

Adirondack Lodges Homeowners Association, Inc.

P.O. Box 335 Adirondack NY 12808

On the East Shore of Schroon Lake

ALHA BOARD MEETING

Saturday, October 8, 2022, 9 a.m.

Via Zoom

President Mike Sposili called the meeting to order at 9:01 a.m. with the Pledge of Allegiance.

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

Owners Present: Lisa and Nick Aktas, Jeanne and Jim Clement, Erin Cowan and Ed Colihan, Regina and Charlie Dietz, Marilyn and Bill Eiland, Nancy and Russ Esterline, Connie Fenton, Diana and Bill Firth, Mary and Mike Geraci, Kate Whimble and Kevin Granger, Deb and Gary Karl, Kathy and Jack Kavanaugh, Lisa Irwin and Brian Keane, Andi and Phil Lodico, Tom Lovely, Kevin Lynch, Jane and Nick Mastracchio, Carol Molino, Kim Molino, Ann and Brian Nobis, Kara and Bo Pritchard, Susan and Mike Purdy, Michelle and Brian Tario, Karen and Joe Troy, Rae and John Ugglä, Donna and Ted Ware, Doris and Bill Wildermuth, Nancy and Howie Woda.

Approval of Minutes: Gil Frank made a motion, which was approved, to approve the minutes of the August 6, 2022 board meeting with one correction: the addition of Marilyn and Bill Eiland to the list of owners present via Zoom.

Donna Ware requested that the August minutes be amended to reflect her statement at that meeting that they have no plans to submit a proposal to amend the existing Declaration as they feel their right to rent has been verified by several qualified professionals. The board declined to amend the August minutes. President Mike Sposili noted that Donna's request is inconsistent with what the Wares' attorney has communicated to ALHA's counsel. As the Wares have engaged counsel, the matter is in the hands of the attorneys, and Sposili suggested that the Wares' attorney should reach out to ALHA's counsel on this matter, Wilson Elser, to clarify.

REPORTS:

Officers:

President Mike Sposili thanked all volunteers who keep ALHA running smoothly. He also welcomed new owners Kevin Lynch and Andrea and Phil Lodico.

Finance: Treasurer David Angliss provided an overview of the YTD financials. Please refer to the financial reports.

Building and Grounds: Please see the attached report. Co-chair Mike Purdy reminded all homeowners to disconnect all hoses, and to keep their units heated as required under our Declarations. Re tennis courts – please see New Business.

Community Water System: Please refer to the written report. Deb Karl gave an overview of the Community Water System. She recommended that the board consider adding \$25/year/townhome to the A2 Reserves to cover future equipment replacement needs.

Insurance: Mike Purdy and David Angliss reported that we received a very favorable quote for the Association's liability insurance from Mark Carpenter of Carpenter & Associates, using Erie Insurance. We have been using Glens Falls National Bank; Carpenter's quote came in more than \$8,000 less. Erie will not write the Directors & Officers insurance, however, due to the active claim (harbor lawsuit) against the association.

Bill Firth reported that insurance on boats, ATVs, PCs, etc., is up to date for the townhouses, and that he continues to follow up as policies expire. Elizabeth Snyder, who had handled that for the Mill Creek homes, has sold her home, and a new volunteer is needed.

Social: Ann Nobis thanked everyone who helped out with the annual picnic, which was a great success, with RSVPs totaling 115 community members and 32 guests. Please refer to the attached report for more details and suggestions for next year. Ann also highlighted a plan from Kent Molino to inaugurate the BBWS (beer, booze, wine and snacks) Club.

Rental: Please refer to the attached report. YTD there have been two rental periods totaling 14 nights and 14 total rental guests.

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

Nominations Committee: Co-Chair Mike Purdy reported that five homeowners submitted self-nomination forms by the October 1st deadline. They are: Nancy Esterline, Connie Fenton, Kevin Granger, Gary Karl, and John Ugglä. The Nominations Committee unanimously recommends the five candidates for consideration. Purdy outlined the confidential balloting and counting procedure. Ballots will be mailed in early November and must be received by ALHA by December 1st. The Nominations Committee will oversee the counting in early December.

OLD BUSINESS

Fire Pond and boat channel dredging: Kent Molino reported that the underwater surveying required for the permitting was completed at a cost of \$5,298. LaBella Engineering submitted applications to the U.S. Army Corps of Engineers and the NYS DEC on August 12th, and is responding to requests for further information from the US Army Corps of Engineers.

Molino also pointed out that the future dredging of the boat channel is likely to cost over \$54,000 based on the 2012 cost of \$35,000 plus inflation. The channel dredging falls under A3 (i.e., community-wide expenses) while the fire pond falls under A2 (townhomes).

Reminder re expiration of dock permits: June 19, 2023

ADK Marathon: Kent Molino provided an overview of this year's event, which was held thanks to some 700 volunteers around the lake, and four ALHA volunteers: Deb and Gary Karl and Carol and Kent Molino.

Alice Lovely commented that the porta-johns along the road in front of our beach were left in place for a long time (9 days for most of them, and two were there for more than two weeks.) She recommended that when the board receives the request for ALHA to be a host for the marathon next year, that we stipulate a time limit on the period when the porta johns are in place near our beach.

Harbor Litigation: President Mike Sposili reported that there is no news; the case is still before Judge Muller.

NEW BUSINESS

Approval of insurance policies: Alice Lovely made a motion to approve the appointment of Carpenter & Associates as our insurance agent, and that we provide an Agent of Record letter, and approve the expense of \$10,257 for the association's liability policy. The motion was approved. It was noted by board members that this figure is for the liability policy only; total insurance for the community, including environmental insurance and Directors and Officers insurance, comes to \$28,000.

Approval of contracted services agreement with Jason Younes: Gil Frank made a motion that the board approve the following increases in Jason's compensation in his three-year contract renewal: 6% for the first year, and 5% in each of the following two years. The motion was approved. It was noted here, and several times throughout the meeting, what a terrific job Jason continues to do for ALHA.

Presentation of 2023 Budget: Treasurer David Angliss gave an overview of the 2023 budget, and noted that the community needs to build reserves to cover future needs of our aging infrastructure. The following assessments were approved for 2023:

Maintenance Assessments due in January 2023:

A2:	\$ 1,985
A3:	\$ 1,275
Garages:	\$ 200 (per single garage; amount is \$400 per double garage)

Reserve Assessments due in May 2023:

A2:	\$ 800
A3	\$ 925
Garages:	\$ 225 (per single garage; amount \$450 per double garages)

Resale fees, due on the transfer of ownership of a home or unit:

A2	\$ 900
A3	\$ 850

Angliss noted that no amount was budgeted for resale fees for 2023.

Rich Lockwood made a motion to approve the 2023 ALHA Budget as presented. The motion was approved.

ROW Usage

The board has been looking into usage of the Right of Way due to a complaint from a homeowner who lives on East Shore Drive. Kent Molino reported that an update on the ROW will be given when the necessary investigation has been concluded.

Tennis Court repair

The tennis courts are in need of repair. Mike Purdy has received one estimate to repair them at a cost of \$50,000. He and Buildings and Grounds co-chair Gil Frank requested a volunteer, preferably someone who uses the courts and would be familiar with the basic requirements, to solicit additional bids. Nancy Esterline volunteered.

PRIVILEGE OF THE FLOOR

- Kathy Kavanaugh requested an update on her suggestion that the board utilize a parliamentarian. President Mike Sposili responded that the board does not see the need for such a role. He further noted that several members of the Board proactively participated in a webinar to refresh their understanding of Robert's Rules of Order.
- Erin Cowan introduced herself as the new editor of the Barkeater Newsletter, and thanked Regina Dietz for writing the Barkeater for 14 years.

Rich Lockwood made a motion to adjourn the meeting, which was approved, and the meeting adjourned at 10:13 a.m.

Respectfully submitted,

Alice Lovely, ALHA Board Secretary

aml 10/13/2022

Adirondack Lodges Homeowners Association

Balance Sheet As of September 30, 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	2,011.98
A2- May Reserve 2324	79,855.69
A2- Staining 1518	97,048.29
A2- Working Reserve 3846	49,186.27
A3 GFNB&T Harbor Reserve 4727	1,104.15
A3 Reserve May CD 3128601	0.00
A3- Checking 8047	4,380.35
A3- Reserve May 4623	46,651.64
A3- Working Reserve 3859	37,335.08
Garage Checking 5727	20,889.53
Garage Reserve May 3087	25,634.33
Trust account	269,500.00
Total Bank Accounts	\$655,627.31
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	\$659,433.56
TOTAL ASSETS	\$659,433.56
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, 2022

	TOTAL
Equity	
Opening Bal Equity	0.00
Owner's Capital	0.00
Retained Earnings	529,314.97
Net Income	130,118.59
Total Equity	\$659,433.56
TOTAL LIABILITIES AND EQUITY	\$659,433.56

Adirondack Lodges Homeowners Association

Profit and Loss by Location

January - September, 2022

	A2 OPERATIONS	A2 RESERVE FUNDS	A2 STAINING	A3 OPERATIONS	A3 RESERVE FUNDS	GARAGE OPERATIONS	GARAGE RESERVE FUNDS	TOTAL
Income								
A2- Resale Assessment		1,600.00						\$1,600.00
A2- Reserve May Assessment		37,800.00						\$37,800.00
A2- Working Assessment	101,790.00							\$101,790.00
A3- Resale Assess					2,250.00			\$2,250.00
A3- Reserve May Assessment					58,500.00			\$58,500.00
A3- Working Assessment				120,510.00				\$120,510.00
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
Total Income	\$101,790.00	\$39,400.00	\$0.00	\$120,556.36	\$60,750.00	\$19,135.00	\$20,025.00	\$361,656.36
GROSS PROFIT	\$101,790.00	\$39,400.00	\$0.00	\$120,556.36	\$60,750.00	\$19,135.00	\$20,025.00	\$361,656.36
Expenses								
A2- Building Maintenance	1,437.07							\$1,437.07
A2- Contract Services	33,795.00							\$33,795.00
A2- Corporate Tax	559.00							\$559.00
A2- Electric	5,326.54							\$5,326.54
A2- Equipment Maintenance	459.51							\$459.51
A2- Grounds Maintenance	9,278.57							\$9,278.57
A2- Insurance	600.00							\$600.00
A2- Septic System	3,815.62							\$3,815.62
A2- Water System	2,810.78							\$2,810.78
A3 - Lot 70 Taxes				359.11				\$359.11
A3- Assn Social Events				246.34				\$246.34
A3- Contract Services				33,795.00				\$33,795.00
A3- Corporate Taxes				934.00				\$934.00
A3- Electric				821.63				\$821.63
A3- Equipment Maintenance				285.08				\$285.08
A3- Garage May Reserve Assessment				675.00				\$675.00
A3- Garage Working Assessment				1,581.25				\$1,581.25
A3- Grounds Maintenance				6,155.60				\$6,155.60
A3- Insurance				42,349.69				\$42,349.69
A3- Legal/ Prof Fees/Permits				3,218.00	-1,200.00			\$2,018.00
A3- Maintenance Office Propane				324.62				\$324.62
A3- Telephone/Postage/ Office				1,735.60				\$1,735.60
A3- Trash Disposal				3,823.45				\$3,823.45
Garage - Equipment Maint.						25.01		\$25.01
Garage- Building/Grounds Maint.						699.44		\$699.44
Garage- Electric						-45.00		\$ -45.00
Garage- Insurance						5,250.00		\$5,250.00
Garage- Taxes						7,818.84		\$7,818.84
Total Expenses	\$58,082.09	\$0.00	\$0.00	\$96,304.37	\$ -1,200.00	\$13,748.29	\$0.00	\$166,934.75
NET OPERATING INCOME	\$43,707.91	\$39,400.00	\$0.00	\$24,251.99	\$61,950.00	\$5,386.71	\$20,025.00	\$194,721.61
Other Income								
Interest Income	49.69	24.86	31.05	21.19	16.59	5.77	6.03	\$155.18
Total Other Income	\$49.69	\$24.86	\$31.05	\$21.19	\$16.59	\$5.77	\$6.03	\$155.18
Other Expenses								
A2- Reserve Expense								\$0.00
A2 - Equipment Reserve Expense		4,912.21						\$4,912.21
A2 - Roads, Parking Reserve Exp		1,450.00						\$1,450.00
A2 - Roofs, Siding, Decks		4,125.00						\$4,125.00
A2 - Septic System Reserve Exp		5,400.29						\$5,400.29
Total A2- Reserve Expense		15,887.50						\$15,887.50
A3- Reserve Expense								\$0.00
A3 - Equipment Reserve Expense					3,968.69			\$3,968.69
A3 - Harbr, Dredg, Dcks, Beach					12,950.00			\$12,950.00
A3 - Roads Reserve Expense					29,776.97			\$29,776.97
Total A3- Reserve Expense					46,695.66			\$46,695.66
Garage Corporate Taxes						70.00		\$70.00
Garage Reserve Expense							2,105.04	\$2,105.04
Total Other Expenses	\$0.00	\$15,887.50	\$0.00	\$0.00	\$46,695.66	\$70.00	\$2,105.04	\$64,758.20
NET OTHER INCOME	\$49.69	\$ -15,862.64	\$31.05	\$21.19	\$ -46,679.07	\$ -84.23	\$ -2,099.01	\$ -64,603.02
NET INCOME	\$43,757.60	\$23,537.36	\$31.05	\$24,273.18	\$15,270.93	\$5,322.48	\$17,925.99	\$130,118.59

Adirondack Lodges Homeowners Association

Statement of Cash Flows

January - September, 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	43,757.60	23,537.36	31.05	24,273.18	15,270.93	5,322.48	17,925.99		\$130,118.59
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
Exchange	-25,000.00		25,000.00					0.00	\$0.00
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	-25,000.00	0.00	25,000.00	0.00	0.00	0.00	0.00	0.00	\$0.00
Net cash provided by operating activities	\$18,757.60	\$23,537.36	\$25,031.05	\$24,273.18	\$15,270.93	\$5,322.48	\$17,925.99	\$0.00	\$130,118.59
NET CASH INCREASE FOR PERIOD	\$18,757.60	\$23,537.36	\$25,031.05	\$24,273.18	\$15,270.93	\$5,322.48	\$17,925.99	\$0.00	\$130,118.59
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	\$51,198.25	\$101,885.69	\$97,048.29	\$41,715.43	\$317,255.79	\$20,889.53	\$25,634.33	\$0.00	\$655,627.31

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	1,600.00	800.00	800.00	200.00 %
A2- Reserve May Assessment	37,800.00	37,800.00	0.00	100.00 %
A2- Working Assessment	101,790.00	101,790.00	0.00	100.00 %
A3- Resale Assess	2,250.00	750.00	1,500.00	300.00 %
A3- Reserve May Assessment	58,500.00	58,500.00	0.00	100.00 %
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	0.00	100.00 %
Garage- Working January Assessment	19,135.00	19,135.00	0.00	100.00 %
Total Income	\$361,656.36	\$359,310.00	\$2,346.36	100.65 %
GROSS PROFIT	\$361,656.36	\$359,310.00	\$2,346.36	100.65 %
Expenses				
A2- Building Maintenance	1,437.07	4,000.00	-2,562.93	35.93 %
A2- Contract Services	33,795.00	43,708.00	-9,913.00	77.32 %
A2- Corporate Tax	559.00	250.00	309.00	223.60 %
A2- Electric	5,326.54	5,000.00	326.54	106.53 %
A2- Equipment Maintenance	459.51	850.00	-390.49	54.06 %
A2- Grounds Maintenance	9,278.57	9,000.00	278.57	103.10 %
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	3,815.62	2,000.00	1,815.62	190.78 %
A2- Water System	2,810.78	10,500.00	-7,689.22	26.77 %
A3 - Lot 70 Taxes	359.11	400.00	-40.89	89.78 %
A3- Assn Social Events	246.34	250.00	-3.66	98.54 %
A3- Bank Charges		25.00	-25.00	
A3- Building Maintenance		150.00	-150.00	
A3- Contract Services	33,795.00	43,708.00	-9,913.00	77.32 %
A3- Corporate Taxes	934.00	500.00	434.00	186.80 %
A3- Electric	821.63	1,200.00	-378.37	68.47 %
A3- Equipment Maintenance	285.08	750.00	-464.92	38.01 %
A3- Garage May Reserve Assessment	675.00	675.00	0.00	100.00 %
A3- Garage Working Assessment	1,581.25	645.00	936.25	245.16 %
A3- Grounds Maintenance	6,155.60	14,500.00	-8,344.40	42.45 %
A3- Insurance	42,349.69	40,800.00	1,549.69	103.80 %
A3- Legal/ Prof Fees/Permits	2,018.00	8,950.00	-6,932.00	22.55 %
A3- Maintenance Office Propane	324.62	600.00	-275.38	54.10 %
A3- Miscellaneous		400.00	-400.00	
A3- Septic System		100.00	-100.00	
A3- Telephone/Postage/ Office	1,735.60	1,915.00	-179.40	90.63 %

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	3,823.45	4,500.00	-676.55	84.97 %
Garage - Equipment Maint.	25.01		25.01	
Garage- Building/Grounds Maint.	699.44	2,000.00	-1,300.56	34.97 %
Garage- Contract Services		2,705.00	-2,705.00	
Garage- Electric	-45.00	500.00	-545.00	-9.00 %
Garage- Insurance	5,250.00	5,250.00	0.00	100.00 %
Garage- Miscellaneous		50.00	-50.00	
Garage- Taxes	7,818.84	7,000.00	818.84	111.70 %
Total Expenses	\$166,934.75	\$214,131.00	\$ -47,196.25	77.96 %
NET OPERATING INCOME	\$194,721.61	\$145,179.00	\$49,542.61	134.13 %
Other Income				
Interest Income	155.18		155.18	
Total Other Income	\$155.18	\$0.00	\$155.18	0.00%
Other Expenses				
A2- Reserve Expense				
A2 - Equipment Reserve Expense	6,286.82		6,286.82	
A2 - Roads, Parking Reserve Exp	1,450.00		1,450.00	
A2 - Roofs, Siding, Decks	4,125.00		4,125.00	
A2 - Septic System Reserve Exp	5,400.29		5,400.29	
Total A2- Reserve Expense	17,262.11		17,262.11	
A3- Reserve Expense				
A3 - Equipment Reserve Expense	5,225.89		5,225.89	
A3 - Harbr, Dredg, Dcks, Beach	12,950.00		12,950.00	
A3 - Roads Reserve Expense	29,776.97		29,776.97	
Total A3- Reserve Expense	47,952.86		47,952.86	
Garage Corporate Taxes	70.00		70.00	
Garage Reserve Expense	2,201.22		2,201.22	
Total Other Expenses	\$67,486.19	\$0.00	\$67,486.19	0.00%
NET OTHER INCOME	\$ -67,331.01	\$0.00	\$ -67,331.01	0.00%
NET INCOME	\$127,390.60	\$145,179.00	\$ -17,788.40	87.75 %

Adirondack Lodges Homeowners Association

Budget Overview: 2023 Budget - FY23 P&L

January - December 2023

	TOTAL
Income	
A2- Reserve May Assessment	43,200.00
A2- Working Assessment	107,190.00
A3- Reserve May Assessment	72,150.00
A3- Working Assessment	99,450.00
Garage May Reserve Assessment	20,025.00
Garage- Working January Assessment	17,800.00
Total Income	\$359,815.00
GROSS PROFIT	\$359,815.00
Expenses	
A2- Building Maintenance	4,000.00
A2- Contract Services	46,327.00
A2- Corporate Tax	412.00
A2- Electric	7,500.00
A2- Equipment Maintenance	850.00
A2- Grounds Maintenance	10,000.00
A2- Insurance	500.00
A2- Legal and Professional Fees	100.00
A2- Miscellaneous	450.00
A2- Postage/Office	100.00
A2- Septic System	3,000.00
A2- Water System	9,000.00
A3 - Lot 70 Taxes	425.00
A3- Assn Social Events	250.00
A3- Bank Charges	25.00
A3- Building Maintenance	150.00
A3- Contract Services	46,327.00
A3- Corporate Taxes	732.00
A3- Electric	1,200.00
A3- Equipment Maintenance	750.00
A3- Garage May Reserve Assessment	675.00
A3- Garage Working Assessment	600.00
A3- Grounds Maintenance	9,500.00
A3- Insurance	24,500.00
A3- Legal/ Prof Fees/Permits	5,500.00
A3- Maintenance Office Propane	600.00
A3- Miscellaneous	400.00
A3- Septic System	100.00
A3- Telephone/Postage/ Office	2,100.00
A3- Trash Disposal	5,500.00
Garage- Building/Grounds Maint.	2,000.00
Garage- Contract Services	2,866.00
Garage- Electric	500.00
Garage- Insurance	4,000.00

Adirondack Lodges Homeowners Association

Budget Overview: 2023 Budget - FY23 P&L

January - December 2023

	TOTAL
	50.00
Garage- Miscellaneous	8,200.00
Garage- Taxes	\$199,189.00
Total Expenses	\$160,626.00
NET OPERATING INCOME	
Other Expenses	25,000.00
A2- Transfer to Staining Res	50.00
Garage Corporate Taxes	\$25,050.00
Total Other Expenses	\$ -25,050.00
NET OTHER INCOME	\$135,576.00
NET INCOME	

Adirondack Lodges Homeowners Association, Inc. (ALHA)
Community Water System (CWS)
October 8, 2022 CWS REPORT

1. ALHA's CWS provides the townhomes and ALHA's common areas of the maintenance office, its hose bibs, and the Plaza/bathhouse area, with potable water for drinking and household use. All daily water readings, monthly operational reports, bacteriological water sampling and lab analyses have been performed and reported in compliance with DOH standards.
2. Morris Coolidge continues to co-operate ALHA's CWS as a contractor with volunteer Debbie Karl to ensure round-the-clock, year-round, licensed Water Operator coverage required by New York Codes, Rules and Regulations, Public Health Law, Title 10, Sub-Part 5-1 - 5-4. To promote optimal functioning of the CWS, ALHA's Water Co-Operators also assess and oversee repairs, preventive maintenance and capital improvements. Debbie Karl represents the CWS as a member of ALHA's Infrastructure subcommittee. The water co-operators have in process an assets survey of the CWS for maintenance and financial reserve planning. ALHA's CWS is funded by A2 assessments.
3. Daily water usage has decreased to typical fall levels.
4. ALHA Townhome residents are requested to read and heed the reminders below:
 - **WINTER TIPS:** Homeowners are reminded to shut off their water*, open all taps and drain out water to the lowest level of their units when leaving campus during freezing weather. To monitor for potential heating failure, recommended is use of a phone notification system, wifi thermostat and/or "Winter Watchman" (temperature-controlled lamp which can provide a visible alert — red bulbs installed in alert lamps by several owners appear especially visible). Also recommended is to shut off hot water heaters to conserve energy while away.
 - 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 you return from being away from your unit longer than a 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 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
Date: October 8, 2022
Re: Buildings and Grounds Report

1. Garages 1,5,and 6 have been stained by Larry Mcavey. They look terrific.
2. The roof on the pump house was replaced. Four sheets of plywood had to be replaced.
3. There are a number of cracks in the roadways. They will be tarred this fall.
4. The last 7 docks will be carpeted this fall.
5. The outside docks were removed by a crew in record time (33 minutes) on Oct 1st.. Thanks to Kent Molino, Mike Purdy, Gil Frank, Dave Angliss, Bo Prichard, Tom Lovely, Carl Koehler, Howie Woda, Ted Ware, Tom Hazen, Gary Karl, Bob Brown, Mike Geraci, Jim Clement and of course Jason at the helm of the tractor. Thanks to everyone.
6. 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 \$47000. The Board needs to decide if it wants to proceed with the project. We would need to get more estimates and recommendations for repair. Volunteers would be needed to accomplish this and make recommendations to B&G .
7. Septic checks were completed by Mike and Jason. Three tanks were pumped by Hometown Septic.
8. Jason has been busy checking off his list:
 - trimming of trees around units
 - Deck boards
 - Stair and railing replacement at Unit 12B
9. Preparation for Winter:
 - You are required to heat your unit as per Article X, Section 10.5 General, b, "Obligation to Maintain Utility Service.
 - 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, CO detectors and thermostat
- Make sure your heat is on to prevent freezing
- Remove all hoses from outside faucets.

RENTAL COMMITTEE REPORT TO THE BOARD OF DIRECTORS

October 8, 2022

Number of rental guests 2022 YTD:14

Number of rental periods 2022 YTD: 2

Number of nights 2022 YTD:14

Number of complaints since last report: 1

- The 2022 Rental Documents are posted on the ALHA website.
- Rental Ambassadors greeted 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.
- The one complaint was of kayaks being left in the parking area near the roadway. The rental homeowner was notified, and the complaint was resolved within one hour. Rental guests stated that they had removed the kayaks from the overhead racks on their car while they went golfing. No fine assessed.

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 8, 1022

ALHA August 6th, 2022 Annual Picnic was a success. We had 115 community members respond that they were coming. We had 32 guest responses. We had 17 community households respond they were unable to attend. Because of all the comings and goings, I do not have a final head count. Thank you all who responded in a timely fashion. It was very helpful for planning the correct amount of food and beverages to purchase.

The weather was cooperative throughout the day thus allowing for the tent puzzle to once again be solved, table set up to be successful and food to be served. Thank you to our grill masters, Mike Purdy, Ted Ware and Brad Koehler. Thank you to Tom Hazen and his son for allowing us to use their commercial grill and donated propane. I did not get everyone's name who helped set up and take down the tent, but a big **thank you** goes out to you all.

Thank you to all the people who volunteered to be on the social committee this year: Ken Carroll, Mike Purdy, Gil Frank, Mike Sposili, Mary Geraci and Brad Koehler. And a special thanks goes out to Sue Purdy for helping out with the set up and clean up as well as keeping things going during the picnic. Doris and Bill Wildermuth continued to be great greeters and name tag writers. And, I cannot thank Jason Younes enough for getting the setting ready as well as trucking all the equipment and supplies down to the pavilion area.

Suggestions for next year's picnic include: water bottles; boxed wine; less soda; servers wear gloves; and baskets for chips. Additional suggestions are welcomed.

Thank you to Kent Molino for initiating a great idea for our community. The BBWS (beer, booze, wine and snacks) Club. Watch for Kent's emails.

Respectfully submitted,

Ann Nobis
Social Committee Chairperson