

Adirondack Lodges Homeowners Association, Inc.

P.O. Box 335 Adirondack NY 12808

On the East Shore of Schroon Lake

ALHA BOARD MEETING Saturday, October 12, 2019 Horicon Community Center 6604 State Route 8 Brant Lake, NY

The meeting was called to order at 9:00 A.M.

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

Owners Present: Donna Ware, Ted Ware, Regina Dietz, Charlie Dietz, Bill Wildermuth, Doris Wildermuth, Don Noerr, Patty Noerr, Marie Bombardier, Roger Bombardier, Gary Karl, Connie Fenton, George Muller, Elizabeth Muller, Kent Molino, Carol Molino, Brian Tario, Carl Koehler, Linda Koehler, Ann Nobis, Brian Nobis, Mike Purdy, Susan Purdy, Tom Lovely, Alice Lovely, Marlyn Kelso, Paul White, Bobbi Henry, Dan Henry, Paul Foley, Joyce Foley, Nancy Esterline, Russ Esterline, Cynthia Gagnon, Mike Geraci, Kathy Kavanaugh, Jack Kavanaugh, Joe Tobia and Jeanne Clement.

CT Male made a presentation pertaining to the Harbor Restoration Project.

Note: The slide presentation and Project Summary were forwarded to ALHA owners via email on 10/19/19.

The Meeting Minutes of August 03, 2019 was Unanimously Approved with one correction under "Privilege of the Floor.

Committee/Officer Reports

Officers-*None*

Nominations-*Four self-nomination forms were received for the three positions. Dave Anglis, Gil Frank, Elizabeth Muller and Connie Fenton. Ballots will be mailed on 11/01/19 with a return date of 12/01/19*

Finance- *Report attached*

Insurance- *Up to date with the exception of one Unit. Owners of ATV's and Snow Mobiles are reminded to forward proof of insurance.*

Buildings and Grounds- *Report attached*

Community Water System- *Report attached*

Entertainment- *ALHA Community Picnic held on 08/03/19, fun had by all who attended. Picnic came in under budget.*

Rental- *Report attached*

Compliance- Report attached

All reports were Accepted Unanimously.

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-A Motion was made and Unanimously Approved to develop a written policy as it pertains to property stored on ALHA land. Policy to include what can be stored, when it can be stored and where it can be stored. Additionally, the policy shall include provisions for when said property's owner is in non-compliance, when the property has been abandoned and can be removed by ALHA, and for recouping ALHA's expense in the removal.
- Update: Harbor restoration project. A Motion was made and Unanimously Approved to proceed with a contract with CT Male for the next phase of development to include Survey, Preliminary and Final Design, Environmental Permitting, Municipal Approvals, Bidding Assistance, Construction Administration and Construction Oversight On-Site. Approval for cost not to exceed \$94,800.00.
- Tree Trimming and Removal was deferred to the January 2020 meeting.

New Business:

- Architectural approvals were authorized via email for the following:
 - Bear Carving at Unit 22C
 - Air Conditioning- Units 2B and 4A
 - Generator- Unit 12A
- Review of Proposed Budget for 2020-Copy Attached-Motion to Accept Unanimously Approved.
- Motion to Approve 3-year contract with Waste Management for Trash and Recycling removal, Unanimously Approved
- Motion to Approve Maintenance Contract with Fish Hollow Property Management (Jason Younes) for 2020, 2021 and 2022 was Unanimously Approved.
- Adirondack Marathon volunteers for 2020 were solicited. Mike Geraci volunteered to be the ALHA coordinator with the Marathon Committee.

Privilege of the Floor:

- Discussion on tree removal requests took place.
- A petition was circulated regarding the re-implementation of Black Fly remediation program previously conducted by Warren County
- Several owners continued to advocate for unlimited short-term rentals.
President Karl read a statement(attached) of the ALHA Board's position, ending discussion from the floor.

Executive Session: Called to Order at 12:15, Adjourned at 1315.

The Regular meeting was adjourned at 12:10 A.M.

Next Meeting January 18, 2020