

Adirondack Lodges Homeowners Association, Inc.

P.O. Box 335 Adirondack NY 12808

On the East Shore of Schroon Lake

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ALHA BOARD MEETING  
Saturday, May 29, 2021  
Via Zoom

The meeting was called to order by President Brad Koehler at 9:02 a.m. with the Pledge of Allegiance followed by a moment of silence for all who have died in service to our country.

**Board Members present via Zoom:** David 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, Vicki and Ken Carroll, Jeanne and Jim Clement, Regina and Charlie Dietz, Nancy and Russ Esterline, Connie Fenton, Dianna and Bill Firth, Kathy and David Fuller, Mary and Mike Geraci, Kate Whimble and Kevin Granger, Deb and Gary Karl, Kathy and Jack Kavanaugh, Linda and Carl Koehler, Sarah and Joel Kremer, Cindy and Fred Marra, Jane and Nick Mastracchio, Judy and Jeff Miller, Carol Molino, Ann and Brian Nobis, Patty and Don Noerr, Susan and Mike Purdy, Debbie Rockey, Irma and Arthur Roitstein, Elizabeth and Michel Snyder, Michelle and Brian Tario, Karen and Joe Troy, Bridget O'Rourke and Karl Urich, Donna and Ted Ware, Eva Wengler, Doris and Bill Wildermuth, Kathryn Reay and John Zollo.

**Approval of Minutes:** The Meeting Minutes of January 16, 2021 were approved as presented.

**Welcome to New Homeowners:** President Brad Koehler welcomed new homeowners who joined ALHA in 2020 and 2021 year to date:

- Bill and Dianna Firth – Unit 5A
- Kevin Granger and Kate Whimble – Unit 15 B
- Paul and Susan Spofford and Vince and Laurie Pasqualino – Unit 12B
- Karl Urich and Bridget Rourke – 239 Mill Creek Road

**Reports:** All Committee Reports were approved unanimously.

**Officers:**

- Mike Sposili informed us that Mark Rockey's name will be added to the memorial plaque near the harbor.

**Finance:** Please see attached report (emailed 5/17). In addition:

- The board unanimously approved the expenditure of \$16,000 for a new lawn mower, which will be allocated as follows to capital expenditures: 80% to A2 and 20% to A3.

**Buildings and Grounds:** Please see the attached report (emailed 5/17). In addition:

- Gil Frank, Mike Purdy and Alice Lovely conducted a “walk around” of the townhomes on 5/22. The buildings are in good shape. Mike will give Jason a list of needed minor repairs such as paint touch ups, repair of latticework, etc.
- The board unanimously approved a motion to install two bat houses in inconspicuous places on campus.
- Three trees on Hawk Court will be cut down. One is dead and two others are diseased.
- Joe Troy sought and received board approval to put on the usual 4<sup>th</sup> of July fireworks display.

**Community Water System:** Please refer to the attached report and the annual report emailed on 5/17. Deb Karl asked that we all try to conserve and use water wisely. In particular, please use ALHA’s irrigation system for watering whenever feasible.

**Insurance:**

- Mike Purdy reviewed the insurance covering our directors: a \$1 million Directors and Officers policy and an umbrella policy of the same amount. The association has had difficulty procuring D & O insurance, and costs have gone up markedly. Homeowners should expect an increase in A3 fees of approximately \$140 next year due to the increased insurance cost, which is attributed to current litigation and prior concerns about possible litigation.
- Homeowners are reminded to have their unit or lot # visible on all kayaks, canoes, SUPs, PWCs etc., and also on any trailers that are on the ALHA campus.

**Social/Activities:** (Report emailed 5/17).

- The virtual “Meet and Greet” held in early March was a success. It may be something we want to continue next winter as a way to connect when many of us are not on campus.
- At this point the best way to organize a particular activity (tennis, hiking, etc.) is through email.
- We hope to be able to hold the annual picnic on August 7. Further info will be forthcoming.

**Rental –** Please see attached report (emailed 5/17)

- No rentals YTD.
- Rental documents and regulations are now available on the ALHA website for download and printing.

**Compliance –** No written report.

- Rich Lockwood suggested that homeowners approach and engage with people they don’t recognize in an effort to be sure that our beach and campus are not being utilized by non-residents.

**Old Business:**

- ALHA Dock Permit expires June 19, 2023 (information only)
- **Harbor restoration project:** The board sent out a communication to all homeowners on 5/27 regarding the judge’s ruling granting the preliminary injunction. Please refer to that communication for full information. Mike Sposili reported that all necessary permits for the project have been obtained and, in response to a question, clarified that the permits do not have an expiration date.

- **Dock Sub-Committee Recommendations:** Kent Molino gave background on the development of the recommendations, which were emailed to homeowners on 5/17. The board approved the recommendations unanimously.
- **Town inquiry regarding PWC moorings:** Temporarily on hold due to changes in town of Horicon personnel.

### **New Business:**

- **Architectural:** Since the last meeting, the board has approved the following;
  - Deck expansion – unit 17A
  - Awnings – units 15B, 15C and 19B
  - Window/door replacement – unit 4B
  - Electric/propane conversion – unit 5A
  - Air conditioning/outdoor steps modification – unit 20B

All projects are at the homeowner's expense and involve no cost to ALHA now or in the future.
- Annual Picnic – A decision has not yet been made whether to go ahead with the Picnic on August 7th.
- **ALHA website:** Alice Lovely and Mike Sposili encouraged homeowners to utilize the website ([alhaschroonlake.com](http://alhaschroonlake.com)). Information available to members includes a directory of members, ALHA governing documents and Handbook, rental forms and guidelines, a list of committees and members for 2021, past issues of our community newsletter, the Barkeater, and more.
  - Your user name for the website is your last name. The password, if you have never signed on, is **alha12808!** (don't forget the exclamation mark!). For help with the website, contact Mike Sposili at [msposili@skidmore.edu](mailto:msposili@skidmore.edu) or Alice Lovely at [alovelybus@gmail.com](mailto:alovelybus@gmail.com)
  - You are encouraged to add your photo to your member information.
  - Elizabeth Muller suggested adding the Excel member directory that Mike Purdy compiles to the ALHA website, as a complement to the online directory. Alice will work on that.

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

- Donna Ware requested that the Board clarify in the minutes the basis for banning renters from using the beach and plaza.
- Debbie Rockey thanked the community for their condolences on her husband Mark's passing, and for the plan to include his name on the memorial plaque.
- Bill Wildermuth and Mike Purdy thanked the board for their time and effort throughout the year.

**Next Meeting:** Saturday, August 7<sup>th</sup> at 9 am. We would like to try to meet in person but also have a Zoom connection available for those who are not local that day.

The meeting was adjourned at approximately 9:50 a.m.

**Executive Session:** Held via Zoom after the adjournment of the regular meeting. All board members were in attendance.