

Adirondack Lodges Homeowners Association, Inc.

P.O. Box 335 Adirondack NY 12808

On the East Shore of Schroon Lake

ALHA BOARD MEETING
Saturday, May 21, 2022
Via Zoom

The meeting was called to order by Vice President Brad Koehler at 9:14 a.m. with the Pledge of Allegiance.

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

Owners signed on via Zoom: Lisa and Nick Aktas, Marie and Roger Bombardier, Jeanne and Jim Clement, Erin Cowan and Ed Colihan, Marilyn and Bill Eiland, Connie Fenton, Kathy and Dave Fuller, Cynthia and Mark Gagnon, Mary and Mike Geraci, Deb and Gary Karl, Kathy and Jack Kavanaugh, Sara and Joel Kremer, Cindy and Fred Marra, Judy and Jeff Miller, Kathryn and Mark Molino, Kim Molino, Ann and Brian Nobis, Patty and Don Noerr, Kara and Bo Pritchard, Susan and Mike Purdy, Elizabeth and Michael Snyder, Michele and Brian Tario, Rae and John Ugglä, Doris and Bill Wildermuth, Kathryn Reay and John Zollo. [Note: if one owner is signed in via Zoom, we list the second owner as well, since we cannot be sure who is present and listening.]

Approval of Minutes: The Annual and Quarterly Meeting Minutes of January 15, 2022 were approved with the following amendment to the Quarterly Minutes under Privilege of the Floor: "Connie Fenton inquired about the board approval process surrounding the \$200 increase in A3 expenses."

Reports: The following Officer and Committee Reports were approved unanimously.

Officers: Vice President Brad Koehler welcomed new homeowners Erin Cowan and Ed Colihan, 211 Mill Creek Road (lot 14).

Finance: Please see attached report (emailed 5/20). In addition, homeowners are reminded that May assessments are due by the end of the month. As of 5/21, there are 24 or 25 homeowners whose payments have not yet been received.

Building and Grounds: Please refer to the report emailed 5/19. In addition:

- Tree trimming of white pines will be done this week by a contractor.
- Snow fence request – please see New Business.

Community Water System: Please see the reports emailed 5/19.

CWS Operator Deb Karl outlined a new state requirement for an inventory of water lines within the system. Every line will need to be documented by October 2024. Deb will work with Morris Coolidge on this. If additional help is needed, Deb will let the board know.

Insurance

- Elizabeth Snyder will follow up with Mill Creek homeowners whose boat/PWC insurance has expired, and she reported that Bill Firth will do the same for the townhouses. Rich Lockwood reported on behalf of Mary Lockwood that all homeowner insurance policies are up to date.
- Elizabeth Snyder volunteered to help with seeking more cost-effective policies for the association when those policies are up for renewal.

Rental: Please see the attached report, emailed 5/19/22.

Compliance: Rich Lockwood reported that there have not been any issues.

Old Business

Harbor Litigation

Vice President Brad Koehler read a statement (attached) giving an update.

Fire Pond and Boat Channel Permitting for Dredging

Docks sub-committee chair Kent Molino outlined the process that he and the other members of the committee followed in seeking an engineering firm to help in the permitting process for the boat channel and fire pond dredging, as well as overseeing the work when it is done. Proposals were solicited from six engineering companies and received from three firms: C.T. Male, LaBella, and Barton & Loguidice. ALHA's current US Army Corps of Engineers (USACE) permit expires August 22, 2022. Our NYS DEC permit expired in 2016. All firms recommended applying for the permits prior to the expiration of the current USACE permit, as it is easier to get a permit while an existing permit is in place. While it is likely that a new bathymetric (underwater) survey will be required, based on advice received from the engineering firms, the committee recommends submitting the request with the last survey, done in 1999 by Van Dusen & Steves, in order to start the process prior to the expiration of the USACE permit.

Kent Molino made a motion, which was approved, to approve the selection of LaBella to manage the Joint Permit Application for the boat channel dredging and for the fire pond dredging. LaBella submitted the lowest bid, \$6000 for the two joint permitting applications, with optional additional services such as preparing contract documents for the dredging and overseeing the dredging available at additional cost. If any of the following are required, they would be at an additional cost: 1) new bathymetric survey

2) additional permits for the Adirondack Park Agency, New York Office of General Services, or Town of Horicon or 3) extensive negotiations with any governmental agency.

The actual dredging work would be put out to bid once the permits are in place.

Kent thanked the other members of the committee – Bill Firth, Rich Lockwood and John Tozzi – for their work on this project.

Cross Committee Group

A cross committee group was formed at the last meeting to assess ALHA's infrastructure, future needs and projected costs. This group has not yet met and no chairperson has been selected. Alice Lovely offered to communicate with committee members to try to set a first meeting date. Mike Purdy volunteered to join the committee. The committee members are: Bob Brown, Russ Esterline, Debbie Karl, Rich Lockwood, Alice Lovely, Kent Molino and Mike Purdy.

New Business

Snow Fence: The board approved a motion to allow the Town of Horicon to install a snow fence along the full length of our beach front from the south end to the bridge, along our existing fence. Drifting snow poses a safety risk and often makes it necessary for the snow plows to come by twice a day to clear the road. The approval is for the 2022-23 season. The entrance to the plaza will be accessible.

Annual Picnic: The board approved the annual picnic for Saturday, August 6th.

PRIVILEGE OF THE FLOOR

- Rich Lockwood pointed out that the challenges that ALHA faces are not unique to us. HOAs throughout the country are confronting aging infrastructure and working to find ways to fund needed renovations.
- Kathy Kavanaugh requested that the board have a parliamentarian present at meetings to ensure that the board follow Roberts Rules of Order. Some discussion ensued. Alice Lovely made a motion that the board would discuss the issue prior to the next meeting. That motion did not pass. Brad Koehler made a motion that the board review where the board is not in accordance with Robert's Rules of Order, and that motion was approved.
- John Ugglä inquired as to how a homeowner can bring a matter or suggestion to the board. Vice President Brad Koehler responded that the best tact is to raise the issue with the chair of the appropriate committee.

- Marilyn Eiland asked about the status of the Wares' inquiry into rentals and renters' use of the beach. Brad Kohler responded that the attorneys have been in contact.
- Dave Fuller questioned when the board can meet in Executive Session and expressed his opinion that the board does not listen enough to residents.
- Kathy Kavanaugh and Connie Fenton volunteered to be on committee to discuss the use of a parliamentarian at board meetings, should such a committee be formed.

The meeting was adjourned at 10:20 am.

Respectfully submitted,

Alice Lovely, ALHA Secretary

5/31/2022

Adirondack Lodges Homeowners Association

Balance Sheet
As of March 31, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
A2 Reserve CD 3128604	0.00
A2 Reserve CD 3128605	22,030.00
A2 Staining CD 3128603	0.00
A2- Checking 8034	4,939.14
A2- May Reserve 2324	49,549.87
A2- Staining & Pollution 1518	72,026.12
A2- Working Reserve 3846	113,158.15
A3 GFNB&T Harbor Reserve 4727	1,103.85
A3 Reserve May CD 3128601	0.00
A3- Checking 8047	4,693.29
A3- Reserve May 4623	30,877.69
A3- Working Reserve 3859	78,821.44
Garage Checking 5727	26,466.00
Garage Reserve May 3087	7,613.09
Trust account	269,500.00
Total Bank Accounts	\$680,778.64
Accounts Receivable	
A3 - Wrk Assmnt Due & Unpaid	0.00
Assessments Receivable	3,852.61
Assmnt/fees Due & Unpaid	0.00
Total Accounts Receivable	\$3,852.61
Other Current Assets	
Exchange	0.00
Undeposited Funds	0.00
Total Other Current Assets	\$0.00
Total Current Assets	\$684,631.25
TOTAL ASSETS	\$684,631.25
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	529,314.97
Net Income	155,316.28
Total Equity	\$684,631.25
TOTAL LIABILITIES AND EQUITY	\$684,631.25

Adirondack Lodges Homeowners Association

Profit and Loss by Location

January - March, 2022

	A2 OPERATIONS	A2 RESERVE FUNDS	A2 STAINING	A3 OPERATIONS	A3 RESERVE FUNDS	GARAGE OPERATIONS	GARAGE RESERVE FUNDS	TOTAL
Income								
A2- Working Assessment	101,790.00							\$101,790.00
A3- Resale Assess					750.00			\$750.00
A3- Working Assessment				120,510.00				\$120,510.00
A3- Wrkng Asses Late/Misc Fees				46.36				\$46.36
Garage- Working January Assessment						19,135.00		\$19,135.00
Total Income	\$101,790.00	\$0.00	\$0.00	\$120,556.36	\$750.00	\$19,135.00	\$0.00	\$242,231.36
GROSS PROFIT	\$101,790.00	\$0.00	\$0.00	\$120,556.36	\$750.00	\$19,135.00	\$0.00	\$242,231.36
Expenses								
A2- Contract Services	11,265.00							\$11,265.00
A2- Electric	2,342.30							\$2,342.30
A2- Grounds Maintenance	168.22							\$168.22
A2- Insurance	600.00							\$600.00
A2- Septic System	1,658.50							\$1,658.50
A2- Water System	120.91							\$120.91
A3 - Lot 70 Taxes				169.11				\$169.11
A3- Contract Services				11,265.00				\$11,265.00
A3- Electric				399.05				\$399.05
A3- Garage Working Assessment				645.00				\$645.00
A3- Grounds Maintenance				308.73				\$308.73
A3- Insurance				39,892.89				\$39,892.89
A3- Maintenance Office Propane				219.29				\$219.29
A3- Telephone/Postage/ Office				459.76				\$459.76
A3- Trash Disposal				1,086.24				\$1,086.24
Garage- Insurance						5,250.00		\$5,250.00
Garage- Taxes						2,987.92		\$2,987.92
Total Expenses	\$16,154.93	\$0.00	\$0.00	\$54,445.07	\$0.00	\$8,237.92	\$0.00	\$78,837.92
NET OPERATING INCOME	\$85,635.07	\$0.00	\$0.00	\$66,111.29	\$750.00	\$10,897.08	\$0.00	\$163,393.44
Other Income								
Interest Income	21.57	6.44	8.88	7.55	3.88	1.87	0.93	\$51.12
Total Other Income	\$21.57	\$6.44	\$8.88	\$7.55	\$3.88	\$1.87	\$0.93	\$51.12
Other Expenses								
A2- Reserve Expense								\$0.00
A2 - Equipment Reserve Expense		1,374.61						\$1,374.61
A2 - Septic System Reserve Exp		5,400.29						\$5,400.29
Total A2- Reserve Expense		6,774.90						\$6,774.90
A3- Reserve Expense								\$0.00
A3 - Equipment Reserve Expense					1,257.20			\$1,257.20
Total A3- Reserve Expense					1,257.20			\$1,257.20
Garage Reserve Expense							96.18	\$96.18
Total Other Expenses	\$0.00	\$6,774.90	\$0.00	\$0.00	\$1,257.20	\$0.00	\$96.18	\$8,128.28
NET OTHER INCOME	\$21.57	\$ -6,768.46	\$8.88	\$7.55	\$ -1,253.32	\$1.87	\$ -95.25	\$ -8,077.16
NET INCOME	\$85,656.64	\$ -6,768.46	\$8.88	\$66,118.84	\$ -503.32	\$10,898.95	\$ -95.25	\$155,316.28

Adirondack Lodges Homeowners Association

Statement of Cash Flows

January - March, 2022

	A2 OPERATIONS	A2 RESERVE FUNDS	A2 STAINING	A3 OPERATIONS	A3 RESERVE FUNDS	GARAGE OPERATIONS	GARAGE RESERVE FUNDS	NOT SPECIFIED	TOTAL
OPERATING ACTIVITIES									
Net Income	85,656.64	-6,768.46	8.88	66,118.84	-503.32	10,898.95	-95.25		\$155,316.28
Adjustments to reconcile Net Income to Net Cash provided by operations:									\$0.00
Assessments Receivable	0.00			-46.36		0.00			\$ -46.36
Exchange								0.00	\$0.00
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	0.00			-46.36		0.00		0.00	\$ -46.36
Net cash provided by operating activities	\$85,656.64	\$ -6,768.46	\$8.88	\$66,072.48	\$ -503.32	\$10,898.95	\$ -95.25	\$0.00	\$155,269.92
NET CASH INCREASE FOR PERIOD	\$85,656.64	\$ -6,768.46	\$8.88	\$66,072.48	\$ -503.32	\$10,898.95	\$ -95.25	\$0.00	\$155,269.92
Cash at beginning of period	32,440.65	78,348.33	72,017.24	17,442.25	301,984.86	15,567.05	7,708.34	0.00	\$525,508.72
CASH AT END OF PERIOD	\$118,097.29	\$71,579.87	\$72,026.12	\$83,514.73	\$301,481.54	\$26,466.00	\$7,613.09	\$0.00	\$680,778.64

Adirondack Lodges Homeowners Association

Budget vs. Actuals: 2022 BUDGET - FY22 P&L

January - December 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
A2- Resale Assessment		800.00	-800.00	
A2- Reserve May Assessment		37,800.00	-37,800.00	
A2- Working Assessment	101,790.00	101,790.00	0.00	100.00 %
A3- Resale Assess	750.00	600.00	150.00	125.00 %
A3- Reserve May Assessment		58,500.00	-58,500.00	
A3- Working Assessment	120,510.00	120,510.00	0.00	100.00 %
A3- Wrkng Asses Late/Misc Fees	46.36		46.36	
Garage May Reserve Assessment		20,025.00	-20,025.00	
Garage- Working January Assessment	19,135.00	19,135.00	0.00	100.00 %
Total Income	\$242,231.36	\$359,160.00	\$ -116,928.64	67.44 %
GROSS PROFIT	\$242,231.36	\$359,160.00	\$ -116,928.64	67.44 %
Expenses				
A2- Building Maintenance		4,000.00	-4,000.00	
A2- Contract Services	11,265.00	43,708.00	-32,443.00	25.77 %
A2- Corporate Tax		250.00	-250.00	
A2- Electric	2,342.30	5,000.00	-2,657.70	46.85 %
A2- Equipment Maintenance		850.00	-850.00	
A2- Grounds Maintenance	168.22	9,000.00	-8,831.78	1.87 %
A2- Insurance	600.00	600.00	0.00	100.00 %
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	1,658.50	2,000.00	-341.50	82.93 %
A2- Water System	620.91	10,500.00	-9,879.09	5.91 %
A3 - Lot 70 Taxes	169.11	400.00	-230.89	42.28 %
A3- Assn Social Events		250.00	-250.00	
A3- Bank Charges		25.00	-25.00	
A3- Building Maintenance		150.00	-150.00	
A3- Contract Services	11,265.00	43,708.00	-32,443.00	25.77 %
A3- Corporate Taxes		500.00	-500.00	
A3- Electric	399.05	1,200.00	-800.95	33.25 %
A3- Equipment Maintenance		750.00	-750.00	
A3- Garage May Reserve Assessment		675.00	-675.00	
A3- Garage Working Assessment	645.00	645.00	0.00	100.00 %
A3- Grounds Maintenance	308.73	14,500.00	-14,191.27	2.13 %
A3- Insurance	39,892.89	40,800.00	-907.11	97.78 %
A3- Legal/ Prof Fees/Permits		8,950.00	-8,950.00	
A3- Maintenance Office Propane	219.29	600.00	-380.71	36.55 %
A3- Miscellaneous		400.00	-400.00	
A3- Septic System		100.00	-100.00	
A3- Telephone/Postage/ Office	459.76	1,915.00	-1,455.24	24.01 %

Adirondack Lodges Homeowners Association

Budget vs. Actuals: 2022 BUDGET - FY22 P&L

January - December 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
A3- Trash Disposal	1,086.24	4,500.00	-3,413.76	24.14 %
Garage- Building/Grounds Maint.		2,000.00	-2,000.00	
Garage- Contract Services		2,705.00	-2,705.00	
Garage- Electric		500.00	-500.00	
Garage- Insurance	5,250.00	5,250.00	0.00	100.00 %
Garage- Miscellaneous		50.00	-50.00	
Garage- Taxes	2,987.92	7,000.00	-4,012.08	42.68 %
Total Expenses	\$79,337.92	\$214,131.00	\$ -134,793.08	37.05 %
NET OPERATING INCOME	\$162,893.44	\$145,029.00	\$17,864.44	112.32 %
Other Income				
Interest Income	51.12		51.12	
Total Other Income	\$51.12	\$0.00	\$51.12	0.00%
Other Expenses				
A2- Reserve Expense				
A2 - Equipment Reserve Expense	1,374.61		1,374.61	
A2 - Septic System Reserve Exp	5,400.29		5,400.29	
Total A2- Reserve Expense	6,774.90		6,774.90	
A3- Reserve Expense				
A3 - Equipment Reserve Expense	1,257.20		1,257.20	
Total A3- Reserve Expense	1,257.20		1,257.20	
Garage Reserve Expense	96.18		96.18	
Total Other Expenses	\$8,128.28	\$0.00	\$8,128.28	0.00%
NET OTHER INCOME	\$ -8,077.16	\$0.00	\$ -8,077.16	0.00%
NET INCOME	\$154,816.28	\$145,029.00	\$9,787.28	106.75 %

To: Board of Directors – ALHA
From: Gil Frank, Mike Purdy Co-Chairs
Date: May 21, 2022
Re: Buildings and Grounds Report

1. Once again Jason has done an outstanding job of preparing the campus. This is in spite of the bad April storm with 9 inches of what Jason refers to as “white mud.”
2. Linda Fay and Susan Purdy are planning the gardens and purchasing the flowers for the Lodges. Carol will be hired again to do the prep work (which has been completed) and planting which will take place the first week of June.
3. Jason will fertilize the campus before Memorial Day.
4. The sand was cleaned off the roads on May 11, 2022 by Kingsbury Sweeping after preparation by Jason.
5. Jason and his buddy put in the harbor docks on Friday and Saturday.(5/13-14) We are looking at the entire catwalk to check for loose boards and railings in need of attention.
6. We are planning on putting in the outside docks this weekend. Our plan will be for a work party at 11:30 following the Board of Directors Meeting on Saturday. If you are at the Lodges we could use your help. It takes about 1.5 hours.
7. Our new tractor is in the shop for warrenty service and a repair.
8. The tennis nets and golf net will be installed by Memorial Day.
9. The culvert in front of unit 11 has been replaced by Bernie Bolton. The culvert that crosses under the road into the harbor has been on our watch list. As a result of the propane truck a hole has developed. We have decided to have that culvert replace. Bernie will do it on Tuesday May 17th.
10. Garage 6 has had a number of sheets of T-111 replaced. The entire garage will be painted this summer.
11. The Town of Horicon has requested permission to put a snow fence the full length of our beach front from the south end to the bridge to help control snow drifting in the road. Board action would be required for this request.

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

May 21, 2022 CWS REPORT

1. ALHA's CWS provides water for drinking and household use by ALHA Townhomes and common areas such as the maintenance office and Plaza/bathhouse area. All daily water readings, monthly operational reports, bacteriological water sampling and lab analysis have been performed and reported in compliance with DOH standards, along with the attached 2021 Annual Drinking Water Quality Report. Testing due in 2022 is scheduled accordingly. ALHA's 2022 water usage has been typical per seasonal patterns to date.
2. Morris Coolidge is contracted to Co-Operate ALHA's CWS with volunteer Debbie Karl to ensure round-the-clock, year-round, licensed Water Operator coverage as required by NYS regulations. As well, optimal functioning of the CWS is facilitated by ALHA's Water Co-Operators who assess and oversee repairs, preventive maintenance and capital improvements.
3. Thanks go to ALHA's contractor Jason Younes who assists with water readings.
4. 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 draw from the CWS drinking water supply. If it is necessary to use drinking water for this purpose, please water sparingly and not in the heat of midday so as not to waste 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 prevents cross-contamination of the drinking water system in case suction or reverse pressure occurs. Please contact Debbie if you have questions, or are in need of a vacuum breaker. ALHA has a supply of vacuum breakers which can be installed 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 are encouraged to keep a supply of bottled water on hand to use in case of a water emergency.
 - Please contact Debbie Karl if you have questions—Cell Phone: (585) 802-7370.

Annual Drinking Water Quality Report for 2021
Adirondack Lodges Homeowners Association, Inc.
East Shore Drive, Adirondack, NY 12808
(Public Water Supply Identification Number NY5621920)

INTRODUCTION

To comply with State regulations, Adirondack Lodges will be annually issuing a report describing the quality of your drinking water. The purpose of this report is to raise your understanding of drinking water and awareness of the need to protect our drinking water sources. We are very pleased to provide you with this year's Annual Water Quality Report. Last year, your drinking water met all State drinking water health standards. This report is a snapshot of last year's water quality. Included are details about where your water comes from, what it contains, and how it compares to New York State standards. Our constant goal is and always has been, to provide to you a safe and dependable supply of drinking water. We want you to understand the efforts we make to continually improve the water treatment process and to protect our water resources. If you have any questions concerning this report or concerning your drinking water please contact: *Deborah Karl, Co-Operator, PO Box 233, Adirondack, NY 12808; Telephone (585) 802-7370; e-mail debkarl@gmail.com Or Morris Coolidge, Co-Operator 33 Coolidge Way, Jay, NY 12941, Telephone (518) 929-3560; e-mail mocool2002@yahoo.com.* If you want to learn more, please view via zoom on any of our regularly scheduled Homeowners Association meetings. They are held on, 1/15/22, 5/28/22, 8/6/22 and 10/8/22/22 ; *Please contact the ALHA Secretary; Telephone (518) 369-4950.*

WHERE DOES OUR WATER COME FROM?

Adirondack Lodges draws its water from a ground water source. Groundwater or well water is stored below the surface of the earth in deep, porous rocks called "aquifers." Groundwater is purified naturally as it filters through layers of soil, clay, rock and sand. This process, known as "percolation" takes years to complete. As a result, groundwater requires less treatment than surface water. Our water source is from two active drilled wells, Well #2 a 6" diameter, 260 ft. deep well with an estimated yield of 60 gallons per minute (gpm) and Well #3 a 6" diameter, 55 ft. deep well with an estimated yield of 47 gpm. Both wells are plumbed to the pumphouse which contains three 1000-gallon, uncoated, concrete storage tanks connected in series. Treatment of the raw water produced by the wells consists of chlorination using sodium hypochlorite providing disinfection to protect against contamination from harmful bacteria and other organisms.

The source water assessment performed by the New York State Health Department has rated our source water as having an elevated susceptibility to microbial contamination and nitrates. It should be noted that the SWAP looks at the untreated water only. Our water is treated to minimize the potential sources of contamination. The SWAP summary for our water supply is attached to this report.

In general, the sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs and wells. As water travels over the surface of the land or through the ground, it dissolves naturally-occurring minerals and in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activities. Contaminants that may be present in source water include microbial contaminants; inorganic contaminants; pesticides and herbicides; organic chemical contaminants; and radioactive contaminants. In order to ensure that tap water is safe to drink, the State and EPA prescribe regulations, which limit the amount of certain contaminants in water, provided by public water systems. The State Health Department's and the FDA's regulations establish limits for contaminants in bottled water which must provide the same protection for public health.

FACTS AND FIGURES

Adirondack Lodges provides water through 58 service connections to a population, which varies from a seasonal low of 10 to a high of 190 persons. Our average daily demand is 3,022 gallons. Our single highest day was 11,900 gallons. The total water pumped in 2021 was 1,103,200 gallons.

ARE THERE CONTAMINANTS IN OUR DRINKING WATER?

In accordance with State regulations, Adirondack Lodges routinely monitors your drinking water for numerous contaminants. We test your drinking water for inorganic contaminants, radiological contaminants, lead and copper, nitrate, volatile organic contaminants, inorganic and synthetic organic contaminants. In addition, we test a chlorinated sample for coliform bacteria quarterly. The state allows us to monitor for certain contaminants less than once per year because the concentrations of these contaminants are not expected to vary significantly from year to year. Some of the data, though representative of the water quality, is more than one year old and is noted.

It should be noted that all drinking water, including bottled drinking water, may be reasonably expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily pose a health risk. More information about contaminants and potential health effects can be obtained by calling the EPA's Safe Drinking Water Hotline (800-426-4791) or the New York State Department of Health, Glens Falls District Office at (518) 793-3893.

WHAT DOES THIS INFORMATION MEAN?

As you can see by the table on page 4, our system had no violations. We have learned through our monitoring and testing that some contaminants have been detected; however, these compounds were detected below New York State requirements. MCL's are set at very stringent levels. To understand the possible health effects described for many regulated contaminants, a person would have to drink 2 liters of water every day at the MCL level for a lifetime to have a one-in-a-million chance of having the described health effect.

New York State has adopted the first in the nation drinking water standard for 1,4-Dioxane along with one of the lowest maximum contaminant levels for PFOA and PFOS. Public Water Supplies in NYS are required to test for PFOA, PFOS and 1,4-Dioxane. PFOA and PFOS have Maximum Contaminant Levels (MCL) of 10 parts per trillion each while 1,4-Dioxane has an MCL of 1.0 parts per billion. Adirondack Lodges HOA has completed its 1st & 2nd quarter monitoring with no detects for PFOA, PFOS & 1,4-Dioxane.

IS OUR WATER SYSTEM MEETING OTHER RULES THAT GOVERN OPERATIONS?

During 2021, our system was in compliance with applicable State drinking water operating, monitoring and reporting requirements.

DO I NEED TO TAKE SPECIAL PRECAUTIONS?

Although our drinking water met or exceeded state and federal regulations, some people may be more vulnerable to disease causing microorganisms or pathogens in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice from their health care provider about their drinking water. EPA/CDC guidelines on appropriate means to lessen the risk of infection by Cryptosporidium, Giardia and other microbiological pathogens are available from the Safe Drinking Water Hotline (800-426-4791).

INFORMATION ON LEAD

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. The Adirondack Lodges HOA, Inc. is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at <http://www.epa.gov/safewater/lead>

CAPITAL IMPROVEMENTS

During 2021 there were no major capital improvements.

WATER CONSERVATION TIPS

The Adirondack Lodges encourages water conservation. There are a lot of things you can do to conserve water in your own home. Conservation tips include:

- ◆ Only run the dishwasher and clothes washer when there is a full load
- ◆ Use water saving showerheads
- ◆ Install faucet aerators in the kitchen and the bathroom to reduce the flow from 4 to 2.5 gallons per minute
- ◆ Water gardens and lawn for only a couple of hours after sunset
- ◆ Check faucets, pipes and toilets for leaks and repair all leaks promptly
- ◆ Take shorter showers

CLOSING

Thank you for allowing us to continue providing your family with clean, quality water this year. In order to maintain a safe and dependable water supply we sometimes need to make improvements that will benefit our homeowners. We ask that all our homeowners help us protect our water source. Please call our office if you have questions.

Adirondack Lodges NY5621920

Source Water Assessment Summary

The NYSDOH has completed a source water assessment for this system, based on available information. Possible and actual threats to this drinking water source were evaluated. The source water assessment includes a susceptibility rating based on the risk posed by each potential source of contamination and how rapidly contaminants can move through the subsurface to the wells. The susceptibility of a water supply well to contamination is dependent upon both the presence of potential sources of contamination within the well's contributing area and the likelihood that the contamination can travel through the environment to reach the well. The susceptibility rating is an estimate of the potential for contamination of the source water, it does not mean that the water delivered to consumers is, or will become contaminated. See section "Are there contaminants in our drinking water?" for a list of the contaminants that have been detected, if any. The source water assessments provide resource managers with additional information for protecting source waters into the future.

The source water assessment has rated our water source as having an elevated susceptibility to microbial contamination and nitrates. These ratings are due primarily to the close proximity of the wells to permitted discharge facilities (industrial/commercial facilities that discharge wastewater into the environment and are regulated by the state and/or federal government) and the associated industrial activity in the assessment area. In addition, the wells draw from an unconfined aquifer, which is a shallow aquifer that occurs immediately below the ground surface and has no overlying protective layer for protection from potential sources of contamination. While the source water assessment rates our wells as being susceptible to microbials, please note that our water is disinfected to ensure that the finished water delivered into your home meets New York State's drinking water standards for microbial contamination.

The county and state health departments will use this information to direct future source water protection activities. These may include water quality monitoring, resource management, planning and education

programs. A copy of the full Source Water Assessment, including a map of the assessment area, is available for review by contacting us at the number provided in this report.

ADIRONDACK LODGES TEST RESULTS Public Water Supply Identification Number NY5621920						
Contaminant	Violation Y/N	Level Detected	Unit Measurement	MCLG	MCL	Likely Source of Contamination
Inorganic Contaminants (samples from 8/3/20 unless otherwise noted)						
Chloride	N	6.44	ppm	N/A	250	Geology; naturally occurring
Copper (samples from 8/24/21) Range of values	N	0.0993 ¹ 0.0335-0.121	ppm	1.3	AL=1.3	Corrosion of household plumbing systems; erosion of natural deposits; leaching from wood preservative
Lead (samples from 8/24/21)	N	1.96 ² ND-2.32	ppb	0	AL=15	Corrosion of household plumbing systems, erosion of natural deposits
Nitrate from (8/2/21)	N	0.507	ppm	10	10	Erosion of natural deposits
Odor	N	1	units	N/A	3	Natural sources.
pH	N	8.27	units			6.5-8.5
Sodium ³	N	4.36	ppm	N/A	N/A	Naturally occurring; Road salt; Water softeners; Animal waste
Sulfate	N	11.0	ppm	N/A	250	Geology
Radiological Contaminants (samples from 8/3/20)						
Gross Alpha	N	2.21	pCi/l	0	15	Erosion of natural deposits.
Disinfection Byproducts (based on daily testing)						
Chlorine Residual, Free (average) Range	N	0.3 0.3-0.35	ppm	MRDLG N/A	MRDL 4	Used in the treatment and disinfection of drinking water
FOOTNOTES- <ol style="list-style-type: none"> The level presented represents the 90th percentile of 5 test sites. The action level for copper was not exceeded at any of the 5 sites tested. The level presented represents the 90th percentile of 5 test sites. The action level for lead was not exceeded at any of the 5 sites tested. Water containing more than 20 mg/l should not be consumed by persons on severely restricted sodium diets. <p><i>Non-Detects (ND)</i> - laboratory analysis indicates that the constituent is not present.</p> <p><i>Parts per million (ppm) or Milligrams per liter (mg/l)</i> - one part per million corresponds to one minute in two years or a single penny in \$10,000.</p> <p><i>Parts per billion (ppb) or Micrograms per liter</i> - one part per billion corresponds to one minute in 2,000 years, or a single penny in \$10,000,000.</p> <p><i>Parts per trillion (ppt) or Nanograms per liter (nanograms/l)</i> - one part per trillion corresponds to one minute in 2,000,000 years, or a single penny in \$10,000,000,000.</p> <p><i>Picocuries per liter (pCi/L)</i> - picocuries per liter is a measure of the radioactivity in water.</p> <p><i>Nephelometric Turbidity Unit (NTU)</i> - nephelometric turbidity unit is a measure of the clarity of water. Turbidity in excess of 5 NTU is just noticeable to the average person.</p> <p><i>Action Level</i> - the concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.</p> <p><i>Treatment Technique (TT)</i> -A treatment technique is a required process intended to reduce the level of a contaminant in drinking water.</p> <p><i>Maximum Contaminant Level</i> - The "Maximum Allowed" (MCL) is the highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.</p> <p><i>Maximum Contaminant Level Goal</i> - The "Goal" (MCLG) is the level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.</p> <p><i>Maximum Residual Disinfectant Level (MRDL)</i>: The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.</p> <p><i>Maximum Residual Disinfectant Level Goal (MRDLG)</i>: The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contamination</p> <p>N/A-not applicable</p>						

RENTAL COMMITTEE REPORT TO THE BOARD OF DIRECTORS

May 21, 2022

Number of rental guests 2022 YTD: 0

Number of rental periods 2022 YTD: 0

Number of nights 2022 YTD: 0

Number of complaints since last report: 0

- The 2022 Rental Documents are posted on the ALHA website and were distributed to the membership on March 18, 2022.
- Rental Ambassadors are ready to greet our rental guests for the summer season.
- 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	