

Adirondack Lodges Homeowners Association, Inc.

P.O. Box 335 Adirondack NY 12808

On the East Shore of Schroon Lake

ALHA BOARD MEETING

Saturday, October 9, 2021 at 9:00 a.m.

Via Zoom

The meeting was called to order by president Brad Koehler with the Pledge of Allegiance at 9:05 a.m., following an Executive Session from 8:30 to 9:00 a.m.

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, Jeanne and Jim Clement, Regina and Charlie Dietz, Nancy and Russ Esterline, Kathy and Dave Fuller, Mary and Mike Geraci, Kate Whimble and Kevin Granger, Linda and Carl Koehler, Jane and Nick Mastracchio, Carol Molino, Ann and Brian Nobis, Patty and Don Noerr, Susan and Mike Purdy, Elizabeth and Michael Snyder, Michelle and Brian Tario, Karen and Joe Troy, Rae and John Ugglia, Bridget 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 August 7, 2021 meeting were approved as presented.

Officer Reports:

- President Brad Koehler reported that he had been contacted by an attorney representing Ted and Donna Ware regarding the rights of owners to rent their property.

Committee Reports:

Finance: Please see the report emailed on 10/8/21.

- Treasurer David Angliss presented the Proposed 2022 Budget, which the board approved unanimously. He explained the increase in assessments as due to a number of factors, primarily aging facilities, including culverts and the tennis courts. The A2 working assessment will increase by \$100 to \$700 per townhome, A2 reserve assessment will increase by \$85 to \$1885. The A3 working assessment will increase by \$345 to \$1,345 per unit/lot, A3 reserve assessments will increase by \$250 to \$750. Garage working assessments will increase by \$15 to \$215 per (single) garage. The garage reserve assessment is unchanged at \$225.

The following Committee Reports were approved unanimously:

Buildings and Grounds: Please see the report emailed on 10/8. Please pay special attention to the suggestions regarding winterizing your unit.

Community Water System: Please see the report emailed on 10/1.

- Our water plant costs have increased somewhat due to more stringent state testing requirements.
- Homeowners are reminded to follow shut off their water if they will be gone for more than a day or two.

Insurance: Please see the report emailed 10/8.

- All homeowner insurance is up to date.
- Carol Molino is retiring from her volunteer post of collecting insurance information for boats, PWCs, golf carts and other “toys.” ALHA is seeking two volunteers to succeed her – one to keep records for the townhomes, and another person to keep records for Mill Creek homeowners. Elizabeth Snyder volunteered to manage the insurance records for MCHA. Anyone willing to do the same for the townhouses, please notify Carol at cmolino6@gmail.com or any board member. Carol has an Excel spreadsheet that she will share and explain to her successors. Thank you to Carol for eight years of service!

Social/Activities: Please refer to the report emailed 10/8. The August picnic was a success. Thanks to all who helped out, including Ken Carroll, Gil Frank, Mike Purdy, Mike Sposili and Kathy Kavanaugh.

Rental:

- Please refer to the report emailed on 10/1/21.
- Rental documents for 2022 will be the same as 2021, with the exception of new contacts for boat insurance.
- Elizabeth Muller informed that the rental committee had recently become aware of a Warren County regulation, imposed in September 2020, regarding short-term rentals (defined by Warren County as a rental of 30 days or less). The regulation requires homeowners who rent their home short-term to 1) register with Warren County and 2) remit to the county a 4% “bed tax” on each rental. ALHA is providing this information as a service to those homeowners who rent.

Compliance: No written report / no significant issues.

Old Business:

Harbor restoration project: Mike Sposili reported that the Board has received an updated cost estimate from C.T. Male. The board will be speaking with the firm in a couple of weeks to clarify the estimate and ask questions. If/when we are able to proceed with the project, it will be put out to bid. The board is planning to go ahead with a homeowner vote on the project, pending clarification of the “not to exceed” number.

Dock and Dredging Permits: ALHA’s DEC Dock Permit for the outer docks expires June 19, 2023. Kent Molino reported that the DEC suggests filing for an extension by April, but he plans to file in February, just to be safe.

Our channel dredging permit from the Army Corps of Engineers expires August 22, 2022. It is unclear whether we will need to dredge the channel by that time. If we do want to dredge, we would also need a permit from the DEC. As the permitting process is lengthy, we would likely need to file for an extension of the Army Corps of Engineers permit as well. Outside help may be needed in the permitting process; the last time this was done it took a year and a half and much work. Hiring an engineering firm to handle the permitting process could cost up to \$15k.

New Business:

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

- Sliding Glass door replacement - 21C
- Installation of a railing along the entry path - 10C
- Replacement of a sliding glass door with a window casement – 5B

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

ALHA Board Actions taken since last meeting: The board approved the expenditure of \$2,750 to recarpet the outer finger docks. Jason has been contracted to do the work, which is labor intensive because the floats need to be removed in order to do the recarpeting.

ADK Marathon: ALHA hosted the ADK marathon for Adirondack/Horicon on October 3rd. Thank you to all the volunteers who helped:

Nominations Committee: Elizabeth Muller reported that self-nomination forms were received from Bob Brown, Brad Koehler and Rich Lockwood, the three board members whose terms are up at the end of the year. No other nominations were received. Ballots will be mailed to homeowners and must be received at the ALHA PO box no later than December 1st. Homeowners are asked to vote, even though there are only three nominations, and are reminded that write-in candidates are allowed. Please allow sufficient time for your ballot to be received, given the announced slowdown of the USPS. Homeowners will be notified via email that their ballot has been received. The Nominations Committee is comprised of Elizabeth Muller, Roger Bombardier, Kathy Kavanaugh, Jeanne Clement and Mike Purdy.

Update on renters use of the beach: President Brad Koehler announced that the board will not be sending a letter to the DOH to clarify the issue as to whether renters may use the beach, as there is not sufficient board support for this action.

Privilege of the Floor:

- Roger Bombardier read his interpretation of New York State law A04587:

“NYS limits the amount of money that a landlord may collect for a security deposit on the rental of residential dwellings. Under this law NYS includes seasonal renting as residential use of these dwellings, not business use. On September 20 of this year the governor signed into law an exemption to that imposed limit for security deposits for seasonal renting of 120 days or less. Seasonal rentals are still included under the category of residential dwelling use, provided the address of the tenant's primary residence is listed in the seasonal rental lease. Clearly the State of New

York does not agree with our Board's interpretation that short term renting of more than 14 days a year is business use of the dwelling. Our Board needs to cease using this excuse for limiting short term rentals. “

For context, the law referred to above is one involving the amount of money that can be collected up front on a home rental, and the exemption is aimed at high-end summer rentals, such as many in the Hamptons, where the practice is to collect the entire season's rental fees up front. Here is a link to the law:

https://nyassembly.gov/leg/?leg_video=&bn=A04587&term=2021&Actions=Y&Committee%26nbspVotes=Y&Floor%26nbspVotes=Y&Memo=Y&Text=Y

- John Uggle suggested that the board establish its position on solar panels, as it is likely that this issue will come up as an architectural request in the future.
- John Zollo expressed concern that homeowners are not hearing his side of the issue with regard to the harbor litigation. He invited members to call him if they want more information from his perspective. Mike Sposili added that any homeowners who wish to know more about the harbor project itself may contact him directly.

The meeting was adjourned at 10:06 am.

Next meeting: January 15, 2022 at 9 am. Location to be determined.

Respectfully submitted,

Alice Lovely, ALHA Board Secretary

10/22/21

Adirondack Lodges Homeowners Association

Balance Sheet

As of September 30, 2021

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
A2 Reserve CD 3128604	0.00
A2 Reserve CD 3128605	21,919.81
A2 Staining CD 3128603	0.00
A2- Checking 8034	3,053.19
A2- May Reserve 2324	57,683.43
A2- Staining & Pollution 1518	67,008.73
A2- Working Reserve May 3846	51,341.57
A3 GFNB&T Harbor Reserve 4727	1,103.56
A3 Reserve May CD 3128601	0.00
A3- Checking 8047	4,111.52
A3- Reserve May 4623	38,201.07
A3- Working Reserve 3859	29,951.84
Garage Checking 5727	19,177.03
Garage Reserve May 3087	12,552.96
Trust account	269,500.00
Total Bank Accounts	\$575,604.71
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	\$579,410.96
TOTAL ASSETS	\$579,410.96
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

Adirondack Lodges Homeowners Association

Balance Sheet

As of September 30, 2021

	TOTAL
Equity	
Opening Bal Equity	0.00
Owner's Capital	0.00
Retained Earnings	485,773.52
Net Income	93,637.44
Total Equity	\$579,410.96
TOTAL LIABILITIES AND EQUITY	\$579,410.96

Adirondack Lodges Homeowners Association

Profit and Loss by Location

January - September, 2021

	A2 CAPITAL	A2 OPERATIONS	A2 STAINING	A3 CAPITAL	A3 OPERATIONS	GARAGE CAPITAL	GARAGE OPERATIONS	TOTAL
Income								
A2- Resale Assessment	700.00							\$700.00
A2- Reserve May Assessment	32,400.00							\$32,400.00
A2- Working Assessment		97,200.00						\$97,200.00
A3- Resale Assess				1,000.00				\$1,000.00
A3- Reserve May Assessment				19,500.00				\$19,500.00
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 Fees Late Fees					0.00			\$0.00
Garage May Reserve Assessment						20,025.00		\$20,025.00
Garage- Working January Assessment							17,800.00	\$17,800.00
Total Income	\$33,109.00	\$97,200.00	\$0.00	\$20,503.75	\$78,030.00	\$20,038.50	\$17,806.00	\$266,687.25
GROSS PROFIT	\$33,109.00	\$97,200.00	\$0.00	\$20,503.75	\$78,030.00	\$20,038.50	\$17,806.00	\$266,687.25
Expenses								
A2- Building Maintenance		1,862.53						\$1,862.53
A2- Contract Services		32,967.00						\$32,967.00
A2- Corporate Tax		123.00						\$123.00
A2- Electric		3,555.44						\$3,555.44
A2- Equipment Maintenance		32.90						\$32.90
A2- Grounds Maintenance		5,555.02						\$5,555.02
A2- Insurance		660.00						\$660.00
A2- Septic System		3,212.19						\$3,212.19
A2- Water System		2,669.96						\$2,669.96
A3 - Lot 70 Taxes					379.57			\$379.57
A3- Assn Social Events					146.05			\$146.05
A3- Contract Services					32,967.00			\$32,967.00
A3- Corporate Taxes					33.42			\$33.42
A3- Electric					724.83			\$724.83
A3- Equipment Maintenance					270.24			\$270.24
A3- Garage May Reserve Assessment					675.00			\$675.00
A3- Garage Working Assessment					600.00			\$600.00
A3- Grounds Maintenance					6,301.83			\$6,301.83
A3- Insurance					19,645.23			\$19,645.23
A3- Maintenance Office Propane					562.20			\$562.20
A3- Telephone/Postage/ Office					1,183.39			\$1,183.39
A3- Trash Disposal					3,221.10			\$3,221.10
Garage- Building/Grounds Maint.							632.72	\$632.72
Garage- Electric							-70.00	\$ -70.00
Garage- Insurance							6,133.50	\$6,133.50
Garage- Taxes							6,706.22	\$6,706.22
Total Expenses	\$0.00	\$50,638.04	\$0.00	\$0.00	\$66,709.86	\$0.00	\$13,402.44	\$130,750.34
NET OPERATING INCOME	\$33,109.00	\$46,561.96	\$0.00	\$20,503.75	\$11,320.14	\$20,038.50	\$4,403.56	\$135,936.91
Other Income								
Interest Income	26.83	26.35	24.40	12.08	18.07	4.68	5.22	\$117.63
Total Other Income	\$26.83	\$26.35	\$24.40	\$12.08	\$18.07	\$4.68	\$5.22	\$117.63
Other Expenses								
A2- Reserve Expense								\$0.00
A2 - Equipment Reserve Expense	2,407.08							\$2,407.08
A2 - Roofs, Siding, Decks	2,000.00							\$2,000.00
Total A2- Reserve Expense	4,407.08							\$4,407.08
A2- Staining Expense			450.00					\$450.00
A3- Reserve Expense								\$0.00
A3 - Equipment Reserve Expense				3,342.43				\$3,342.43
A3 - Harbr, Dredg, Dcks, Beach				17,500.00				\$17,500.00
Total A3- Reserve Expense				20,842.43				\$20,842.43
Garage Reserve Expense						16,717.59		\$16,717.59
Total Other Expenses	\$4,407.08	\$0.00	\$450.00	\$20,842.43	\$0.00	\$16,717.59	\$0.00	\$42,417.10
NET OTHER INCOME	\$ -4,380.25	\$26.35	\$ -425.60	\$ -20,830.35	\$18.07	\$ -16,712.91	\$5.22	\$ -42,299.47
NET INCOME	\$28,728.75	\$46,588.31	\$ -425.60	\$ -326.60	\$11,338.21	\$3,325.59	\$4,408.78	\$83,637.44

Adirondack Lodges Homeowners Association

Statement of Cash Flows

January - September, 2021

	A2 CAPITAL	A2 OPERATIONS	A2 STAINING	A3 CAPITAL	A3 OPERATIONS	GARAGE CAPITAL	GARAGE OPERATIONS	NOT SPECIFIED	TOTAL
OPERATING ACTIVITIES									
Net Income	28,728.75	46,588.31	-425.60	-326.60	11,338.21	3,325.59	4,408.78		\$93,637.44
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			0.00	\$0.00
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	0.00	0.00	0.00	\$0.00
Net cash provided by operating activities	\$28,728.75	\$21,588.31	\$18,574.40	\$ -326.60	\$16,338.21	\$3,325.59	\$4,408.78	\$0.00	\$83,637.44
NET CASH INCREASE FOR PERIOD	\$28,728.75	\$21,588.31	\$18,574.40	\$ -326.60	\$16,338.21	\$3,325.59	\$4,408.78	\$0.00	\$83,637.44
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	\$79,603.24	\$54,394.76	\$67,008.73	\$308,804.63	\$34,063.36	\$12,552.96	\$19,177.03	\$0.00	\$575,604.71

Adirondack Lodges Homeowners Association

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

January - December 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
A2- Resale Assessment	700.00	1,400.00	-700.00	50.00 %
A2- Reserve May Assessment	32,400.00	32,400.00	0.00	100.00 %
A2- Working Assessment	97,200.00	97,200.00	0.00	100.00 %
A3- Resale Assess	1,000.00	1,000.00	0.00	100.00 %
A3- Reserve May Assessment	19,500.00	19,500.00	0.00	100.00 %
A3- Working Assessment	78,000.00	78,000.00	0.00	100.00 %
A3- Wrkng Asses Late/Misc Fees	62.25		62.25	
Garage Fees Late Fees	0.00		0.00	
Garage May Reserve Assessment	20,025.00	20,025.00	0.00	100.00 %
Garage- Working January Assessment	17,800.00	17,800.00	0.00	100.00 %
Total Income	\$266,687.25	\$267,325.00	\$ -637.75	99.76 %
GROSS PROFIT	\$266,687.25	\$267,325.00	\$ -637.75	99.76 %
Expenses				
A2- Building Maintenance	1,862.53	4,000.00	-2,137.47	46.56 %
A2- Contract Services	32,967.00	42,638.00	-9,671.00	77.32 %
A2- Corporate Tax	123.00	100.00	23.00	123.00 %
A2- Electric	3,555.44	4,000.00	-444.56	88.89 %
A2- Equipment Maintenance	32.90	750.00	-717.10	4.39 %
A2- Grounds Maintenance	5,555.02	9,000.00	-3,444.98	61.72 %
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	3,212.19	2,000.00	1,212.19	160.61 %
A2- Water System	2,669.96	8,400.00	-5,730.04	31.79 %
A3 - Lot 70 Taxes	379.57	400.00	-20.43	94.89 %
A3- Assn Social Events	146.05		146.05	
A3- Bank Charges		25.00	-25.00	
A3- Building Maintenance		100.00	-100.00	
A3- Contract Services	32,967.00	42,638.00	-9,671.00	77.32 %
A3- Corporate Taxes	33.42	500.00	-466.58	6.68 %
A3- Electric	724.83	1,100.00	-375.17	65.89 %
A3- Equipment Maintenance	270.24	750.00	-479.76	36.03 %
A3- Garage May Reserve Assessment	675.00	675.00	0.00	100.00 %
A3- Garage Working Assessment	600.00	600.00	0.00	100.00 %
A3- Grounds Maintenance	6,301.83	9,500.00	-3,198.17	66.34 %
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	

Adirondack Lodges Homeowners Association

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

January - December 2021

			TOTAL	
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
A3- Telephone/Postage/ Office	1,183.39	1,400.00	-216.61	84.53 %
A3- Trash Disposal	3,221.10	4,450.00	-1,228.90	72.38 %
Garage- Building/Grounds Maint.	632.72	1,500.00	-867.28	42.18 %
Garage- Contract Services		2,637.00	-2,637.00	
Garage- Electric	-70.00	500.00	-570.00	-14.00 %
Garage- Insurance	6,133.50	6,000.00	133.50	102.23 %
Garage- Miscellaneous		50.00	-50.00	
Garage- Taxes	6,706.22	7,000.00	-293.78	95.80 %
Total Expenses	\$130,750.34	\$163,673.00	\$ -32,922.66	79.89 %
NET OPERATING INCOME	\$135,936.91	\$103,652.00	\$32,284.91	131.15 %
Other Income				
Interest Income	117.63		117.63	
Total Other Income	\$117.63	\$0.00	\$117.63	0.00%
Other Expenses				
A-3 Transfer to Pollution Res		4,000.00	-4,000.00	
A2- Reserve Expense				
A2 - Equipment Reserve Expense	2,407.08		2,407.08	
A2 - Roofs, Siding, Decks	2,000.00		2,000.00	
Total A2- Reserve Expense	4,407.08		4,407.08	
A2- Staining Expense	450.00		450.00	
A2- Transfer to Staining Res		25,000.00	-25,000.00	
A3- Reserve Expense				
A3 - Equipment Reserve Expense	3,342.43		3,342.43	
A3 - Harbr, Dredg, Dcks, Beach	17,500.00		17,500.00	
Total A3- Reserve Expense	20,842.43		20,842.43	
Garage Reserve Expense	16,717.59		16,717.59	
Total Other Expenses	\$42,417.10	\$29,000.00	\$13,417.10	146.27 %
NET OTHER INCOME	\$ -42,299.47	\$ -29,000.00	\$ -13,299.47	145.86 %
NET INCOME	\$93,637.44	\$74,652.00	\$18,985.44	125.43 %

Adirondack Lodges Homeowners Association

Budget Overview: 2022 BUDGET - FY22 P&L

January - December 2022

	TOTAL
Income	
A2- Resale Assessment	800.00
A2- Reserve May Assessment	37,800.00
A2- Working Assessment	101,790.00
A3- Resale Assess	600.00
A3- Reserve May Assessment	58,500.00
A3- Working Assessment	104,910.00
Garage May Reserve Assessment	20,025.00
Garage- Working January Assessment	19,135.00
Total Income	\$343,560.00
GROSS PROFIT	\$343,560.00
Expenses	
A2- Building Maintenance	4,000.00
A2- Contract Services	43,708.00
A2- Corporate Tax	250.00
A2- Electric	5,000.00
A2- Equipment Maintenance	850.00
A2- Grounds Maintenance	9,000.00
A2- Insurance	725.00
A2- Legal and Professional Fees	100.00
A2- Miscellaneous	450.00
A2- Postage/Office	100.00
A2- Septic System	2,000.00
A2- Water System	10,500.00
A3 - Lot 70 Taxes	400.00
A3- Assn Social Events	250.00
A3- Bank Charges	25.00
A3- Building Maintenance	150.00
A3- Contract Services	43,708.00
A3- Corporate Taxes	500.00
A3- Electric	1,200.00
A3- Equipment Maintenance	750.00
A3- Garage May Reserve Assessment	675.00
A3- Garage Working Assessment	645.00
A3- Grounds Maintenance	14,500.00
A3- Insurance	34,000.00
A3- Legal/ Prof Fees/Permits	600.00
A3- Maintenance Office Propane	600.00
A3- Miscellaneous	400.00
A3- Septic System	100.00
A3- Telephone/Postage/ Office	1,915.00
A3- Trash Disposal	4,500.00
Garage- Building/Grounds Maint.	2,000.00
Garage- Contract Services	2,705.00

Adirondack Lodges Homeowners Association

Budget Overview: 2022 BUDGET - FY22 P&L

January - December 2022

	TOTAL
Garage- Electric	500.00
Garage- Insurance	6,800.00
Garage- Miscellaneous	50.00
Garage- Taxes	7,000.00
Total Expenses	\$200,656.00
NET OPERATING INCOME	\$142,904.00
NET INCOME	\$142,904.00

Adirondack Lodges Homeowners Association, Inc. (ALHA)
Community Water System (CWS)
October 9, 2021 CWS REPORT

1. ALHA's CWS provides the townhomes with potable water for drinking and household use, as well as for the maintenance area bathroom and outside spigots, and the beachfront Plaza bathhouse and rinse stations. Throughout the year all water sampling and lab analyses have been performed, reported and are in compliance with DOH requirements including recent testing for bacteria, nitrates, lead and copper. New testing required by NYS for PFOA/PFOS and Dioxane was completed for the year and must be repeated in 2022. Mandatory NYS water testing to protect public health has been on the increase in recent years and this is time-consuming and costly to small water systems such as ALHA's.
2. Morris Coolidge continues to co-operate ALHA's CWS with Debbie Karl as contracted to ensure around-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. ALHA's daily water usage has followed a normal pattern for August through September 2021.
4. ALHA's CWS water operator coverage schedule has been updated for 2022 to include 50% coverage by Debbie Karl as a licensed unpaid volunteer and 50% coverage by Morris Coolidge as a licensed paid contract professional. This arrangement affords compliance with continual mandatory licensed water operator coverage of ALHA's public water system as regulated by New York Codes, Rules and Regulations, Public Health Law, Title 10, Sub-Part 5-1 - 5-4 .
5. ALHA TOWNHOME RESIDENTS — PLEASE READ AND HEED IMPORTANT REMINDERS BELOW:
 - **WINTER TIPS:** Homeowners are reminded to shut off their water* and drain it to the lowest level of their units when leaving campus during freezing weather. Also recommended is to shut off hot water heaters to conserve energy while away. If a heating failure occurs, use of a "Winter Watchman" temperature-controlled lamp can provide a visible alert (red bulbs installed in alert lamps by several owners appear especially visible).
 - *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 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 before consuming in order to make sure that effectively treated water is running from the taps and to clear lead or copper that may have accumulated.
 - 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: Board of Directors – ALHA
From: Gil Frank & Mike Purdy
Date: October 9, 2021
Re: Buildings and Grounds Report

1. There was a septic backup at building 15. This required the services of Roto Router and Hometown Septic Service. All is back in working order.
2. After a summer long search for a lawn mower, one was located. It was purchased for \$12875 with \$2500 trade in. The Board had approved an expenditure of up to \$16000.
3. Thanks to Jeanne Clement for staining the playground equipment. It looks terrific and refreshed.
4. The ROW docks were removed by Jason, Kent Molino and Mike Purdy on Friday Oct. 1st.
5. The outside docks were removed by a crew in record time (45 minutes) on Oct 2nd.. Thanks to Bill Eiland, Bo Pritchard, Carl Kohler, Mike Snyder, Kent Molino, Gary Karl, Gil Frank and his son Chris, Rich Lockwood, Mike Purdy and Jason.
6. Ten of the main run on the outside docks have been recarpeted by volunteers over the last couple of years. The fingers need to be re-carpeted and a couple need repair. The fingers are more complicate to recarpet because the floats and cleats need to be removed. We are recommending that we hire Jason at a cost not to exceed \$2750 to do the needed work including materials.
7. Jason has been busy checking off his list:
 - trimming of trees around units
 - Deck boards, stairs and railing replacement where needed
 - Installation of gutter guards at several units
 - Staining touch up where needed
8. Four diseased trees behind unit 23 and 24 were removed by a tree contractor. Jason cut down a dead tree at building 11.
9. A new roof will be completed on the back side of Garage 3. New ridge vents will be installed on building 21. The contractor will also make a repair to the roof on the pump house.
10. The tennis courts are in pretty tough shape with cracks and depressions. We received an estimate to make necessary repairs, repaint and line the courts and install new posts and nets in amount of \$32000,

11. We are watching the culverts in front of unit 11. A couple of small sink holes have appeared. Those culverts may have to be replaced soon. Jason has contacted Bernie Bolton to come and take a look at it. Bernie did say there may be a problem getting culverts.

12. Preparation for Winter:

- Owners are reminded to have some type of monitoring system for their heat. Many owners use a winter watchmen hooked to a lamp that comes on when the temperature drops below a specific temperature. If you use this be sure it is plugged in to an inside outlet, place the light so it can be seen from your parking area and notify Jason where it is as he checks it daily. Other owners are installing thermostats that can be monitored on the internet by the owner or freeze alarms that call you when the temperature drops in their unit.
- Turn off your hot water heater
- It is extremely important that you turn off your water and drain your unit to the lowest level whenever you are not there.
- Change batteries in smoke alarms, CO2 detectors and thermostats
- Check your fire extinguishers
- Make sure your heat is on to prevent freezing
- Do not leave a hose hooked to your outside faucet.

To: Board of Directors

RE: Insurance Report

Date: October 9, 2021

Boats, ATVs, etc: Carol Molino

The insurance for the boats, jet skis, golf carts and ATVs is current.

It has been my sincere pleasure collecting the boat, jet ski, golf cart and ATV insurance for the past eight years, but it is time to pass the task along to someone else beginning 2022. In order to reduce the work for any one volunteer, my strong recommendation is to have two people collect the insurance - one for the Lodges (currently at 72 toys) and one for Mill Creek (currently at 35 toys). I would be happy to pass along the Excel spreadsheet I created, which I use to track the toys.

Thank you to everyone for bearing with me these past eight years - I appreciate it!!!

Homeowners Insurance – Mary Lockwood

Everyone is up to date.

General Insurance Policies – Mike Purdy

Our insurance policies including: Commercial Package, Umbrella over Commercial, Directors & Officers, Excess Liability over D&O, Pollution Liability and Workers Comp are in the process of being renewed by Upstate Insurance. Our agent has indicated we can expect about a 10% increase. The budget reflects this plus the extra \$10,000 we spent last year when Philadelphia Insurance did not renew our D&O policies. We also may get a discount on the Pollution policy if we buy 3 years up front. We have budgeted for that.

RENTAL COMMITTEE REPORT TO THE BOARD OF DIRECTORS

OCTOBER 9, 2021

Number of rental guests 2021 YTD: 15

Number of rental periods 2021 YTD: 2

Number of nights 2021 YTD: 14

Number of complaints since last report on August 7, 2021: 1

There was one complaint regarding towels hanging on the railing. The complaint was resolved quickly using the process identified in the Rental Rules Enforcement Policy.

All rental guests were family or friends of homeowners.

The Rental Committee is asking for Board approval to maintain the three current rental documents for next year as there is no need for any changes or additions at this point. The updated 2022 documents will be posted on the ALHA website.

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	

Social Committee Report

October 2021

We had a successful ALHA Picnic on August 7th. The turn out to assist in "raising" the tent was perfect! Thank you all.

We had 44 responses to the RSVP that was sent out to all homeowners. That tally then lead to 77 people who said they would attend. On the day of the picnic, we had several families tell me they were coming and sorry it was last minute, which was no problem at all because I always over plan!

The rain held off until almost 8:00 PM as things were winding down and everyone still in attendance helped clean up and break down tables and chairs.

The following day, there were enough people to take down the tent and store it.

I wish I could remember everyone's name who helped out, especially because I was unable to attend the actual picnic. So, thank you all who stepped in for me in my absence.

Kathy Kavanaugh, thank you for being in charge of name tags and collecting the guest fees.

Mike Purdy told me the next day I was not "fired" so I look forward to our next picnic!