

# Adirondack Lodges Homeowners Association, Inc.

P.O. Box 335 Adirondack NY 12808

On the East Shore of Schroon Lake

---

**ALHA BOARD MEETING  
Saturday, August 03, 2019  
Word of Life Headquarters  
71 Olmstedville Road  
Pottersville, NY**

The meeting was called to order at 9:02 A.M.

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

Owners Present: Donna Ware, Ted Ware, Regina Dietz, Bill Wildermuth, Don Noerr, Patty Noerr, Marie Bombardier, Roger Bombardier, Gary Karl, Bob Lockwood, Connie Fenton, George Muller, Carol Molino, Brian Tario, Carl Koehler, Angelo Pastizzo, Ann Nobis, Brian Nobis, Ralph Morrone, John Ugglia, Tom Lovely, Alice Lovely, Bob Kelso, Marlyn Kelso, Chris Cooper and Sara Kremer.

The Meeting Minutes of May 25, 2019 were approved.

## **Committee/Officer Reports**

### **Officers**

- *Deb Karl opened the meeting with a 30-year perspective on the Adirondack Lodges*
- *Linda Fay's and Susan Purdy's beautification of ALHA gardens was recognized and thanks expressed (See Note 1 of Building and Grounds Report)*

**Finance-** *Report attached*

**Insurance-** *Up to date*

**Buildings and Grounds-** *Report attached*  
*Guidelines were presented for planting and maintenance in common areas.*

**Community Water System-** *Report attached*

**Entertainment-** *ALHA Community Picnic August 03*

**Rental-** *Report attached*

**Compliance-** *Report attached*

### **Old Business:**

- ALHA Dock Permit- expires June 19, 2023. Maintenance dredging of the boat channel is also permitted through 2023.
- Update: Abandoned property on ALHA lands- Waiting on template letter from John Zollo
- Update: Harbor restoration project. Report by Mike Sposili. Soil borings and test pits have been completed. Underwater survey has been completed. Waiting on report with possible solutions to retaining wall, catwalks and docks.
- Update: Website- Governing documents have been uploaded to the website
- Update: Garage Working Group submitted a report with their findings. Further recommendations will be provided to the Board and Finance Committee for 2020 Budget preparations.
- The roof on Garage #5 has been replaced.

### **New Business:**

- Architectural approvals were authorized via email for the following:
  - Awnings- Units 21C, 24A and 24B
  - Air Conditioning- Units 10A and 14B
  - Garage vent- Garage 41-42
- Late payment fees were discussed regarding Past Due Assessment payments with a reminder/request for owners to pay assessments on time
- Tree removal requests have been received and will be evaluated
- A motion was made and Approved to spend up to \$1000 on additional dock carpet replacement for the main access dock on the outer docks. Finger docks will not be addressed at this time.
- A motion was made and Approved to spend up to \$500 to repair access to Right of Way in Mill Creek.
- Nomination Committee was formed with the following Owners: Jim Clement (Board Liaison), Donna Ware, Sara Kremer and Ann Nobis. Self-Nomination Forms will be sent to Owners.

### **Privilege of the Floor:**

- Discussion on tree removal requests took place.
- Several owners continued to advocate for unlimited short-term rentals at ALHA. The Board maintained its position that unlimited short-term rentals are a business use of units which does not comply with the Declarations.
- Jason Younes's excellent work and exemplary efforts to maintain ALHA property were recognized by several owners

**Executive Session:** Called to Order at 0800, Adjourned at 0845.

The Regular meeting was adjourned at 10:45 A.M.

Next Meeting October 12, 2020