

Adirondack Lodges Homeowners Association, Inc.

P.O. Box 335 Adirondack NY 12808

On the East Shore of Schroon Lake

ALHA BOARD MEETING
Saturday, May 25, 2019
Word of Life Headquarters
71 Olmstedville Road
Pottersville, NY

The meeting was called to order at 9:03 A.M.

Board Members present Debbie Karl, Jim Clement, Joe Troy, Gil Frank, Mike Sposili, Rich Lockwood, David Angliss, and Bob Brown. Brad Koehler was excused.

Owners Present: Mike Purdy, Donna Ware, Ted Ware, Regina Dietz, Charlie Dietz, Mike Geraci, Bill Wildermuth, Don Noerr, Patty Noerr, Marie Bombardier, Roger Bombardier, Gary Karl, Bob Lockwood, Connie Fenton, George Muller, Elizabeth Muller, Russ Esterline, Nancy Esterline, Carol Molino, Brian Tario, Carl Koehler, Cindy Marra, Fred Marra, Mark Nazigian, Elizabeth Merz, John Zollo and Jeff Miller.

The Meeting Minutes of January 19, 2019 were amended to state that Debbie Karl and Jim Clement were not present but participated via conference call. Approved as amended.

Committee/Officer Reports

Finance- Report attached

Insurance- *Please get Insurance binders to Mary Lockwood (Home Insurance) or Carol Molino (Boat, ATV, PWC, Golf Carts, etc.)*

Buildings and Grounds- Report attached

Community Water System- May 2019 CWS and Annual Drinking water Quality Report for 2018 Report attached

Entertainment- *ALHA Community Picnic August 03*

Architectural- *Homeowner's Requests to re-deck Units 4A and 5B at owners' expense. **Motion was Approved.***

Rental- Report attached.

Questions were presented regarding ALHA Rental and Beach Use Policy.

Several homeowners questioned the ALHA Regulations as stated on Rental Documents. Following a lengthy discussion, a Motion was Approved to place previously forwarded documents on the ALHA Website for easy access by all owners. Recent correspondence with John Zollo is to be included.

Compliance-No report

Old Business:

- Repairs and Staining to continue throughout spring/summer as weather permits, see note #5 of Building and Grounds Report.
- Carpet replacement on the outer docks. Carpet on order to replace carpet on 3 docks and to be evaluated prior to future repairs.
- The Board entered into contract with C.T. Male and Associates of Latham, NY for preliminary study of the Harbor. Work will include evaluation of existing gambion baskets, soil borings, subsurface inspection and recommendations moving forward. Due to the excessive rain and high water this process has been delayed while waiting for the water level to drop in the Harbor.
- We continue to appeal to the owners of the neglected boats and PWC stored behind the garages and request that the owners take steps to have them removed no later than June 01, 2019. Failure to move the identified property will leave the Board to address the problem and pass along associated costs to the owners of the property. John Zollo has volunteered his assistance as we continue to get the abandoned property removed. A **Motion was Approved** to accept John Zollo's offer to write a letter on the Boards behalf.
- The roof on Garage #5 is contracted to be replaced after June 01, 2019.

New Business:

- A Garage Working Group was formed with volunteers to address a 5 Year Capital Improvement Plan for the Garages and review other Garage issues. The following people have volunteered: Dave Fuller, Russ Esterline, Kent Molino and Nick Mastracchio, Rich Lockwood will be the Board Liaison.

Privilege of the Floor:

- Owners have noted various types of vehicles parked on or near the access ramp leading to the outside docks/north beach. Owners are reminded that this ramp area is to be used by vehicles only when dropping off and picking up; vehicles are not to be left parked there. Related signage will be improved.
- A question was raised by a homeowner concerning renewal of ALHA's dock permit (expires June 19, 2023). This renewal date will be noted on ALHA Meeting Agendas going forward. A maintenance dredging of the boat channel is also permitted through 2023.

The meeting was adjourned at 10:30 A.M.