

Adirondack Lodges Homeowners Association, Inc.

P.O. Box 335 Adirondack NY 12808

On the East Shore of Schroon Lake

ALHA BOARD MEETING

Saturday, August 6, 2022

Saranac Building, Pines Camp Lakeside, and via Zoom

The meeting was called to order at 9:05 am by President Mike Sposili with the Pledge of Allegiance.

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

Owners Present: Laura Angliss, Lisa Aktas, Regina Dietz, Nancy and Russ Esterline, Connie Fenton, Mike Geraci, Tom Lovely, Ralph Morrone, Mike Purdy, John Uggl, Donna and Ted Ware, Doris and Bill Wildermuth.

Owners signed on via Zoom: Marie and Roger Bombardier, Jeanne and Jim Clement, Marilyn and Bill Eiland, Diana and Bill Firth, Mary Geraci, Kate Whimple and Kevin Granger, Kathy and Jack Kavanaugh, Linda and Carl Koehler, Judy and Jeff Miller, Kim Molino, Ann and Brian Nobis, Michelle and Brian Tario, Bridget Rourke and Karl Urich, Sandy and Dan Vanno, Nancy and Howie Woda, Katherine Reay and John Zollo.

Approval of Minutes: The minutes of the May 21, 2022 board meeting were approved.

REPORTS:

Officers:

- President Mike Sposili thanked all volunteers who keep ALHA running smoothly. He also welcomed the new owner of unit 18A, Thomas Whalen.
- Vice President Brad Koehler announced that several members of the ALHA board will be attending a webinar on Robert's Rules of Order on August 16. He also invited interested homeowners to attend the free webinar.

Finance: Please see the financial reports for 6/30/22 which were emailed. Treasurer David Angliss reported that since that date, we have received a refund of \$1,200 from Philadelphia Insurance for the CT Male bill for prepping ALHA attorneys on the harbor situation. He also noted that New York State has changed the way it calculates taxes on not-for-profit institutions, which will result in an increase in the association's tax bill. In the past, ALHA's state tax bill has been a few hundred dollars: for 2022 it could be as much as \$1,200.

Building and Grounds: Please see the report previously emailed. Additional or emphasized items include:

- There have been several bear sightings on campus. Owners are advised not to leave food outside, including food in bird feeders.
- Reminder: The outside and ROW docks will be removed on Saturday, October 1st. Please come help out at 9 am if you are able.
- Architectural Request and Garage Staining proposal – Please see New Business section.
- Thank you to Kevin Granger, who installed timers on two of the irrigation systems.
- It was noted that Jason continues to do an outstanding job of maintaining our campus. He has been instrumental in finding contractors and overseeing jobs, and has gone “above and beyond” on many occasions.

Community Water System: Please refer to the report previously emailed. Mike Sposili acknowledged all the work done by Deb Karl, and conveyed the board’s thanks.

Insurance:

- Rich Lockwood reported for Mary Lockwood that all homeowners insurance policies are up to date.
- Bill Firth reported that insurance on boats, ATVs, golf carts, etc. is up to date. He will be following up on policies that are expiring.
- Mike Purdy reported that he and Elizabeth Snyder are working together to get quotes from three different companies on our association insurance.

Social: Ann Nobis thanked the members of her committee and everyone who is helping out with the picnic. She reported that 114 people had signed up to attend.

Rental: Please see the report previously emailed. In addition, chair Elizabeth Muller noted that there is one additional rental period expected this summer.

Compliance: Chair Rich Lockwood reminded owners:

- Please label your kayaks, canoes, etc. with your unit or lot #.
- Large crafts that don’t fit on the racks should not be left in between the racks, as this impedes others’ ability to access their kayaks. There is room on the northern end of the beach to put canoes, paddle boats, etc.
- Please do not park ATVs or golf carts on the grass. They should be parked in parking areas.
- Golf balls have been disappearing from the golf practice area near the tennis courts. The golf balls are for all to use; please do not take them!

OLD BUSINESS:

Fire Pond and Channel Dredging: Kent Molino reported that the underwater survey of the boat channel and fire pond was completed by Van Dusen & Steves at a cost of \$5,298.50. The surveys are needed for ALHA’s application for dredging.

Joint Infrastructure Committee: Mike Sposili and other committee members updated the homeowners on the first meeting of this committee, which is comprised of members of the Finance and Building and Grounds Committees, as well as other homeowners. Mike shared the charge to the committee (attached). The group has identified a list of

ALHA's infrastructure elements and will be working to assess useful life figures and replacement costs. The group came to realize that many of the important items are already being reserved for. The group plans to reconvene in about a month.

Update on expiration of dock permits: Docks sub-committee chair Kent Molino reported that the permits expire in June of 2023 and that he will apply for the permits in February.

NEW BUSINESS

Board actions taken since last meeting:

- Approved hosting the ADK Marathon again this year. The race will be held on September 18, 2022.
- Approved the allocation of funds, not to exceed \$6,500, for additional survey work in support of the fire pond and boat channel dredging applications. As noted above, the actual cost was approximately \$5,300.
- Approved the expenditure of up to \$4,000 for paving the roadway above the newly replaced culverts and making needed repairs to two parking lots. The actual cost was \$3,800.

Garage staining: A motion to approve the expenditure of \$12,300 to stain three garages was approved.

Architectural request: A request to install an outdoor ceiling fan on the porch (i.e., parking lot side) of unit 17B was approved, subject to guidelines stipulated by the board. Those guidelines, which will apply to any additional requests for fans on townhouse porches, are attached.

ALHA Board Elections: This fall ALHA homeowners will elect three members to the Board of Directors. Two current board members, Gil Frank and David Angliss, are completing their second consecutive term, and therefore are not eligible to run for reelection this year. In addition, Elizabeth Muller, who is completing her first term, will not be seeking reelection.

Formation of Nominations Committee for ALHA Board Elections: A motion to approve Elizabeth Muller and Mike Purdy as co-chairs of the Nominations Committee was approved. Any homeowner who is interested in serving on the committee should contact Elizabeth Muller (gemuller2@gmail.com) or Mike Purdy (purdymbp@gmail.com).

ESSLA (East Shore Schroon Lake Association) and SLA (Schroon Lake Association): Mike Sposili suggested that homeowners consider joining one or both of these organizations which work for the preservation and benefit of Schroon Lake.

PRIVILEGE OF THE FLOOR

- Bill Wildermuth inquired as to whether anyone had challenged the new tax assessments. Several people have done so, which has resulted in a decrease in assessments.

- Mike Geraci, who is Supervisor for the Town of Horicon, informed those present of several important issues:
 1. Short term rentals must be registered with Warren County and pay the occupancy tax. This can be done online. There are penalties if it is found that a rental was not registered.
 2. ATVs must be registered in the state of NY. ATVs and golf carts should not be used on public roads.
 3. The town of Horicon voted to approve an ambulance tax district. This means that the town will have its own ambulance, staffed by paid employees. The cost to homeowners is \$.24 per \$100 of assessed value, or approximately \$117 per townhome owner.
- Ralph Morrone expressed concern about the speed of vehicles on campus, including car, ATVs and golf carts.
- Donna Ware spoke about the rental issue, and said that their attorney has asked to have a meeting with the board to discuss the rental issue but that the board has not responded. President Mike Sposili and Vice President Brad Koehler stated the attorneys communicated in late June and that counsel for the Wares indicated they would be submitting a proposal. To date, no proposal has been received by the Board's counsel and there are no new developments in the matter at this time. Brad Koehler stated that in light of the continued contention surrounding this issue, that he (as an individual homeowner), plans to propose an amendment to ALHA's declarations to end the discussion.
- Lisa Aktas asked if invoices for ALHA assessments could be emailed. Treasurer David Angliss said that the software that we use makes this very cumbersome. Discussion ensued regarding how owners are notified that assessments are due. The board will look into the feasibility of emailing invoices and/or sending out a more detailed email notice that would specify the amount assessed for each category so that homeowners could anticipate their invoice.

The meeting was adjourned at 10:34 am.

Next meeting: Saturday, October 8th, at 9 a.m., location to be determined.

Respectfully submitted,

Alice Lovely, ALHA Board Secretary

CHARGE TO THE JOINT INFRASTRUCTURE COMMITTEE

July 26, 2022

The Joint Committee on Infrastructure includes members of ALHA's Building & Grounds and Finance Committees and membership is also open to any homeowner. The purpose of the committee is to further understand, identify and make recommendations to the Board of Directors regarding short and long-term maintenance of ALHA's infrastructure, and its funding. The committee is advisory in nature and will meet as needed.

Outdoor Ceiling Fan Specs

Approved 8/6/22

The following are specifications for an outdoor ceiling fan to be installed on the porch (parking lot side of house) of an ALHA townhome. The Architectural Committee (the ALHA Board of Directors) will use these guidelines when determining whether any future requests for an outdoor ceiling fan should be approved.

Size: Up to 52"

Color: Antique bronze or similar brown metal with earth-tone blades (all the same color), preferably brown

Style:

- No light
- Traditional or rustic styling (e.g., no super-contemporary or tropical styles)

of Blades: 4 or 5

Mounting: Flush mount, or extended no more than 6" from base.

Other: Must be rated for outdoor use.

Example:

The screenshot shows a product page for a Hunter Sea Air 52" Indoor/Outdoor Ceiling Fan. The page includes a navigation bar with categories like Bath, Ceiling Fans, Chandeliers & Pendants, Ceiling, Wall, Lamps, Outdoor, Trends, Sale, and Brands. The product title is "Hunter Sea Air 52" Indoor/Outdoor Ceiling Fan in New Bronze". The SKU is 53061, and the price is \$199.99. The product has a 4.0 star rating from 7 reviews. The description states that this 5-blade indoor/outdoor ceiling fan is part of the Sea Air collection and comes in a new bronze finish with blades. The features listed are: it measures 52" wide, has 3 speeds and reversible blades; it is rated for locations; it includes 3" and 2" downrods to ensure proper distance from the ceiling and optimize air movement; the reversible 3-speed WhisperWind® motor delivers ultra-powerful air movement with whisper-quiet performance; and it has a limited lifetime motor warranty backed by Hunter Fans' 125 years of experience.

Finish: New Bronze

Adirondack Lodges Homeowners Association

Balance Sheet

As of June 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	8,607.41
A2- May Reserve 2324	85,995.00
A2- Staining & Pollution 1518	97,036.06
A2- Working Reserve 3846	64,179.11
A3 GFNB&T Harbor Reserve 4727	1,104.00
A3 Reserve May CD 3128601	0.00
A3- Checking 8047	7,950.75
A3- Reserve May 4623	61,252.13
A3- Working Reserve 3859	51,329.58
Garage Checking 5727	25,759.52
Garage Reserve May 3087	25,727.28
Trust account	269,500.00
Total Bank Accounts	\$720,470.84
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	\$724,323.45
TOTAL ASSETS	\$724,323.45
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	195,008.48
Total Equity	\$724,323.45
TOTAL LIABILITIES AND EQUITY	\$724,323.45

Adirondack Lodges Homeowners Association

Profit and Loss by Location

January - June, 2022

	A2 OPERATIONS	A2 RESERVE FUNDS	A2 STAINING	A3 OPERATIONS	A3 RESERVE FUNDS	GARAGE OPERATIONS	GARAGE RESERVE FUNDS	TOTAL
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
A3- Resale Assess					1,500.00			\$1,500.00
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	\$38,600.00	\$0.00	\$120,556.36	\$60,000.00	\$19,135.00	\$20,025.00	\$360,106.36
GROSS PROFIT	\$101,790.00	\$38,600.00	\$0.00	\$120,556.36	\$60,000.00	\$19,135.00	\$20,025.00	\$360,106.36
Expenses								
A2- Building Maintenance	315.88							\$315.88
A2- Contract Services	22,530.00							\$22,530.00
A2- Corporate Tax	456.00							\$456.00
A2- Electric	3,818.66							\$3,818.66
A2- Equipment Maintenance	459.51							\$459.51
A2- Grounds Maintenance	5,495.83							\$5,495.83
A2- Insurance	600.00							\$600.00
A2- Septic System	1,658.50							\$1,658.50
A2- Water System	1,152.28							\$1,152.28
A3 - Lot 70 Taxes				169.11				\$169.11
A3- Contract Services				22,530.00				\$22,530.00
A3- Corporate Taxes				751.00				\$751.00
A3- Electric				638.75				\$638.75
A3- Equipment Maintenance				285.08				\$285.08
A3- Garage May Reserve Assessment				675.00				\$675.00
A3- Garage Working Assessment				645.00				\$645.00
A3- Grounds Maintenance				4,305.05				\$4,305.05
A3- Insurance				42,349.69				\$42,349.69
A3- Legal/ Prof Fees/Permits				2,794.50				\$2,794.50
A3- Maintenance Office Propane				324.62				\$324.62
A3- Telephone/Postage/ Office				1,214.09				\$1,214.09
A3- Trash Disposal				2,005.72				\$2,005.72
Garage - Equipment Maint.						25.01		\$25.01
Garage- Building/Grounds Maint.						627.44		\$627.44
Garage- Insurance						5,250.00		\$5,250.00
Garage- Taxes						2,987.92		\$2,987.92
Total Expenses	\$36,486.66	\$0.00	\$0.00	\$78,667.61	\$0.00	\$8,890.37	\$0.00	\$124,064.64
NET OPERATING INCOME	\$65,303.34	\$38,600.00	\$0.00	\$41,888.75	\$60,000.00	\$10,244.63	\$20,025.00	\$296,041.72
Other Income								
Interest Income	42.53	14.56	18.82	15.69	9.73	3.84	2.80	\$107.97
Total Other Income	\$42.53	\$14.56	\$18.82	\$15.69	\$9.73	\$3.84	\$2.80	\$107.97
Other Expenses								
A2- Reserve Expense								\$0.00
A2 - Equipment Reserve Expense		3,537.60						\$3,537.60
A2 - Septic System Reserve Exp		5,400.29						\$5,400.29
Total A2- Reserve Expense		8,937.89						\$8,937.89
A3- Reserve Expense								\$0.00
A3 - Equipment Reserve Expense					2,711.49			\$2,711.49
A3 - Roads Reserve Expense					27,426.97			\$27,426.97
Total A3- Reserve Expense					30,138.46			\$30,138.46
Garage Corporate Taxes						56.00		\$56.00
Garage Reserve Expense							2,008.86	\$2,008.86
Total Other Expenses	\$0.00	\$8,937.89	\$0.00	\$0.00	\$30,138.46	\$56.00	\$2,008.86	\$41,141.21
NET OTHER INCOME	\$42.53	\$ -8,923.33	\$18.82	\$15.69	\$ -30,128.73	\$ -52.16	\$ -2,006.06	\$ -41,033.24
NET INCOME	\$65,345.87	\$29,676.67	\$18.82	\$41,884.44	\$29,871.27	\$10,192.47	\$18,018.94	\$195,008.48

Adirondack Lodges Homeowners Association

Statement of Cash Flows

January - June, 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	65,345.87	29,676.67	18.82	41,884.44	29,871.27	10,192.47	18,018.94		\$195,008.48
Adjustments to reconcile Net Income to Net Cash provided by operations:									\$0.00
Assessments Receivable	0.00	0.00		-46.36	0.00	0.00	0.00		\$ -46.36
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	-46.36	0.00	0.00	0.00	0.00	\$ -46.36
Net cash provided by operating activities	\$40,345.87	\$29,676.67	\$25,018.82	\$41,838.08	\$29,871.27	\$10,192.47	\$18,018.94	\$0.00	\$194,962.12
NET CASH INCREASE FOR PERIOD	\$40,345.87	\$29,676.67	\$25,018.82	\$41,838.08	\$29,871.27	\$10,192.47	\$18,018.94	\$0.00	\$194,962.12
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	\$72,786.52	\$108,025.00	\$97,036.06	\$59,280.33	\$331,856.13	\$25,759.52	\$25,727.28	\$0.00	\$720,470.84

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	0.00	100.00 %
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	1,500.00	600.00	900.00	250.00 %
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	\$360,106.36	\$359,160.00	\$946.36	100.26 %
GROSS PROFIT	\$360,106.36	\$359,160.00	\$946.36	100.26 %
Expenses				
A2- Building Maintenance	315.88	4,000.00	-3,684.12	7.90 %
A2- Contract Services	22,530.00	43,708.00	-21,178.00	51.55 %
A2- Corporate Tax	456.00	250.00	206.00	182.40 %
A2- Electric	3,818.66	5,000.00	-1,181.34	76.37 %
A2- Equipment Maintenance	459.51	850.00	-390.49	54.06 %
A2- Grounds Maintenance	6,736.64	9,000.00	-2,263.36	74.85 %
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	1,152.28	10,500.00	-9,347.72	10.97 %
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	22,530.00	43,708.00	-21,178.00	51.55 %
A3- Corporate Taxes	751.00	500.00	251.00	150.20 %
A3- Electric	638.75	1,200.00	-561.25	53.23 %
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	645.00	645.00	0.00	100.00 %
A3- Grounds Maintenance	4,503.16	14,500.00	-9,996.84	31.06 %
A3- Insurance	42,349.69	40,800.00	1,549.69	103.80 %
A3- Legal/ Prof Fees/Permits	1,594.50	8,950.00	-7,355.50	17.82 %
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	1,284.09	1,915.00	-630.91	67.05 %

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	2,005.72	4,500.00	-2,494.28	44.57 %
Garage - Equipment Maint.	25.01		25.01	
Garage- Building/Grounds Maint.	627.44	2,000.00	-1,372.56	31.37 %
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	\$124,373.56	\$214,131.00	\$-89,757.44	58.08 %
NET OPERATING INCOME	\$235,732.80	\$145,029.00	\$90,703.80	162.54 %
Other Income				
Interest Income	107.97		107.97	
Total Other Income	\$107.97	\$0.00	\$107.97	0.00%
Other Expenses				
A2- Reserve Expense				
A2 - Equipment Reserve Expense	4,912.21		4,912.21	
A2 - Roads, Parking Reserve Exp	2,900.00		2,900.00	
A2 - Septic System Reserve Exp	5,400.29		5,400.29	
Total A2- Reserve Expense	13,212.50		13,212.50	
A3- Reserve Expense				
A3 - Equipment Reserve Expense	3,968.69		3,968.69	
A3 - Roads Reserve Expense	29,776.97		29,776.97	
Total A3- Reserve Expense	33,745.66		33,745.66	
Garage Corporate Taxes	56.00		56.00	
Garage Reserve Expense	2,105.04		2,105.04	
Total Other Expenses	\$49,119.20	\$0.00	\$49,119.20	0.00%
NET OTHER INCOME	\$-49,011.23	\$0.00	\$-49,011.23	0.00%
NET INCOME	\$186,721.57	\$145,029.00	\$41,692.57	128.75 %

To: Board of Directors – ALHA
From: Gil Frank, Mike Purdy, Co-Chairs
Date: August 6, 2022
Re: Buildings and Grounds Report

1. Thank you to Linda Fay and Susan Purdy who planned the gardens and purchased the flowers. Carol Confer and her helpers were hired to do the planting. The gardens set the tone as owners and visitors drive into the lodges. They are beautiful.
2. Jason continues to do a fantastic job of keeping the campus in great shape. He also coordinated the contractors for the culvert replacement and paving, which was challenging to say the least.
3. Thank you to the following volunteers who helped put in the outside docks: Gil Frank, Mike Purdy, Mike Geraci, Jim Clement, Bob Brown, Tom Lovely, Dave Angliss, Dave Fuller, Rich Lockwood. It should be noted that since our tractor was in for service Jason used his own skid steer.
4. Mike and Gil did the annual inspection of buildings and grounds and made a list of things that need addressing. Jason is ticking off the list as he has time in his schedule.
5. Repairs were made to garage 6 siding. Several sheets of T-111 were replaced.
6. We are recommending to the Board that we hire Larry McAvey to stain Garage 6 as well as Garages 1 and 5. This will be done in the Fall. The cost will be \$4100 for each garage.
7. Repairs were made to one skylight leak and one roof leak by Mountain Builders.
8. The roof on the pump house needs repair. Mountain Builders will assess and make the necessary repairs and roof replacement in the Fall.
9. Thank you to Kathy Fuller who arranged for window washing again this year.
10. A problem with the lift station #3 servicing buildings 1-5 was addressed by Emmons pump.
11. Dock removal dates. The outside and ROW docks will be removed on Saturday Oct. 1st. There will be a volunteer work party at 9AM. Takes about an hour. Jason will remove harbor docks following that.
12. Thank you to Kevin Granger who installed timers to control the irrigation pumps at on the circle. They come on each morning for 1.5 hours.
13. After 2 months in the shop, the warranty work and service were completed on the tractor. Jason made arrangements to borrow a trailer to transport the tractor which was a big cost savings to ALHA even after filling his tank with diesel.
14. Please break down your boxes and keep plastic bags out of the recycling.
15. Architectural Request: Install a ceiling fan on the porch at Unit 17B.

Adirondack Lodges Homeowners Association, Inc. (ALHA)
Community Water System (CWS)
August 6, 2022 CWS REPORT

1. ALHA's CWS provides the townhomes and common areas, such as the maintenance office and Plaza/bathhouse area, with 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. This includes tests sampled this month for Total Choloriform, Disinfection Byproducts/Stage 2, Nitrate, PFOA, PFOS and 1,4-Dioxane.
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 new Infrastructure subcommittee.
3. Daily water usage has increased to typical summer levels as usual. Townhome owners are thanked for using the irrigation system whenever possible for watering landscape. Necessary repairs were made to several fittings on the plaza that were leaking.
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 drawing potable water from the CWS supply. If it is necessary to use the CWS for this purpose, please do so sparingly and avoid this use in the heat of midday to prevent waste of water due to evaporation.
 - When connecting a hose to ALHA's CWS/drinking water supply, a "vacuum breaker" must be installed IF the spigot lacks a hose bib. This is to prevent cross-contamination of the drinking water system if suction or reverse pressure occur. Please contact Debbie if you have questions, or are in need of a vacuum breaker. ALHA has a supply of vacuum breakers which Jason can install for you.
 - Homeowners are reminded to NEVER USE A CURB-STOP VALVE for shutting off water to their unit. Instead, always use the inside water shut-off valve for this purpose. Curb-Stop valves are vulnerable to breakage (producing leaks) and cause problems in reverse-pressure situations such as outages. Curb-stop valves are intended to be used only for CWS maintenance and repair.
 - Whenever away from your unit longer than 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.

RENTAL COMMITTEE REPORT TO THE BOARD OF DIRECTORS

August 6, 2022

Number of rental guests 2022 YTD: 8

Number of rental periods 2022 YTD: 1

Number of nights 2022 YTD: 7

Number of complaints since last report: 0

- The 2022 Rental Documents are posted on the ALHA website.
- 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	