

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, August 7, 2021  
Saranac Building, Pines Camp Lakeside  
And Via Zoom

The meeting was called to order by president Brad Koehler with the Pledge of Allegiance at 9:01 a.m.

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

**Owners Present:** Laura Angliss, Nancy and Russ Esterline, Deb and Gary Karl, Kathy Kavanaugh, Carl Koehler, Tom Lovely, Jeff Miller, Carol Molino, Ralph Morrone, John Uggl.

**Owners signed on via Zoom:** Marie and Roger Bombardier, Jeanne and Jim Clement, Regina and Charlie Dietz, Dianna and Bill Firth, Kathy and Dave Fuller, Mike and Mary Geraci, Kate Whimple and Kevin Granger, Cindy and Fred Marra, Jane and Nick Mastracchio, Kim Molino, Ann and Brian Nobis, Patty and Don Noerr, Kara and Bo Pritchard, Susan and Mike Purdy, Elizabeth and Michael Snyder, Michelle and Brian Tario, Sandy and Dan Vanno, Donna and Ted Ware, Doris and Bill Wildermuth, Kathryn Reay and John Zollo.

**Approval of Minutes:** The Meeting Minutes of May 29, 2021 meeting were approved as presented.

**Officer Reports:**

- President Brad Koehler welcomed new homeowners Bo and Kara Pritchard, who recently purchased unit 1B.
- The board thanked Bob Brown for arranging for ALHA's use of the Pines Camp facility for the meeting, and for the indispensable technical help from Nate. A motion was passed to make a donation of \$100 to Word of Life for the use of the facility.
- Mike Sposili reported that Mark Rockey's name has been added to the memorial plaque by the tree near the harbor.
- Alice Lovely reported for the record that the voting owners of record for unit 12B are Vince and Laurie Pasqualino.

**Committee Reports:** The following Committee Reports were approved unanimously.

**Finance:** Please see the report emailed on 7/24/21.

- Treasurer David Angliss explained the "Exchange" account on the ALHA balance sheet. It is used as a holding account for bills soon to be paid. The funds corresponding to capital accounts are held in savings, not checking accounts, and

thus money needs to be transferred into a checking account prior to paying a bill related to a capital expense. David makes these transfers quarterly.

**Buildings and Grounds:** Please see the report emailed on 7/24/21.

- Please note that the outside docks will be removed on October 2<sup>nd</sup>.

**Community Water System:** Please see the report emailed on 7/24/21.

- Deb Karl reported that she is working on succession planning for her position.
- Kent Molino recommended that we begin gathering information on a capital plan for the water treatment plant.

**Insurance:** No written report.

- Rich Lockwood reported on behalf of Mary Lockwood that all homeowner insurance is up to date.
- Carol Molino reported that we have 61 boats, 28 jet skis, 13 ATVs and 6 golf carts.

**Social/Activities:** No written report.

- Information on the annual picnic, held later that day, was provided. Chair Ann Nobis reported that 44 households and 77 people had sent her their rsvs.

**Rental:** Please refer to the report emailed on 7/24/21.

- Since the compilation of that report, there was one rental period in July. An additional rental is scheduled for August. Those rental periods will be reflected in the next report.
- Brian Tario has resigned from the Rental Committee. Beth Merz volunteered and will replace him.

**Compliance:** No written report.

- Homeowners are asked not to park on the grass anywhere on campus,

### **Old Business:**

**Harbor restoration project:** Please refer to the board update of 7/27/21, which was emailed to all homeowners. Mike Sposili noted that he has contacted CT Male to get an updated cost projection of the project, since the original estimate is now two years old. The board approved the allocation of up to \$5,000 to secure the revised cost projection.

**Dock and Dredging Permits:** (information only): ALHA's Dock Permit expires June 19, 2023. A permit for maintenance dredging of the channel is good through 2023. Docks Sub-committee Chair Kent Molino said that his committee will start the process of re-applying for the dock and channel dredging permits.

**Docks Sub-committee update:** Brian Tario and Mike Geraci have resigned from the sub-committee due to conflict of interest concerns. John Tozzi has joined the sub-committee.

**Website update/reminder:**— Alice Lovely reminded homeowners that they can update their personal information on the ALHA website. She made an additional suggestion regarding the ALHA gmail account: it is faster for homeowners to email another homeowner or board member directly, rather than send it to the ALHA gmail, where it must be forwarded to the intended recipient(s).

**Horicon Fire Department generator fundraiser update:** The fire department was able to purchase and install an emergency generator. The Fire Chief conveys his thanks to all who contributed, and they should have received a written acknowledgement as well.

**New Business:**

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

- Window replacements – unit 21C
- Window replacements – unit 21B
- Electric/propane conversion – unit 18B
- Boat whips at ROW dock for lot 2.

All projects are at the homeowner's expense and involve no cost to ALHA now or in the future.

**ADK Marathon:** ALHA will "host" the ADK marathon for Adirondack/Horicon on October 3<sup>rd</sup>. This means that some of the runners will start at/near our property while others will merely run by. Marathon organizers will set up porta johns along the side of the road and water will be available. Volunteers from ALHA may be needed; we do not yet have information on this.

**Nomination Committee Formation:** Brad Koehler made a motion to appoint Elizabeth Muller chairperson of the Nominations Committee for this fall's election of directors. Any homeowners who would like to serve on this committee are encouraged to contact Elizabeth or Brad by August 28<sup>th</sup>. The board members whose terms are up at the end of the year are Bob Brown, Brad Koehler and Rich Lockwood. All are finishing their first elected term and thus are eligible to run for a second term.

**Update on renters use of the beach:** President Brad Koehler announced that this issue will be postponed until a later date.

**Privilege of the Floor:**

- Ralph Morrone asked homeowners to remember that no glass is allowed on the beach.
- Gary Karl asked homeowners to remember to close the restroom doors on the plaza to prevent unauthorized use. They have been found to be unlocked frequently this summer.
- Kevin Granger noted that there is not currently a ramp on the plans for the harbor reconstruction. Mike Sposili will bring this to the attention of CT Male, as a ramp would be needed to ADA access and is also handy for anyone using a rolling wagon or cart to bring things to their boat.

The meeting was adjourned at approximately 10 am, and the board went into Executive Session, which concluded at 10:35 am.

Respectfully submitted,

Alice Lovely, ALHA Board Secretary

# Adirondack Lodges Homeowners Association

## Balance Sheet

As of June 30, 2021

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
A2 Capital Capital CD 3128604	0.00
A2 Capital Capital CD 3128605	21,919.81
A2 Staining CD 3128603	0.00
A2- Capital Reserve 2324	59,913.79
A2- Checking 8034	2,800.85
A2- Staining & Pollution 1518	67,000.28
A2- Working Reserve 3846	71,334.26
A3 Capital CD 3128601	0.00
A3 GFNB&T HARBOR 4727	1,103.41
A3- Capital Reserve 4623	38,846.15
A3- Checking 8047	3,728.75
A3- Working Reserve 3859	46,947.29
Garage Capital Reserve 3087	12,647.55
Garage Checking 5727	23,516.59
Trust account	269,500.00
<b>Total Bank Accounts</b>	<b>\$619,258.73</b>
Accounts Receivable	
A3 - Wrk Assmnt Due & Unpaid	0.00
Assessments Receivable	3,806.25
Assmnt/fees Due & Unpaid	0.00
<b>Total Accounts Receivable</b>	<b>\$3,806.25</b>
Other Current Assets	
Exchange	16,429.05
Undeposited Funds	0.00
<b>Total Other Current Assets</b>	<b>\$16,429.05</b>
<b>Total Current Assets</b>	<b>\$639,494.03</b>
<b>TOTAL ASSETS</b>	<b>\$639,494.03</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	0.00
<b>Total Accounts Payable</b>	<b>\$0.00</b>
<b>Total Current Liabilities</b>	<b>\$0.00</b>
<b>Total Liabilities</b>	<b>\$0.00</b>
Equity	
Opening Bal Equity	0.00
Owner's Capital	0.00
Retained Earnings	485,773.52
Net Income	153,720.51
<b>Total Equity</b>	<b>\$639,494.03</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$639,494.03</b>

# Adirondack Lodges Homeowners Association

## Statement of Cash Flows

January - June, 2021

	A2 CAPITAL	A2 OPERATIONS	A2 STAINING	A3 CAPITAL	A3 OPERATIONS	GARAGE CAPITAL	GARAGE OPERATIONS	NOT SPECIFIED	TOTAL
<b>OPERATING ACTIVITIES</b>									
Net Income	30,959.11	66,328.66	-434.05	318.33	27,950.89	19,849.23	8,748.34		\$153,720.51
Adjustments to reconcile Net Income to Net Cash provided by operations:									\$0.00
Assessments Receivable	0.00	0.00		0.00	0.00	0.00	0.00	0.00	\$0.00
Exchange		-25,000.00	20,000.00		5,000.00	-16,429.05		0.00	\$ -
									16,429.05
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	0.00	-25,000.00	20,000.00	0.00	5,000.00	-16,429.05	0.00	0.00	\$ -
									16,429.05
Net cash provided by operating activities	\$30,959.11	\$41,328.66	\$19,565.95	\$318.33	\$32,950.89	\$3,420.18	\$8,748.34	\$0.00	\$137,291.46
NET CASH INCREASE FOR PERIOD	\$30,959.11	\$41,328.66	\$19,565.95	\$318.33	\$32,950.89	\$3,420.18	\$8,748.34	\$0.00	\$137,291.46
Cash at beginning of period	50,874.49	32,806.45	47,434.33	309,131.23	17,725.15	9,227.37	14,768.25	0.00	\$481,967.27
CASH AT END OF PERIOD	\$81,833.60	\$74,135.11	\$67,000.28	\$309,449.56	\$50,676.04	\$12,647.55	\$23,516.59	\$0.00	\$619,258.73

# Adirondack Lodges Homeowners Association

## Profit and Loss by Location

January - June, 2021

	A2 CAPITAL	A2 OPERATIONS	A2 STAINING	A3 CAPITAL	A3 OPERATIONS	GARAGE CAPITAL	GARAGE OPERATIONS	TOTAL
<b>Income</b>								
A2- Capital Assessment	32,400.00							\$32,400.00
A2- Working Assessment		97,200.00						\$97,200.00
A3- Capital Assessment				19,500.00				\$19,500.00
A3- Resale Capital Assess				500.00				\$500.00
A3- Working Assessment					78,000.00			\$78,000.00
A3- Wrkg Asses Late/Misc Fees	9.00	0.00		3.75	30.00	13.50	6.00	\$62.25
Garage Capital Assessment						20,025.00		\$20,025.00
Garage Fees Late Fees					0.00			\$0.00
Garage- Association Fees							17,800.00	\$17,800.00
<b>Total Income</b>	<b>\$32,409.00</b>	<b>\$97,200.00</b>	<b>\$0.00</b>	<b>\$20,003.75</b>	<b>\$78,030.00</b>	<b>\$20,038.50</b>	<b>\$17,806.00</b>	<b>\$265,487.25</b>
<b>GROSS PROFIT</b>	<b>\$32,409.00</b>	<b>\$97,200.00</b>	<b>\$0.00</b>	<b>\$20,003.75</b>	<b>\$78,030.00</b>	<b>\$20,038.50</b>	<b>\$17,806.00</b>	<b>\$265,487.25</b>
<b>Expenses</b>								
A2- Building Maintenance		902.89						\$902.89
A2- Contract Services		21,978.00						\$21,978.00
A2- Corporate Tax		123.00						\$123.00
A2- Electric		2,409.52						\$2,409.52
A2- Equipment Maintenance		32.90						\$32.90
A2- Grounds Maintenance		2,827.57						\$2,827.57
A2- Insurance		660.00						\$660.00
A2- Septic System		365.99						\$365.99
A2- Water System		1,590.51						\$1,590.51
A3 - Lot 70 Taxes					167.12			\$167.12
A3- Contract Services					21,978.00			\$21,978.00
A3- Corporate Taxes					41.00			\$41.00
A3- Electric					575.61			\$575.61
A3- Equipment Maintenance					270.24			\$270.24
A3- Garage Capital Assessment					675.00			\$675.00
A3- Garage Working Assessment					600.00			\$600.00
A3- Grounds Maintenance					3,044.91			\$3,044.91
A3- Insurance					19,645.23			\$19,645.23
A3- Maintenance Office Propane					562.20			\$562.20
A3- Telephone/Postage/ Office					756.72			\$756.72
A3- Trash Disposal					1,776.60			\$1,776.60
Garage- Electric							-25.00	\$ -25.00
Garage- Insurance							6,133.50	\$6,133.50
Garage- Taxes							2,952.70	\$2,952.70
<b>Total Expenses</b>	<b>\$0.00</b>	<b>\$30,890.38</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$50,092.63</b>	<b>\$0.00</b>	<b>\$9,061.20</b>	<b>\$90,044.21</b>
<b>NET OPERATING INCOME</b>	<b>\$32,409.00</b>	<b>\$66,309.62</b>	<b>\$0.00</b>	<b>\$20,003.75</b>	<b>\$27,937.37</b>	<b>\$20,038.50</b>	<b>\$8,744.80</b>	<b>\$175,443.04</b>
<b>Other Income</b>								
Interest Income	11.77	19.04	15.95	7.10	13.52	3.09	3.54	\$74.01
<b>Total Other Income</b>	<b>\$11.77</b>	<b>\$19.04</b>	<b>\$15.95</b>	<b>\$7.10</b>	<b>\$13.52</b>	<b>\$3.09</b>	<b>\$3.54</b>	<b>\$74.01</b>
<b>Other Expenses</b>								
A2- Capital Expense								\$0.00
A2 - Equipment Capital Expense	1,461.66			1,096.26				\$2,557.92
<b>Total A2- Capital Expense</b>	<b>1,461.66</b>			<b>1,096.26</b>				<b>\$2,557.92</b>
A2- Staining Expense			450.00					\$450.00
A3- Capital Expense								\$0.00
A3 - Equipment Capital Expense				1,096.26				\$1,096.26
A3 - Harbr, Dredg, Dcks, Beach				17,500.00				\$17,500.00
<b>Total A3- Capital Expense</b>				<b>18,596.26</b>				<b>\$18,596.26</b>
Garage Capital Expense						192.36		\$192.36
<b>Total Other Expenses</b>	<b>\$1,461.66</b>	<b>\$0.00</b>	<b>\$450.00</b>	<b>\$19,692.52</b>	<b>\$0.00</b>	<b>\$192.36</b>	<b>\$0.00</b>	<b>\$21,796.54</b>
<b>NET OTHER INCOME</b>	<b>\$ -1,449.89</b>	<b>\$19.04</b>	<b>\$ -434.05</b>	<b>\$ -19,685.42</b>	<b>\$13.52</b>	<b>\$ -189.27</b>	<b>\$3.54</b>	<b>\$ -21,722.53</b>
<b>NET INCOME</b>	<b>\$30,959.11</b>	<b>\$66,328.66</b>	<b>\$ -434.05</b>	<b>\$318.33</b>	<b>\$27,950.89</b>	<b>\$19,849.23</b>	<b>\$8,748.34</b>	<b>\$153,720.51</b>

# Adirondack Lodges Homeowners Association

Budget vs. Actuals: 2021 Budget - FY21 P&L

January - December 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
A2- Capital Assessment	32,400.00	32,400.00	0.00	100.00 %
A2- Resale Capital Assessment		1,400.00	-1,400.00	
A2- Working Assessment	97,200.00	97,200.00	0.00	100.00 %
A3- Capital Assessment	19,500.00	19,500.00	0.00	100.00 %
A3- Resale Capital Assess	500.00	1,000.00	-500.00	50.00 %
A3- Working Assessment	78,000.00	78,000.00	0.00	100.00 %
A3- Wrkng Asses Late/Misc Fees	62.25		62.25	
Garage Capital Assessment	20,025.00	20,025.00	0.00	100.00 %
Garage Fees Late Fees	0.00		0.00	
Garage- Association Fees	17,800.00	17,800.00	0.00	100.00 %
<b>Total Income</b>	<b>\$265,487.25</b>	<b>\$267,325.00</b>	<b>\$-1,837.75</b>	<b>99.31 %</b>
<b>GROSS PROFIT</b>	<b>\$265,487.25</b>	<b>\$267,325.00</b>	<b>\$-1,837.75</b>	<b>99.31 %</b>
<b>Expenses</b>				
A2- Building Maintenance	902.89	4,000.00	-3,097.11	22.57 %
A2- Contract Services	21,978.00	42,638.00	-20,660.00	51.55 %
A2- Corporate Tax	123.00	100.00	23.00	123.00 %
A2- Electric	2,409.52	4,000.00	-1,590.48	60.24 %
A2- Equipment Maintenance	32.90	750.00	-717.10	4.39 %
A2- Grounds Maintenance	2,827.57	9,000.00	-6,172.43	31.42 %
A2- Insurance	660.00	660.00	0.00	100.00 %
A2- Legal and Professional Fees		100.00	-100.00	
A2- Miscellaneous		250.00	-250.00	
A2- Postage/Office		100.00	-100.00	
A2- Septic System	365.99	2,000.00	-1,634.01	18.30 %
A2- Water System	1,590.51	8,400.00	-6,809.49	18.93 %
A3 - Lot 70 Taxes	167.12	400.00	-232.88	41.78 %
A3- Bank Charges		25.00	-25.00	
A3- Building Maintenance		100.00	-100.00	
A3- Contract Services	21,978.00	42,638.00	-20,660.00	51.55 %
A3- Corporate Taxes	41.00	500.00	-459.00	8.20 %
A3- Electric	575.61	1,100.00	-524.39	52.33 %
A3- Equipment Maintenance	270.24	750.00	-479.76	36.03 %
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	3,118.72	9,500.00	-6,381.28	32.83 %
A3- Insurance	19,645.23	11,000.00	8,645.23	178.59 %
A3- Legal/ Prof Fees/Permits		200.00	-200.00	
A3- Maintenance Office Propane	562.20	500.00	62.20	112.44 %
A3- Miscellaneous		50.00	-50.00	
A3- Septic System		100.00	-100.00	
A3- Telephone/Postage/ Office	756.72	1,400.00	-643.28	54.05 %

# Adirondack Lodges Homeowners Association

Budget vs. Actuals: 2021 Budget - FY21 P&L

January - December 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
A3- Trash Disposal	1,776.60	4,450.00	-2,673.40	39.92 %
Garage- Building/Grounds Maint.		1,500.00	-1,500.00	
Garage- Contract Services		2,637.00	-2,637.00	
Garage- Electric	-25.00	500.00	-525.00	-5.00 %
Garage- Insurance	6,133.50	6,000.00	133.50	102.23 %
Garage- Miscellaneous		50.00	-50.00	
Garage- Taxes	2,952.70	7,000.00	-4,047.30	42.18 %
<b>Total Expenses</b>	<b>\$90,118.02</b>	<b>\$163,673.00</b>	<b>\$-73,554.98</b>	<b>-55.06 %</b>
NET OPERATING INCOME	<b>\$175,369.23</b>	<b>\$103,652.00</b>	<b>\$71,717.23</b>	<b>169.19 %</b>
Other Income				
Interest Income	74.01		74.01	
<b>Total Other Income</b>	<b>\$74.01</b>	<b>\$0.00</b>	<b>\$74.01</b>	<b>0.00%</b>
Other Expenses				
A-3 Transfer to Pollution Res		4,000.00	-4,000.00	
A2- Capital Expense				
A2 - Equipment Capital Expense	2,557.92		2,557.92	
<b>Total A2- Capital Expense</b>	<b>2,557.92</b>		<b>2,557.92</b>	
A2- Staining Expense	450.00		450.00	
A2- Transfer to Staining Res		25,000.00	-25,000.00	
A3- Capital Expense				
A3 - Equipment Capital Expense	1,096.26		1,096.26	
A3 - Harbr, Dredg, Dcks, Beach	17,500.00		17,500.00	
<b>Total A3- Capital Expense</b>	<b>18,596.26</b>		<b>18,596.26</b>	
Garage Capital Expense	192.36		192.36	
<b>Total Other Expenses</b>	<b>\$21,796.54</b>	<b>\$29,000.00</b>	<b>\$-7,203.46</b>	<b>75.16 %</b>
NET OTHER INCOME	<b>\$-21,722.53</b>	<b>\$-29,000.00</b>	<b>\$7,277.47</b>	<b>74.91 %</b>
NET INCOME	<b>\$153,646.70</b>	<b>\$74,652.00</b>	<b>\$78,994.70</b>	<b>205.82 %</b>



Adirondack Lodges Homeowners Association, Inc. (ALHA)  
Community Water System (CWS)  
August 7, 2021 CWS REPORT

1. ALHA's CWS provides the townhomes with water for drinking and household use. Throughout the year all water sampling and lab analyses have been performed, reported and are in compliance with DOH requirements including tests sampling for lead and copper this month. New testing required by NYS for PFOA/PFOS and Dioxane was completed in the second quarter.
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 required by NYS regulations. To promote optimal functioning of the CWS, ALHA's Water Co-Operators also assess and oversee repairs, preventive maintenance and capital improvements.
3. Daily water usage climbed significantly during this summer's dry start, then decreased once rainy conditions set in (presumably less watering outdoors).
4. New Directors Alice Lovely and Kent Molino met in June with Debbie Karl for a tour of ALHA's CWS and an orientation to its vital infrastructure, operation process and regulatory compliance requirements.
5. NYSDOH issued renewal of Water System Operator Certification to Debbie Karl per a formalized process and documentation of training contact hours.
6. ALHA was presented a 20 Year Member Certificate by the New York Rural Water Association (NYRWA) at its 2021 Technical Training Conference, held "virtually" this year.
7. ALHA's CWS co-operators will engage with ALHA's board of directors on succession planning as recommended by NYRWA to ensure seamless operator coverage of public water systems regulated by New York Codes, Rules and Regulations, Public Health Law, Title 10, Sub-Part 5-1 - 5-4 .
8. ALHA Townhome residents are requested to read and heed the reminders below:
  - Homeowners should use ALHA's irrigation system for outside watering whenever possible rather than drawing potable water from the CWS supply. If it is ever necessary to use the CWS for this purpose, please avoid doing so in the heat of midday to prevent waste of water due to evaporation.
  - When connecting a hose to ALHA's CWS/drinking water supply, a "vacuum breaker" must be installed IF the spigot lacks a hose bib. This is to prevent cross-contamination of the drinking water system if suction or reverse pressure occur. Please contact Debbie if you have questions, or are in need of a vacuum breaker. ALHA has a supply of vacuum breakers which Jason can install for you.
  - Homeowners are reminded to NEVER USE A CURB-STOP VALVE for shutting off water to their unit. Instead, always use the inside water shut-off valve for this 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 before consuming in order to make sure that effectively treated water is running from the taps and to clear any lead or copper that may have accumulated.
  - Homeowners should consider replacing older water heaters that could fail and leak.
  - ALHA residents should keep a supply of bottled water in case of water emergency.

- Please contact Debbie Karl if you have questions—Cell Phone: (585) 802-7370.

To: Board of Directors – ALHA  
From: Gil Frank, Mike Purdy, Co-Chairs  
Date: August 7, 2021  
Re: Buildings and Grounds Report

1. Thank you to Linda Fay and Susan Purdy who planned the gardens and purchased the flowers. Carol Confer and her helpers were hired to do the planting. The gardens set the tone as owners and visitors drive into the lodges. They are beautiful.

Carol has been hired by several homeowners to plant their personal gardens. She can be reached at 518-932-3977 if you need a gardener.

2. Jason has done a fantastic job of keeping the campus in great shape. It has been a challenge with the wet weather and heat. In addition to his regular work Jason has completed a number of small projects including: repair of steps, deck board replacements, staining touch up, spreading of gravel at the garages and trimming of bushes.
3. The piece of steel that has been under the bridge for 30 years was removed thanks to the efforts of Joe Troy and his son.
4. Three garages were stained by Larry. They look great.
5. There were two skylight leaks addressed and Unit 22B continues to have a problem when there is driving rain. The ridge cap there will be replaced.
6. Milfoil removal has taken place in our harbor at no cost to ALHA. If for no other reason we recommend that all owners join ESSLA. If you are not a member, please go to [essla.org](http://essla.org) and join today.
7. There has been a noticeable effort by many Homeowners with trash and recycling. We thank you! However, we need to remain vigilant with breaking down boxes and not putting plastic bags in the recycling.
8. A problem with the lift station at building 9 was addressed by Emmons pump.
9. Dock removal dates. The outside and ROW docks will be removed on Saturday Oct 2<sup>nd</sup>. There will be a volunteer work party at 9AM. Takes about an hour. Jason will remove harbor docks following that.
10. Please be reminded that any changes that affect the appearance of the outside or your unit require architectural approval. Included would be: air conditioning, generators, awnings, deck expansions, new windows, new doors, outside closets, etc. Requests can be emailed to either Gil or Mike who will obtain Board approval. Also, all compressors and generators need to be enclosed in lattice. If your isn't please make arrangements to have that done.
11. A suggestion that even in the summer you should turn off your water when you are not going to be here. There was a leak in a refrigerator ice maker that caused damage which would not have occurred if the water was off.

## **RENTAL COMMITTEE REPORT TO THE BOARD OF DIRECTORS**

**AUGUST 6, 2021**

**Number of rental guests 2021 YTD: 0**

**Number of rental periods 2021 YTD:0**

**Number of nights 2021 YTD:0**

**Number of complaints since last report: 0**

- Brian Tario has resigned from the Rental Committee. We are grateful for his service on the team and to our community.
- Beth Merz from MCHA has volunteered to replace Brian. Welcome Beth!
- 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.

Respectfully submitted,

Elizabeth Muller, Chairperson

Team Members:

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

7.19.21

ETM