

Adirondack Lodges Homeowners Association, Inc.

P.O. Box 335 Adirondack NY 12808

On the East Shore of Schroon Lake

ALHA ANNUAL MEETING
Saturday, January 16, 2021
Via Zoom

The meeting was called to order by President Brad Koehler with the Pledge of Allegiance at 9:02 A.M.

Board Members present via Zoom: Dave Angliss, Bob Brown, Gil Frank, Brad Koehler, Rich Lockwood, Alice Lovely, Kent Molino, Elizabeth Muller, Mike Sposili

Owners Present signed on via Zoom: Marie and Roger Bombardier, Jeanne and Jim Clement, Regina and Charlie Dietz, Nancy and Russ Esterline, Connie Fenton, Kathy and David Fuller, Mary and Mike Geraci, Kate Whimple and Kevin Granger, Deb and Gary Karl, Kathy and Jack Kavanaugh, Linda and Carl Koehler, Sarah and Joel Kremer, Kim Molino, Ann and Brian Nobis, Janice and Angelo Pastizzo, Susan and Mike Purdy, Elizabeth and Michael Snyder, Michelle and Brian Tario, Donna and Ted Ware, Doris and Bill Wildermuth, Kathryn Reay and John Zollo.

REPORT OF OFFICERS: None

COMMITTEE REPORTS: Committee Reports were submitted and approved unanimously as listed below. Remaining reports were held over for the quarterly meeting.

Nominations:

The following owners were elected to the Board of Directors: Alice Lovely, Kent Molino and Mike Sposili. Please see attached report (emailed 1/13/21) for additional information about the election.

Rental: See attached report (emailed 1/13/21).

The Board expressed its thanks to Jim Clement and Joe Troy for their service to ALHA as a Board Members.

The Annual Meeting was adjourned at 9:16 am.

1/17/21

Adirondack Lodges Homeowners Association, Inc.

P.O. Box 335 Adirondack NY 12808

On the East Shore of Schroon Lake

ALHA BOARD MEETING
Saturday, January 16, 2021
Via Zoom
Following Annual Meeting

The meeting was called to order by President Brad Koehler at 9:16 A.M.

Board Members present via Zoom: Dave Angliss, Bob Brown, Gil Frank, Brad Koehler, Rich Lockwood, Alice Lovely, Kent Molino, Elizabeth Muller, Mike Sposili

Owners signed on via Zoom: Marie and Roger Bombardier, Jeanne and Jim Clement, Regina and Charlie Dietz, Nancy and Russ Esterline, Connie Fenton, Kathy and David Fuller, Mary and Mike Geraci, Kate Whimple and Kevin Granger, Deb and Gary Karl, Kathy and Jack Kavanaugh, Linda and Carl Koehler, Sarah and Joel Kremer, Carol Molino, Kim Molino, Ann and Brian Nobis, Janice and Angelo Pastizzo, Susan and Mike Purdy, Elizabeth and Michael Snyder, Michelle and Brian Tario, Donna and Ted Ware, Doris and Bill Wildermuth, Kathryn Reay and John Zollo.

Election of Officers: The following officers were elected unanimously by the board:

President: Brad Koehler
Vice President: Mike Sposili
Secretary: Alice Lovely
Treasurer: Dave Angliss

A Motion was Approved for the following appointments:

Assistant Treasurers: Jim Clement and Mike Purdy
Community Water System: Debbie Karl

Approval of Minutes: The Meeting Minutes of October 10, 2020 were approved as presented.

Committee Chairperson Appointments: The following committee chairpersons were appointed for 2021:

Finance – Dave Angliss
Insurance – Mike Purdy (Association Insurance)
 Mary Lockwood (Homeowner Insurance)
 Carol Molino (Boat, PWC, ATV, Golf Cart, Snowmobile)
Buildings and Grounds – Mike Purdy and Gil Frank (Co-Chairs)
Community Water System – Debbie Karl
Social/Activities – Ann Nobis
Architectural – The Board
Rental – Elizabeth Muller
Compliance – Rich Lockwood

Committee Volunteers:

Finance – Dave Angliss, Jim Clement, Mike Purdy, Bob Brown, John Ugglia

Insurance – Mike Purdy, Mary Lockwood, Carol Molino, Dave Angliss

Buildings and Grounds – Mike Purdy, Gil Frank, Mike Sposili, Dave Fuller, Alice Lovely, Kevin Granger

Community Water System – Debbie Karl, Gil Frank, Mike Purdy, Kent Molino

Social/Activities – Ann Nobis, Mike Sposili, Ken Carroll, Mike Purdy, Gil Frank

Architectural – The Board

Rental – Elizabeth Muller, Marilyn Eiland, Linda Fay, Connie Fenton, Cynthia Gagnon, Deb Karl, Sara Kremer, Mary Lockwood, Brian Tario

Compliance – Rich Lockwood, Brad Koehler, Kevin Granger

All owners are welcome and encouraged to serve as volunteers on any of these committees. If interested, please email Secretary Alice Lovely at aloveybus@gmail.com.

Committee Reports: The following Committee Reports were approved unanimously.

Finance: Please see attached report. Additional information:

- Explanation of Assessments:
 - A2 applies to the townhouses
 - A3 applies to all the common areas that are shared by the townhouses and Mill Creek residents (beach, plaza, harbor, etc.)
 - “Garage” applies only to homeowners who have a garage
- Reminders when paying your dues: Please:
 - send separate checks for each assessment, as the accounts (A2/A3/garages) are separate and funds cannot be transferred from one account to another.
 - do not staple checks to anything.
 - do not send postdated checks.
 - plan to mail your payment early, as the mail service has been very slow.
- An amount charged by our engineering firm CT Male may be refunded by our insurance carrier as it relates more appropriately in our view as a legal expense.
- In response to a question, Treasurer Dave Angliss said that there are no special assessments planned for this year.

Insurance: Please see attached report for full information. (emailed 1/13/21)

- Due to the current litigation about the harbor, we have so far been unable to renew the umbrella policy covering our Directors and Officers policy.

Buildings and Grounds: Please see the attached report (emailed 1/13/21). In addition:

- The committee is working to remove the abandoned pop-up camper on Lot 70.
- Thanks to Mike Purdy for negotiating a great deal on the purchase of the new tractor.

Community Water System: Please see the attached report. (emailed 1/13/21) and be sure to follow the recommendations at the end of the report.

Architectural: Since the last meeting, the board has approved the following;

- Closet under deck and lattice work for unit 9C
- Deck extension for unit 6B

Social/Activities: No written report.

- We hope to be able to hold the annual picnic on August 7.
- There was a brief discussion about attempting a virtual get-together for new members and anyone interested. Alice Lovely, Ann Nobis and Kathy Kavanaugh will work on this.
- There was also a suggestion to have a place on the website for members to post activities if they are looking for extend the invitation to others.

Compliance – No written report. Residents are reminded that dogs need to be leashed on ALHA property, regardless of season.

Old Business:

- ALHA Dock Permit expires June 19, 2023 (information only)
Harbor restoration project: No update on the project was provided due to the pending litigation. Regarding the pending litigation, the court has established a date (February 24, 2021) for oral argument. An update will be provided to the community after that proceeding.
- **Handbook** review is ongoing.
- **Dock Sub-Committee** proposal is ongoing. The board would like the size limits on all boats to be the same; however, limitations imposed by the narrower berths in the harbor and restrictions by the town on the outer (channel) docks still must be considered. It is hoped that the town rules regarding 20 feet length apply to the “class” of boat i.e., a 20 foot class boat may be somewhat longer due to the motor and/or swim platform. The town has not lodged any objection to the boats in the channel.
- **Town inquiry regarding PWC moorings:** Kent Molino is working with the Town of Horicon regarding obtaining permits for personal watercraft moored off the north beach. A good working relationship has been established with Scott Olson, the Horicon Zoning Administrator, and we hope to secure sufficient permits for the PWCs.

New Business:

- The Board Unanimously Approved the tentative meeting dates as follows:
 - May 29, 2021
 - August 7, 2021 The annual picnic will be held the same day, if circumstances permit.
 - October 9, 2021
 - January 15, 2022

Privilege of the Floor:

- **Confidentiality of ALHA Directory** – Regina Dietz raised this issue - A few months ago, many homeowners received, at their primary residence, promotional mail from a realtor. Apparently, a former homeowner shared the ALHA directory with the realtor. **Please do not share our community directory (or your login to the ALHA website) with anyone outside the community.** This information is solely for the use of ALHA owners. A recommendation was made to add a statement about confidentiality to the top of the directory.
- **ALHA does not have a public docking space.** There were several comments and questions regarding the availability of a “public” docking space and discussion ensued. The outermost dock (located on the OUTSIDE end of the channel docks) belongs to a homeowner who does not currently own a boat. It is NOT available for the use of homeowners or guests without the

specific approval of the homeowner. It is NOT available for day docking or passenger pick-up/drop-off. Please direct any questions to the Dock Sub-Committee (chair: Kent Molino).

- **Schroon lake marina and insurance on rented boats** – There were a few comments and questions regarding insurance on rental boats. Schroon Lake Marina does provide Carol Molino with information on its insurance policy on rental boats. However, it is imperative that any renter or guest of a homeowner notify the Association that the boat is to be docked at ALHA (presumably in the owner's slip) and provide proof of insurance to Carol Molino at cmolino6@gmail.com.
- **Black flies** – Bill Wildermuth updated us on his quest to find a means to minimize these pests. He has done extensive research and spoken with many town supervisors. There are few if any professional mitigators who come recommended by prior users. If you know of someone, please contact Bill Wildermuth. Kathy Kavanaugh expressed the desire to ensure sure that any mitigation efforts be environmentally sound. A suggestion was made to contact a local college, for example, Paul Smith's, to see if there was any interest in students and/or faculty taking on the project for research purposes.
- **Horicon Fire Department community fundraiser** – Gil Frank reported that the Horicon Fire Department had raised enough money to purchase the generator it sought, and it has been ordered. The Department is grateful to all who contributed.
- **ALHA website:** alhaschroonlake.com. Board minutes, community by-laws, homeowner info and other useful information is posted there. Questions re website- please contact Mike Sposili (msposili@skidmore.edu) or Alice Lovely (alovelybus@gmail.com).

The meeting was adjourned at 10:36 A.M.

1/29/2021

Adirondack Lodges Homeowners Association

BUDGET VS. ACTUALS: 2020 BUDGET - FY20 P&L

January - December 2020

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
A2- Capital Assessment	32,400.00	32,400.00	0.00	100.00 %
A2- Resale Capital Assessment	1,800.00	1,200.00	600.00	150.00 %
A2- Working Assessment	94,500.00	94,500.00	0.00	100.00 %
A3- Capital Assessment	292,500.00	292,500.00	0.00	100.00 %
A3- Resale Capital Assess	1,200.00	800.00	400.00	150.00 %
A3- Working Assessment	78,000.00	78,000.00	0.00	100.00 %
A3- Wrkng Asses Late/Misc Fees	165.00		165.00	
Garage Capital Assessment	20,025.00	20,025.00	0.00	100.00 %
Garage- Association Fees	17,800.00	17,800.00	0.00	100.00 %
Total Income	\$538,390.00	\$537,225.00	\$1,165.00	100.22 %
GROSS PROFIT	\$538,390.00	\$537,225.00	\$1,165.00	100.22 %
Expenses				
A2- Building Maintenance	3,925.56	4,000.00	-74.44	98.14 %
A2- Contract Services	41,709.60	41,700.00	9.60	100.02 %
A2- Corporate Tax	224.00	500.00	-276.00	44.80 %
A2- Electric	3,658.99	4,000.00	-341.01	91.47 %
A2- Equipment Maintenance	761.32	750.00	11.32	101.51 %
A2- Grounds Maintenance	8,769.24	8,500.00	269.24	103.17 %
A2- Insurance	550.00	600.00	-50.00	91.67 %
A2- Legal and Professional Fees		100.00	-100.00	
A2- Miscellaneous		450.00	-450.00	
A2- Postage/Office		100.00	-100.00	
A2- Septic System	454.75	2,000.00	-1,545.25	22.74 %
A2- Water System	7,932.44	6,800.00	1,132.44	116.65 %
A3 - Lot 70 Taxes	379.50	400.00	-20.50	94.88 %
A3- Assn Social Events		400.00	-400.00	
A3- Bank Charges		25.00	-25.00	
A3- Building Maintenance	300.00	150.00	150.00	200.00 %
A3- Contract Services	41,709.61	41,700.00	9.61	100.02 %
A3- Corporate Taxes	534.00	500.00	34.00	106.80 %
A3- Electric	839.06	1,200.00	-360.94	69.92 %
A3- Equipment Maintenance	878.61	750.00	128.61	117.15 %
A3- Garage Capital Assessment	675.00	675.00	0.00	100.00 %
A3- Garage Working Assessment	600.00	600.00	0.00	100.00 %
A3- Grounds Maintenance	9,522.21	9,500.00	22.21	100.23 %
A3- Insurance	9,776.86	10,000.00	-223.14	97.77 %
A3- Legal/ Prof Fees/Permits	2,251.50	600.00	1,651.50	375.25 %
A3- Maintenance Office Propane	384.15	500.00	-115.85	76.83 %
A3- Miscellaneous		400.00	-400.00	
A3- Septic System		100.00	-100.00	
A3- Telephone/Postage/ Office	1,754.74	1,750.00	4.74	100.27 %

Adirondack Lodges Homeowners Association

BUDGET VS. ACTUALS: 2020 BUDGET - FY20 P&L

January - December 2020

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
A3- Trash Disposal	4,066.23	4,000.00	66.23	101.66 %
Garage - Equipment Maint.	26.63		26.63	
Garage- Building/Grounds Maint.	141.76	2,000.00	-1,858.24	7.09 %
Garage- Contract Services	2,573.28	3,000.00	-426.72	85.78 %
Garage- Electric	475.00	500.00	-25.00	95.00 %
Garage- Insurance	5,624.86	5,500.00	124.86	102.27 %
Garage- Miscellaneous		50.00	-50.00	
Garage- Taxes	6,704.93	7,000.00	-295.07	95.78 %
Total Expenses	\$157,203.83	\$160,800.00	\$ -3,596.17	97.76 %
NET OPERATING INCOME	\$381,186.17	\$376,425.00	\$4,761.17	101.26 %
Other Income				
Interest Income	537.22	250.00	287.22	214.89 %
Total Other Income	\$537.22	\$250.00	\$287.22	214.89 %
Other Expenses				
A2- Capital Expense				
A2 - Equipment Capital Expense	487.22		487.22	
A2 - General Capital Expenses		15,000.00	-15,000.00	
A2 - Roofs, Siding, Decks	26,425.17		26,425.17	
A2 - Septic System Capital Exp	8,554.65		8,554.65	
A2 - Water System Capital Exp	1,270.63		1,270.63	
Total A2- Capital Expense	36,737.67	15,000.00	21,737.67	244.92 %
A2- Staining Expense	11,300.00		11,300.00	
A2- Transfer to Staining Res		25,000.00	-25,000.00	
A3- Capital Expense				
A3 - Equipment Capital Expense	730.84		730.84	
A3 - General Capital Expenses	1,500.00	5,000.00	-3,500.00	30.00 %
A3 - Harbr, Dredg, Dcks, Beach	25,405.02	285,000.00	-259,594.98	8.91 %
Total A3- Capital Expense	27,635.86	290,000.00	-262,364.14	9.53 %
Garage Capital Expense	16,514.12	15,800.00	714.12	104.52 %
Total Other Expenses	\$92,187.65	\$345,800.00	\$ -253,612.35	26.66 %
NET OTHER INCOME	\$ -91,650.43	\$ -345,550.00	\$253,899.57	26.52 %
NET INCOME	\$289,535.74	\$30,875.00	\$258,660.74	937.77 %

Adirondack Lodges Homeowners Association

BALANCE SHEET

As of December 31, 2020

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
A2 Capital Capital CD 3128604	0.00
A2 Capital Capital CD 3128605	21,573.33
A2 Staining CD 3128603	0.00
A2- Captial Reserve 2324	28,954.68
A2- Checking 8034	4,691.23
A2- Staining & Pollution 1518	47,434.33
A2- Working Reserve 3846	28,115.22
A3 Capital CD 3128601	0.00
A3 GFNB&T HARBOR 4727	1,103.12
A3- Captial Reserve 4623	38,528.11
A3- Checking 8047	6,698.45
A3- Working Reserve 3859	11,026.70
Garage Capital Reserve 3087	9,227.37
Garage Checking 5727	14,768.25
Trust account	269,500.00
Total Bank Accounts	\$481,620.79
Accounts Receivable	
A3 - Wrk Assmnt Due & Unpaid	0.00
Assessments Receivable	3,806.25
Assmnt/fees Due & Unpaid	0.00
Total Accounts Receivable	\$3,806.25
Other Current Assets	
Exchange	0.00
Undeposited Funds	0.00
Total Other Current Assets	\$0.00
Total Current Assets	\$485,427.04
TOTAL ASSETS	\$485,427.04
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	0.00
Total Accounts Payable	\$0.00
Total Current Liabilities	\$0.00
Total Liabilities	\$0.00
Equity	
Opening Bal Equity	0.00
Owner's Capital	0.00
Retained Earnings	196,237.78
Net Income	289,189.26
Total Equity	\$485,427.04
TOTAL LIABILITIES AND EQUITY	\$485,427.04

Adirondack Lodges Homeowners Association

PROFIT AND LOSS BY LOCATION

January - December 2020

	A2 CAPITAL	A2 OPERATIONS	A2 STAINING	A3 CAPITAL	A3 OPERATIONS	GARAGE CAPITAL	GARAGE OPERATIONS	TOTAL
Income								
A2- Capital Assessment	32,400.00							\$32,400.00
A2- Resale Capital Assessment	1,800.00							\$1,800.00
A2- Working Assessment		94,500.00						\$94,500.00
A3- Capital Assessment				292,500.00				\$292,500.00
A3- Resale Capital Assess				1,200.00				\$1,200.00
A3- Working Assessment					78,000.00			\$78,000.00
A3- Wrkng Asses Late/Misc Fees				165.00				\$165.00
Garage Capital Assessment						20,025.00		\$20,025.00
Garage- Association Fees							17,800.00	\$17,800.00
Total Income	\$34,200.00	\$94,500.00	\$0.00	\$293,865.00	\$78,000.00	\$20,025.00	\$17,800.00	\$538,390.00
GROSS PROFIT	\$34,200.00	\$94,500.00	\$0.00	\$293,865.00	\$78,000.00	\$20,025.00	\$17,800.00	\$538,390.00
Expenses								
A2- Building Maintenance		3,925.56						\$3,925.56
A2- Contract Services		41,709.60						\$41,709.60
A2- Corporate Tax		224.00						\$224.00
A2- Electric		3,658.99						\$3,658.99
A2- Equipment Maintenance		761.32						\$761.32
A2- Grounds Maintenance		8,769.24						\$8,769.24
A2- Insurance		550.00						\$550.00
A2- Septic System		454.75						\$454.75
A2- Water System		7,932.44						\$7,932.44
A3 - Lot 70 Taxes					379.50			\$379.50
A3- Building Maintenance					300.00			\$300.00
A3- Contract Services					41,709.61			\$41,709.61
A3- Corporate Taxes					534.00			\$534.00
A3- Electric					839.06			\$839.06
A3- Equipment Maintenance					878.61			\$878.61
A3- Garage Capital Assessmemt					675.00			\$675.00
A3- Garage Working Assessment					600.00			\$600.00
A3- Grounds Maintenance					9,522.21			\$9,522.21
A3- Insurance					9,776.86			\$9,776.86
A3- Legal/ Prof Fees/Permits					2,251.50			\$2,251.50
A3- Maintenance Office Propane					384.15			\$384.15
A3- Telephone/Postage/ Office				0.00	1,754.74			\$1,754.74
A3- Trash Disposal					4,066.23			\$4,066.23
Garage - Equipment Maint.							26.63	\$26.63
Garage- Building/Grounds Maint.							141.76	\$141.76
Garage- Contract Services							2,573.28	\$2,573.28
Garage- Electric							475.00	\$475.00
Garage- Insurance							5,624.86	\$5,624.86
Garage- Taxes							6,704.93	\$6,704.93
Total Expenses	\$0.00	\$67,985.90	\$0.00	\$0.00	\$73,671.47	\$0.00	\$15,546.46	\$157,203.83
NET OPERATING INCOME	\$34,200.00	\$26,514.10	\$0.00	\$293,865.00	\$4,328.53	\$20,025.00	\$2,253.54	\$381,186.17
Other Income								
Interest Income	15.60	48.66	29.94	53.48	30.13	5.17	7.76	\$190.74
Total Other Income	\$15.60	\$48.66	\$29.94	\$53.48	\$30.13	\$5.17	\$7.76	\$190.74
Other Expenses								
A2- Capital Expense								\$0.00
A2 - Equipment Capital Expense	487.22							\$487.22
A2 - Roofs, Siding, Decks	26,425.17							\$26,425.17
A2 - Septic System Capital Exp	8,554.65							\$8,554.65
A2 - Water System Capital Exp	1,270.63							\$1,270.63
Total A2- Capital Expense	36,737.67							\$36,737.67
A2- Staining Expense			11,300.00					\$11,300.00
A3- Capital Expense								\$0.00
A3 - Equipment Capital Expense				730.84				\$730.84
A3 - General Capital Expenses				1,500.00				\$1,500.00
A3 - Harbr, Dredg, Dcks, Beach				25,405.02				\$25,405.02
Total A3- Capital Expense				27,635.86				\$27,635.86
Garage Capital Expense						16,514.12		\$16,514.12
Total Other Expenses	\$36,737.67	\$0.00	\$11,300.00	\$27,635.86	\$0.00	\$16,514.12	\$0.00	\$92,187.65
NET OTHER INCOME	\$ -36,722.07	\$48.66	\$ -11,270.06	\$ -27,582.38	\$30.13	\$ -16,508.95	\$7.76	\$ -91,996.91
NET INCOME	\$ -2,522.07	\$26,562.76	\$ -11,270.06	\$266,282.62	\$4,358.66	\$3,516.05	\$2,261.30	\$289,189.26

Adirondack Lodges Homeowners Association

STATEMENT OF CASH FLOWS
January - December 2020

	A2 CAPITAL	A2 OPERATIONS	A2 STAINING	A3 CAPITAL	A3 OPERATIONS	GARAGE CAPITAL	GARAGE OPERATIONS	NOT SPECIFIED	TOTAL
OPERATING ACTIVITIES									
Net Income	-2,522.07	26,562.76	-11,270.06	266,282.62	4,358.66	3,516.05	2,261.30		\$289,189.26
Adjustments to reconcile Net Income to Net Cash provided by operations:									\$0.00
Assessments Receivable	0.00	0.00		-3,806.25	0.00	0.00	0.00	0.00	\$ -3,806.25
Exchange		-25,000.00	30,000.00		-5,000.00			0.00	\$0.00
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	0.00	-25,000.00	30,000.00	-3,806.25	-5,000.00	0.00	0.00	0.00	\$ -3,806.25
Net cash provided by operating activities	\$ - 2,522.07	\$1,562.76	\$18,729.94	\$262,476.37	\$ -641.34	\$3,516.05	\$2,261.30	\$0.00	\$285,383.01
NET CASH INCREASE FOR PERIOD	\$ - 2,522.07	\$1,562.76	\$18,729.94	\$262,476.37	\$ -641.34	\$3,516.05	\$2,261.30	\$0.00	\$285,383.01
Cash at beginning of period	53,050.08	31,243.69	28,704.39	46,654.86	18,366.49	5,711.32	12,506.95	0.00	\$196,237.78
CASH AT END OF PERIOD	\$50,528.01	\$32,806.45	\$47,434.33	\$309,131.23	\$17,725.15	\$9,227.37	\$14,768.25	\$0.00	\$481,620.79

To: ALHA Owners
From: Gil Frank, Michael B Purdy
Co-Chairs of Buildings and Grounds
Date: January 16, 2021
RE: Buildings and Grounds Report for 2020

1. Thanks to Jason for the tremendous job he does in all aspects of his work. It is obvious he really cares about the lodges by the attention he pays to all aspects of the maintenance operation. Jason is a treasure.
2. Thank you to everyone who helped with projects this year. A special thanks goes to Linda Fay and Susan Purdy for planning the beautiful gardens.
3. This round of staining and repair all townhouses has been completed. The final building, #8 was completed this fall. We will inspect the buildings in the spring and make recommendations for a new round of staining.
4. The roof on the east side of 22B was replaced as the result of persistent leaks. The ridge caps on buildings 6,7,8,23,and 24 were replaced due to deterioration.
5. The roof on garage 5 was replaced.
6. The heater in the water plant was replaced.
7. The septic lift station #5 in front of building 8 was rebuilt and new pumps installed.
8. Our tractor was traded in for a new. The old one was 11 years old and needed a number of expensive repairs.
9. We have contracted with a new company for garbage and recycling. Casella.
10. A number of architectural requests were approved for AC, generators, deck expansions, windows, and screening below decks.
11. The ROW docks were recarpeted and steps were taken to make sure 4 boats would fit.
12. The tennis and basketball courts were complete cleaned by volunteers.

RENTAL COMMITTEE YEAR END 2020
REPORT TO THE BOARD OF DIRECTORS
JANUARY 16, 2021

	2015	2016	2017	2018	2019	2020
# of GUESTS	175	196	208	45	0	10
# OF RENTAL PERIODS	25	29	28	6	0	2
# OF NIGHTS	~130	178	151	30	0	14
# OF COMPLAINTS	3 (NO FINES ASSESSED)	3 (NO FINES ASSESSED)	2 (NO FINES ASSESSED)	1 (NO FINE ASSESSED)	0	0

- The rental documents for 2021 have been approved by all team members and by the Board with the length of boats remaining open pending approval of the Dock Sub-committee recommendations. The documents will be posted on the ALHA website.
- Approved adjustments to the documents include:
 1. language referencing the DOH was removed.
 2. the first paragraph with instructions regarding how to submit the rental form was returned to the document.
 3. clarifications to the parking language.
 4. increased specificity regarding the beach and plaza area.
- Homeowners are encouraged to follow the Rental Enforcement Policy to report any issues as they occur. In our experience this process has been shown to be effective in resolving complaints. Our policy gives the rental homeowners an opportunity to resolve the issue in a timely manner to mitigate any negative impact to the homeowners, the rental homeowner and the rental guests.
- Thank you to the members of the Rental Committee for their service to our community. All members have agreed to remain on the team for 2021.

Respectfully submitted,

Elizabeth Muller, Chairperson, and Team Members:

Marilyn Eiland	Debbie Karl (alternate RA)
Linda Fay (RA)=Rental Ambassador	Sara Kremer
Connie Fenton (RA)	Mary Lockwood (RA)
Cynthia Gagnon (RA)	Brian Tario

1.7.20 ETM

**Adirondack Lodges Homeowner's Association, Inc. (ALHA)
Community Water System (CWS)**

JANUARY 16, 2021 CWS REPORT

1. ALHA's CWS provides water for drinking and household use. Throughout the year all water sampling and lab analysis have been performed and reported in compliance with New York State (NYS) Department of Health (DOH) requirements including federally-reported Safe Drinking Water Information System (SDWIS) tests each August, results of which are detailed in an Annual Water Quality Report (AWQR) shared with homeowners each May.
2. Morris Coolidge continues to co-operate ALHA's CWS with Debbie Karl as contracted to ensure round-the-clock, year-round, licensed Water Operator coverage as required by NYS regulations. In addition to satisfying compliance requirements, ALHA's Water Co-Operators also assess and oversee repairs, preventive maintenance and capital improvements to promote optimal functioning of the CWS.
3. Under recent NYS legislation, NYS DOH in 2021 requires testing of drinking water systems for PFOS and dioxane. Accordingly, ALHA's CWS will be sampled for these in February and repeated the following quarter.
4. Sincere thanks go to Jason Younes, Gil Frank and Mike Purdy for helping with CWS daily readings.

5. ALHA TOWNHOME RESIDENTS ARE REQUESTED TO READ AND HEED THE REMINDERS BELOW:

- **WINTER TIPS:** Homeowners are reminded to shut off their water* and to drain it to the lowest level of their unit when leaving campus during freezing weather. Also recommended is to shut off hot water heaters to conserve energy while away. If a heating failure should occur, use of a "Winter Watchman" temperature-controlled lamp can provide a visible alert. Red bulbs installed in alert lamps are especially visible.
- *Homeowners are NEVER TO USE A CURB-STOP VALVE for shutting off water to their unit. Instead, always use the inside water shut-off valve for that purpose. Curb-Stop valves are vulnerable to breakage (producing leaks) and cause problems in reverse-pressure situations such as outages. Curb-stop valves are intended to be used only for CWS maintenance and repair.
- Whenever away from your unit longer than one week, it is advised that water be run for FIVE (5) minutes from each tap before consumption in order to make sure that effectively treated water runs from all taps, as well as to clear lead or copper that can accumulate when pipes and plumbing fixtures are unused for a period of time.
- Homeowners should consider replacing older water heaters that could fail and leak.
- ALHA residents are encouraged to keep a supply of bottled water on hand in case there is ever a water emergency.
- Please contact Debbie Karl if you have questions—Cell Phone: (585) 802-7370.

To: ALHA Owners

From: Michael Purdy

Date: 1/16/21

RE: Insurance Report

All required insurances policies for 2021 are in place. It should be noted that Philadelphia Insurance, our carrier for a number of years, would not renew our Director and Officers Insurance because of the current lawsuit against ALHA. We were able to purchase a D&O Insurance Policy from Travelers. We were not able to purchase umbrella insurance over the D&O policy as it would have been unaffordable.

All townhome owners are up to date on their individual homeowner policies.

As boat, ATV, and golfcart insurances policies renew in the spring/summer be sure to get your proof of insurance to Carol Molino.

NOMINATIONS COMMITTEE
Report to the Board of Directors
January 16, 2021

The ballots were counted on Saturday, December 5, 2020 at the Horicon Town Hall. Committee members present were Jeanne Clement, Mike Geraci, and Elizabeth Muller. Covid-19 precautions were followed during the ballot count.

The homeowners elected were Alice Lovely, Kent Molino and Mike Sposili.

All candidates were informed of the outcome and the specific vote count by our President, Brad Koehler.

All homeowners were notified of the election results by President Koehler on December 8, 2020.

At the suggestion of a homeowner, an additional measure was added this year. Each homeowner was notified that their envelope was received at the Adirondack Post Office. Reminders were sent to those from whom envelopes had not been received. Special thanks to Mike Purdy, our designee for this year, who collected the ballots from the Post Office and sent out the notifications.

A detailed process of the ballot count was emailed to all homeowners on November 22, 2020.

As an additional privacy measure, after the ballots were opened, they were randomly numbered 1-68, and the votes were recorded on each committee member's tally sheet with each ballot listed individually by number.

An analysis of the vote count follows:

		COMMENTS	COMMENTS
TOTAL BALLOT RETURN RATE	87%	68 BALLOTS RETURNED OUT OF POSSIBLE 78	78 = TOTAL MEMBERSHIP ALHA+MCHA
ALHA BALLOT RETURN RATE	96%	54/56	56=ALHA MEMBERSHIP
MILL CREEK BALLOT RETURN RATE	64%	14/22	22= MCHA MEMBERSHIP

TOTAL # VOTES SUBMITTED	189 OUT OF A POSSIBLE 201 (94%)	67 BALLOTS WITH 3 VOTES EACH=201 POSSIBLE VOTES	ONE BALLOT INVALID (see below)
# BALLOTS INCOMPLETE WITH ONLY ONE VOTE	1		2 VOTES NOT CAST
#BALLOTS INCOMPLETE WITH ONLY TWO VOTES	10	9 OF THESE BALLOTS CAST VOTES FOR THE SAME TWO CANDIDATES	10 VOTES NOT CAST
# BALLOTS INVALID	1	BALLOT WAS RETURNED BUT VOTES NOT CAST	HOMEOWNER UNABLE TO VOTE DUE TO HEALTH REASONS.NOTE TO THIS EFFECT WAS IN THE ENVELOPE
# WRITE IN CANDIDATES	1	CINDY MARRA	

Original ballots and tally sheets are filed in the ALHA office and are available for review.

All homeowners are invited to join the 2021 Nominations Committee. Please contact Brad Koehler or Elizabeth Muller if you are interested.

Respectfully submitted,

Jeanne Clement	Ann Nobis
Mike Geraci	Elizabeth Muller (chair)

Recommendations from the dock sub-committee

Current boats are grandfathered - no homeowner will be asked to remove a current boat. Going forward, for any new/used boats purchased by homeowners:

- Harbor docks- recommended width is 8 feet with no boat being wider than 8'6". Recommended length is 20 feet with no boat being longer than 22 feet as measured from the most prominent bow extension to the most prominent stern extension (e.g. swim platform, motor in the down position, etc.).
- Outer docks - recommended width is 8 feet with no boat being wider than 8'6". As dictated by our Town of Horicon permit, no boat shall be longer than 22 feet as measured from the most prominent bow extension to the most prominent stern extension (e.g. swim platform, engine in the down position, etc.).
- ROW docks - recommended width is 8 feet with no boat being wider than 8'6". Recommended length is 20 feet with no boat being longer than 22 feet measured from the most prominent bow extension to the most prominent stern extension (e.g. swim platform, engine in the down position, etc.).
- New boats not meeting the above stated dimensions nor without approval cannot be docked at ALHA docks. If a homeowner refuses to remove the boat, the board has the option of either removing the boat at the homeowner's expense or fine the owner \$50/day until the boat is removed. A notice should be included that reflects any fines unpaid after 90 days may result in the filing of a lien against the homeowner's unit or single-family home.
- Renters and guests are not allowed to dock boats on the north side (straight side) of the outer docks.
- No permanent dock alterations shall occur without written approval. The board will determine who is responsible for granting approval.
- No portion of any boat/watercraft shall be permitted to overhang any walkway of the docks.

Regarding boat insurance for renters/guests of homeowners:

- Renters and guests of homeowners are required to provide proof of boat insurance to the person responsible for collecting boat insurance for ALHA prior to a boat utilizing ALHA docks.
- Additional recommended information to gather is the renter's/guest's name, home address and phone number.
- If boat insurance is not provided before utilization of ALHA docks, then a fine of \$250/day will be assessed to the homeowner associated with the renter/guest until proof of insurance is provided. A notice should be included that reflects any fines unpaid after 90 days may result in the filing of a lien against the homeowner's unit or single-family home.