Additional Notes:

1. Jason will be removing Harbor docks in the next week or two.
2. Homeowners were asked again to refrain from throwing plastic bags full of bottles/cans/etc. into the recycling dumpsters. Please note Waste Management has regulations as it pertains to recycling which are posted on the dumpsters.
3. A wood bed frame was reported in the recycling dumpster, this is not an acceptable item to be placed in the recycling dumpsters.

Community Water System: Report attached

Insurance: Up to date

Rental: Report attached

Compliance: No Report

OLD BUSINESS:

ALHA Nominating Committee: Self Nominations were received from four Homeowners: Bob Brown, Paul Foley, Brad Koehler and Rich Lockwood. There are three (3), 3-year positions open. As per ALHA By-Laws, Mill Creek Homeowners Association shall have one member on the Board. Bob Brown is unopposed for the MCHA position. Paul Foley, Brad Koehler and Rich Lockwood will run for the remaining two (2), 3-year positions. Ballots will be mailed to Homeowners by November 01, 2018 and must be received in the ALHA PO Box no later than December 01, 2018.

Update on Harbor Repairs: The Board has received one proposal from an engineering firm to evaluate the Harbor and to prepare a repair/reconstruction plan. The proposed cost to contract this firm was \$13,000. The Board is reaching out to at least two other engineering firms for proposals before a decision is made.

Replacing Outer Dock Carpeting: The carpets on the outer docks will be repaired/replaced as needed before the docks go in the water in Spring 2019.

Storage of Boats/trailers/PWC at garages: There are numerous boats, trailers and PWCs that are in various states of disrepair and have gone untouched for several years in the rear of Garage 8. There have been numerous requests for the owners to come forward (the boats/trailers/pwcs in question are not marked) and move them. If they are not moved by November 01, 2018 they will be moved at the Owner's risk and expense! Pictures of the property in question are attached.

Suburban Propane: Carl Koehler reported that Suburban Propane completed testing the "Anode bags" on all tanks and that all passed.

NEW BUSINESS:

Appliances in Garages: Discussion regarding use of refrigerators, freezers, golf carts and any items that use long term electric use took place. Homeowners were reminded that compliance is on the Honor System and a fee of \$25 for 6 months use and \$50 for a full year should be remitted to ALHA. Future Assessment statements will have a line for Homeowners to pay the fee with a separate check when they pay their ALHA Assessment.

Review of Proposed Budget for 2019: Proposed Budget was presented and discussed. A *Motion was Approved* to accept the Proposed 2019 Budget.

Motions were approved for the following item:

To purchase a new road sander at a cost not to exceed \$3000.

Privilege of the Floor:

ESSLA: Carol Molino thanked the Homeowners and ALHA for joining ESSLA. If you have not joined please do so to support the work they do to maintain the Lake.

Storage around Garages: A discussion was held regarding storage of boats/trailers etc. around the garages by people who do not lease garages. A suggestion was made to designate storage areas that could be rented to Owners who do not have garages. The Board will have future discussions on this topic.

ALHA Handbook: Roger Bombadier, Patty Noerr, Don Noerr, Donna Ware, Connie Fenton, Paul Foley and Joe Tobia spoke about items in the Handbook relating to beach access. Several documents were presented to the Board and Mike Sposili indicated that the documents would be provided to the Board's legal counsel for further review.

The meeting was adjourned at 10:55 a.m.

Next Meeting: Saturday, January 19, 2019 at 9:00 AM, location to be determined.