

Adirondack Lodges Homeowners Association, Inc.

P.O. Box 335 Adirondack NY 12808

On the East Shore of Schroon Lake

ALHA Board Meeting
Saturday October 10, 2020 @ 9:00 AM
via Zoom Video Conference

The meeting was called to order at 9:05 A.M. with the Pledge of Allegiance and a moment of silence in memory of Mark Rockey.

Board Members present on Zoom Conference: Brad Koehler, Jim Clement, Elizabeth Muller, Gil Frank, Mike Sposili, Joe Troy, David Angliss. Bob Brown and Rich Lockwood.

Owners Signed on Zoom: Donna and Ted Ware, Regina and Charlie Dietz, Doris and Bill Wildermuth, Deb and Gary Karl, Connie Fenton, Carol and Kent Molino, Michelle and Brian Tario, Linda and Carl Koehler, Ann and Brian Nobis, Susan and Mike Purdy, Alice and Tom Lovely, Mary and Mike Geraci, Kathy and Jack Kavanaugh, Dianna and Bill Firth, Judy and Jeff Miller, Bill Wildermuth, Bill Wildermuth, Kate Whimple and Kevin Granger, Kim Molino, Elizabeth and Mike Snyder, Sally and Ralph Morrone, Sandy and Dan Vanno, Sara and Joel Kremer, Katheryn Reay and John Zollo, Cindy and Fred Marra, Rae and John Uggla and Kathy and Jack Kavanaugh.

Minutes of the August 01, 2020 meeting were Unanimously Approved.

Committee/Officer Reports

Officers-None

Finance- *Reports attached.*

2021 Operating Budget was approved as presented.

2021 Capital Budgets will be presented for approval at January 2021 meeting.

Increase of capital resale fee, from \$1000 to \$1200, was approved 8-1, Bob Brown voted against the proposal.

Insurance- *Up to date. 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- No report

Rental- *Report attached. The Board voted to add the current Rental Documents to the website.*

Compliance- *An issue with signs placed in front of one unit was addressed with the owner.*

All reports, except as noted, were Accepted Unanimously.

Old Business- Updates:

- Harbor restoration project. No report due to current litigation.
- ALHA Dock Permit- expires June 19, 2023. Maintenance dredging of the boat channel is also permitted through 2023.
- Roof replacement on Unit 22B and Garage 6 were completed. Roof repairs were completed on Units 6, 7, 8, 23 and 24.
- ALHA Handbook review is continuing with a completion date expected before January Meeting. We need your photos for the handbook. We all have so many pictures of our beautiful Lodges so please share them. Maybe even ones of the early days at the lodges! Please submit your photos electronically to Jeanne Clement at clementjeanne@yahoo.com by Sunday, November 15, 2020.
- Dock Sub-Committee submitted some recommendation for Board review and inclusion in the Handbook.

New Business:

- Architectural approvals were authorized via email for the following:
 - Storm doors and A/C at Unit 2A
 - Replacement A/C at Unit 1B
 - Gutters at Unit 17B
 - French Door installation/replacement at Unit 15C
- Approved at meeting
 - Window installation at Unit 23B
- Trash removal contract approval was tabled pending contract language clarification.
- Discussion took place about the Town of Horicon's inquiry regarding ALHA PWC moorings. The Board will work with the Dock-Sub Committee to propose a solution to the Town.
- Nominations-Six self-nomination forms were received for three open positions. Bill Firth, Alice Lovely, Kent Molino, Mike Sposili, John Uggla and Donna Ware. Ballots will be mailed on 11/01/20 with a return date of 12/01/20
- A motion was Unanimously Approved to authorize spending up to \$48,000 pending final quotes from three John Deere vendors.
- Discussion took place regarding establishing a committee to coordinate on-campus and off-campus recreational activities. The Board noted we currently have a Social Committee and suggested combining or expanding the scope of the Social Committee to include recreational activities. If anyone is interested in helping out, please reach out to the Social Committee and Kathy Kavanaugh.

Privilege of the Floor:

- An update regarding re-implementation of Black Fly remediation program previously conducted by Warren County was given by Bill Wildermuth.
- Gil Frank spoke about a community fundraiser to install an emergency generator with associated electrical and propane upgrades to the Horicon Firehouse located in Adirondack. A request was made to the FD via Joe Koch to provide ALHA with some additional information regarding the project and donations. Additional information from FD attached.
- Brian Tario asked whether a gag order on the Harbor Project was in place due to the on-going litigation, and the response was "no". Separately he asked whether there was an update on the timing, and the Board commented we are currently waiting on the judge. John Zollo confirmed this as well.

Executive Session: Called to Order at 0830, Adjourned at 0850.

The Regular meeting was adjourned at 10:40 A.M.

Next Meeting January 16, 2021