

Adirondack Lodges Homeowners Association, Inc.

P.O. Box 335 Adirondack NY 12808

On the East Shore of Schroon Lake

ALHA QUARTERLY BOARD MEETING

Saturday, January 14, 2023, following the Annual Meeting.
Via Zoom

Call to order: President Mike Sposili called the meeting to order at 9:27 am.

Board Members present via Zoom: Bob Brown, Nancy Esterline, Kevin Granger, Gary Karl, Brad Koehler, Rich Lockwood, Alice Lovely, Kent Molino, Mike Sposili.

Owners signed on via Zoom: Laura and David Angliss, Jeanne and Jim Clement, Erin Cowan, and Ed Colihan, Terry and Chris Cooper, Regina and Charlie Dietz, Russ Esterline, Connie Fenton, Dianna and Bill Firth, Jeanne and Gil Frank, Mary and Mike Geraci, Deb Karl, Lisa Irwin and Brian Keane, Sarah and Joel Kremer, Andi and Phil Lodico, Eileen and Kevin Lynch, Jane and Nick Mastracchio, Judy and Jeff Miller, Carol Molino, Kim Molino, Elizabeth Muller, Ann and Brian Nobis, Kara and Bo Pritchard, Susan and Mike Purdy, Susan and Paul Spofford, Michelle and Brian Tario, Lori and Joe Tobia, Karen and Joe Troy, Rae and John Ugglia, Bridget Rourke and Karl Ulrich, Donna and Ted Ware, Sarah and Paul White, Doris and Bill Wildermuth, Nancy and Howie Woda, Kathryn Reay and John Zollo.

Election of Officers: Rich Lockwood made a motion to elect the following slate of officers for the ALHA Board of Directors for 2023:

President – Gary Karl
Vice President – Brad Koehler
Treasurer – Kent Molino
Secretary – Alice Lovely

The motion was adopted.

Approval of the Minutes of the October 15, 2022 Quarterly Board Meeting: Alice Lovely made a motion to approve the minutes, which were distributed previously via email. The motion was adopted.

Statement from the President

President Gary Karl made a statement before proceeding with the business of the meeting. He thanked the current and outgoing board members, and especially Mike Sposili and Brad Koehler, who have been the primary contacts with our attorneys in the harbor litigation.

Karl stated that ALHA has a very full plate of business for 2023, with the harbor restoration being the top priority. With Judge Muller's decision from December, we can now proceed with the harbor project. Of course, a top priority will be to establish a plan for paying for the project – the Board must decide how much to assess owners, how soon, and whether bank financing is feasible and advisable. Owners should expect a special meeting concerning harbor restoration before the scheduled quarterly Board meeting in May.

Karl went on to speak about other capital needs facing the community, highlighting the tennis courts, which are near, or at, the end of their useful life.

As an owner-managed HOA, ALHA's success depends on owner engagement. Since 2018, 17 different owners have served on the Board of Directors, with many more serving the community in other volunteer capacities. He pointed out that in last fall's election to fill three vacant seats on the BOD, five candidates self-nominated and 95% of our owners voted. Karl noted that these rates of participation show that our owners care deeply about ALHA.

President Karl also spoke of his intentions that the Board meetings be orderly, productive, open and informative. He will continue ALHA's tradition of taking questions and comments from the floor during meetings, as well as the tradition of "privilege of the floor."

In ending his statement, Karl provided his personal contact information, which is:

Email: gkarlalha@gmail.com

Cell phone: (585) 820-0949

APPOINTMENT OF COMMITTEES, COMMITTEE CHAIRS AND ASSISTANT OFFICERS:

Finance Committee

Chair: Kent Molino

Assistant Treasurers: David Angliss, Mike Purdy and Jim Clement

Members:

Bob Brown

Alice Lovely

John Ugglä

Buildings and Grounds Committee:

Co-Chairs: Gil Frank and Mike Purdy

Committee Members:

Russ Esterline

Kevin Granger

Mike Sposili

Community Water System:

Chair and Licensed Water Operator (volunteer) - Debbie Karl

Licensed Water Operator (contractor) – Morris Coolidge

Water Treatment Assistant Operator: Jason Younes

Substitute Water Treatment Assistant Operator Volunteers:

Gil Frank

Kevin Granger

Mike Purdy

Joint Infrastructure Committee

Chair: Kent Molino

David Angliss

Lisa Aktas

Bob Brown

Jim Clement

Nancy Esterline

Gil Frank

Debbie Karl

Alice Lovely

Mike Purdy

John Ugglä

Insurance Committee:

Chair: Mike Purdy (Association Insurance)

David Angliss

Bob Brown (Boat, PWC, ATV, Golf Cart, Snowmobile for Mill Creek)

Bill Firth (Boat, PWC, ATV, Golf Cart, Snowmobile for the townhouses)

Mary Lockwood (Homeowners Insurance)

Social/Activities Committee

Chair: Ann Nobis

Ken Carroll

Gil Frank

Mary Geraci

Brad Koehler

Mike Purdy

Mike Sposili

Rental Committee

Chair: Elizabeth Muller

Linda Fay

Connie Fenton

Cynthia Gagnon

Deb Karl

Sara Kremer

Mary Lockwood

Beth Merz

Compliance Committee

Chair: Rich Lockwood
Kevin Granger
Brad Koehler

Gary Karl made a motion to approve the appointment of all committees, committee chairs and assistant officers. The motion passed.

OLD BUSINESS

Harbor Litigation Update: Gary Karl referred owners to the letter from the board in December, regarding Judge Muller's 12/1/22 Decision and Order ("D & O") and provided an update and overview of where we stand now. Karl reviewed the effects of the D & O, which:

- vacated the preliminary injunction under which \$269,500 in assessments paid by owners in 2020 were held in escrow for over two years. The money has been returned to us and we are free to resume the project.
- ordered the Zollos to pay their \$3,500 assessment from 2020, plus interest, which they have done (total about \$5,200.)
- validated the Board's position that assessments for required infrastructure such as the harbor are mandatory and not subject to an owner vote.
- ruled that the Board/Association will have the opportunity to present to the Court evidence of the damages suffered by ALHA as a result of the delay caused by the lawsuit and preliminary injunction.
- ruled that the Board/Association can recover from the plaintiffs the reasonable attorneys' fees paid to defend the lawsuit.

ALHA's attorneys have been asked to submit an outline of our damages and proposed next steps, which will be done in the near future. Karl emphasized that pursuing damages from the eight owner-plaintiffs is strictly about fiduciary duty: the Board is obligated to try to recover this money to offset losses the other 70 owners suffered as a consequence of the litigation.

Some of the plaintiffs have filed notice of their intention to appeal the 12/1 D & O. Our lawyers are confident that the decision was legally correct and unlikely to be overturned. In sum, the litigation is not over but rather has moved to a new phase, and in the meantime, we are able to proceed with restoring the harbor.

John Zollo made a brief statement on his behalf concerning the harbor litigation and harbor restoration. The Board reserved further discussion of the litigation to Executive Session.

Harbor Restoration Project Update

Mike Sposili reported that the Board has reconnected with C.T. Male to resume moving forward with this project. In 2019, the estimated cost to restore the harbor was \$952,000 in "hard costs" (actual construction costs) or approximately \$ 1.2MM with "soft costs" and contingencies included. In fall 2021, the Board obtained an updated cost

estimate; it showed that estimated “hard costs” alone (i.e., before “soft costs” and contingencies) had grown to \$1.4MM.

The board is presently seeking an updated estimate of the total cost (hard costs, soft costs and contingencies allowance.) Sposili emphasized that ALHA will bid this project competitively, and that as part of the process contractors will be able to offer alternative design proposals if less expensive to build while still satisfying the engineering criteria.

President Gary Karl told those present that the board will be working intensively to formulate a plan and timetable for restoring the harbor and the related assessment to owners, and stated again that the Board expects to schedule a special meeting open to owners well before the scheduled May Board meeting.

Joint Infrastructure Committee

Nancy Esterline gave an update on the tennis courts. She and Nick Mastracchio, aided by Debbie Karl, Gil Frank, Kent Molino, Mike Purdy, Mike Sposili and John Tozzi, are looking into the best options to repair or replace the courts. Esterline reported that the group has talked to several contractors. One contractor offered a surface repair option at a cost of \$37,460. Two other contractors, however, have recommended a full demolition and rebuilding, because the repair project would have a useful life of only a few years, as the foundation layer under the courts is unstable. The rebuilding would include a new foundation and water diversion plan, new asphalt and new fencing. The committee is awaiting a written proposal, but have been told orally that the project would cost \$150,000 - \$190,000.

ALHA Dock Permit – expires June 19, 2023

Kent Molino reported that he submitted the application in December.

Maintenance Dredging of the boat channel and fire pond

Kent Molino reported that there is no major news on this issue. He noted that the DEC now requires two turbidity curtains instead of the one that was required ten years ago. We will likely want to hold off on the dredging until after the harbor restoration. Dredging would need to be done in late August or early September when the lake is at its lowest level.

NEW BUSINESS

Meeting dates for 2023

The following dates were approved as ALHA Board meeting dates:

- May 27, 2023 (it was noted that several board members can not be present the prior weekend, so this meeting will be on Memorial Day Weekend.)
- August 5, 2023 – The annual picnic will be later that day.
- October 7, 2023
- January 13, 2024 – Annual Owners Meeting and Quarterly Board Meeting

Architectural requests

None.

ALHA Board actions since last meeting:

The board affirmed that the ALHA portion of the Right of Way (ROW) is for pedestrian use only. Gary Karl made a motion to ratify the decision previously made. The motion was approved.

ALHA Zoom account

Kent Molino made a motion to establish an ALHA Zoom account to be used for ALHA board meetings and committee meetings. The cost is \$150/year. After a short discussion, the motion was approved.

Electric vehicle EV charging stations

An owner had suggested a possible need for EV charging stations in the future. After some discussion, it was decided that this was not an action item for this meeting. President Gary Karl noted that if a homeowner is interested in researching this possibility, he/she is welcome to do so; please contact a board member.

PRIVILEGE OF THE FLOOR

- Bill Wildermuth asked a question about the channel dredging.
- Regina Dietz commended new Barkeater editor Erin Cowan for an outstanding issue with a new, colorful layout
- Mike Purdy commended the board members for their work.

The meeting was adjourned at 10:25 a.m.

aml 1/27/2023

Adirondack Lodges Homeowners Association

Balance Sheet As of December 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	5,751.92
A2- May Reserve 2324	79,091.09
A2- Staining 1518	97,060.52
A2- Working Reserve 3846	24,390.67
A3 GFNB&T Harbor Reserve 4727	187,105.04
A3 Reserve May CD 3128601	0.00
A3- Checking 8047	3,470.08
A3- Reserve May 4623	130,148.28
A3- Working Reserve 3859	23,338.58
Garage Checking 5727	17,612.33
Garage Reserve May 3087	13,239.90
Trust account	0.00
Total Bank Accounts	\$603,238.41
Accounts Receivable	
A3 - Wrk Assmnt Due & Unpaid	0.00
Assessments Receivable	5,508.25
Assmnt/fees Due & Unpaid	0.00
Total Accounts Receivable	\$5,508.25
Other Current Assets	
Exchange	0.00
Undeposited Funds	0.00
Total Other Current Assets	\$0.00
Total Current Assets	\$608,746.66
TOTAL ASSETS	\$608,746.66
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 December 31, 2022

	TOTAL
Equity	
Opening Bal Equity	0.00
Owner's Capital	0.00
Retained Earnings	529,314.97
Net Income	79,431.69
Total Equity	\$608,746.66
TOTAL LIABILITIES AND EQUITY	\$608,746.66

Adirondack Lodges Homeowners Association

Profit and Loss by Location

January - December 2022

	A2 OPERATIONS	A2 RESERVE FUNDS	A2 STAINING	A3 OPERATIONS	A3 RESERVE FUNDS	GARAGE OPERATIONS	GARAGE RESERVE FUNDS	TOTAL
Income								
A2- Resale Assessment		3,200.00						\$3,200.00
A2- Reserve May Assessment		37,800.00						\$37,800.00
A2- Working Assessment	101,790.00							\$101,790.00
A3- Resale Assess					4,500.00			\$4,500.00
A3- Reserve May Assessment					58,500.00			\$58,500.00
A3- Working Assessment				120,510.00				\$120,510.00
A3- Wrking Asses Late/Misc Fees				46.36	1,702.00			\$1,748.36
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	\$41,000.00	\$0.00	\$120,556.36	\$64,702.00	\$19,135.00	\$20,025.00	\$367,208.36
GROSS PROFIT	\$101,790.00	\$41,000.00	\$0.00	\$120,556.36	\$64,702.00	\$19,135.00	\$20,025.00	\$367,208.36
Expenses								
A2- Building Maintenance	3,277.55							\$3,277.55
A2- Contract Services	43,707.50							\$43,707.50
A2- Corporate Tax	662.00							\$662.00
A2- Electric	6,167.67							\$6,167.67
A2- Equipment Maintenance	680.50							\$680.50
A2- Grounds Maintenance	9,997.11							\$9,997.11
A2- Insurance	600.00							\$600.00
A2- Septic System	3,815.62							\$3,815.62
A2- Water System	10,234.20							\$10,234.20
A3 - Lot 70 Taxes				359.11				\$359.11
A3- Assn Social Events				246.34				\$246.34
A3- Contract Services				43,707.50				\$43,707.50
A3- Corporate Taxes				1,117.00				\$1,117.00
A3- Electric				1,028.42				\$1,028.42
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				10,025.96				\$10,025.96
A3- Insurance				42,349.69				\$42,349.69
A3- Legal/ Prof Fees/Permits				3,692.50	-1,200.00			\$2,492.50
A3- Maintenance Office Propane				324.62				\$324.62
A3- Telephone/Postage/ Office				2,249.07				\$2,249.07
A3- Trash Disposal				4,509.35				\$4,509.35
Garage - Equipment Maint.						25.01		\$25.01
Garage- Building/Grounds Maint.						733.66		\$733.66
Garage- Contract Services						2,705.00		\$2,705.00
Garage- Electric						455.00		\$455.00
Garage- Insurance						5,250.00		\$5,250.00
Garage- Miscellaneous						25.63		\$25.63
Garage- Taxes						7,818.84		\$7,818.84
Total Expenses	\$79,142.15	\$0.00	\$0.00	\$111,214.64	\$ -1,200.00	\$17,013.14	\$0.00	\$208,169.93
NET OPERATING INCOME	\$22,647.85	\$41,000.00	\$0.00	\$9,341.72	\$65,902.00	\$2,121.86	\$20,025.00	\$161,038.43
Other Income								
Interest Income	54.09	34.87	43.28	24.69	23.32	7.42	7.78	\$195.45
Total Other Income	\$54.09	\$34.87	\$43.28	\$24.69	\$23.32	\$7.42	\$7.78	\$195.45
Other Expenses								
A2- Reserve Expense								\$0.00
A2 - Equipment Reserve Expense		6,286.82						\$6,286.82
A2 - Roads, Parking Reserve Exp		2,450.00						\$2,450.00
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		18,262.11						\$18,262.11
A3- Reserve Expense								\$0.00
A3 - Equipment Reserve Expense					5,225.89			\$5,225.89
A3 - Harbr, Dredg, Dcks, Beach					13,952.00			\$13,952.00
A3 - Roads Reserve Expense					29,776.97			\$29,776.97
Total A3- Reserve Expense					48,954.86			\$48,954.86
Garage Corporate Taxes						84.00		\$84.00
Garage Reserve Expense							14,501.22	\$14,501.22
Total Other Expenses	\$0.00	\$18,262.11	\$0.00	\$0.00	\$48,954.86	\$84.00	\$14,501.22	\$81,802.19
NET OTHER INCOME	\$54.09	\$ -18,227.24	\$43.28	\$24.69	\$ -48,931.54	\$ -76.58	\$ -14,493.44	\$ -81,606.74
NET INCOME	\$22,701.94	\$22,772.76	\$43.28	\$9,366.41	\$16,970.46	\$2,045.28	\$5,531.56	\$79,431.69

Adirondack Lodges Homeowners Association

Statement of Cash Flows

January - December 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	22,701.94	22,772.76	43.28	11,068.41	15,268.46	2,045.28	5,531.56		\$79,431.69
Adjustments to reconcile Net Income to Net Cash provided by operations:									\$0.00
Assessments Receivable	0.00	0.00		-1,702.00	0.00	0.00	0.00		\$ -1,702.00
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	-1,702.00	0.00	0.00	0.00	0.00	\$ -1,702.00
Net cash provided by operating activities	\$ -2,298.06	\$22,772.76	\$25,043.28	\$9,366.41	\$15,268.46	\$2,045.28	\$5,531.56	\$0.00	\$77,728.69
NET CASH INCREASE FOR PERIOD	\$ -2,298.06	\$22,772.76	\$25,043.28	\$9,366.41	\$15,268.46	\$2,045.28	\$5,531.56	\$0.00	\$77,728.69
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	\$30,142.59	\$101,121.09	\$97,060.52	\$26,808.66	\$317,253.32	\$17,612.33	\$13,239.90	\$0.00	\$603,238.41

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	3,200.00	800.00	2,400.00	400.00 %
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	4,500.00	750.00	3,750.00	600.00 %
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	1,748.36		1,748.36	
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	\$367,208.36	\$359,310.00	\$7,898.36	102.20 %
GROSS PROFIT	\$367,208.36	\$359,310.00	\$7,898.36	102.20 %
Expenses				
A2- Building Maintenance	3,277.55	4,000.00	-722.45	81.94 %
A2- Contract Services	43,707.50	43,708.00	-0.50	100.00 %
A2- Corporate Tax	662.00	250.00	412.00	264.80 %
A2- Electric	6,167.67	5,000.00	1,167.67	123.35 %
A2- Equipment Maintenance	680.50	850.00	-169.50	80.06 %
A2- Grounds Maintenance	9,997.11	9,000.00	997.11	111.08 %
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	10,234.20	10,500.00	-265.80	97.47 %
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	43,707.50	43,708.00	-0.50	100.00 %
A3- Corporate Taxes	1,117.00	500.00	617.00	223.40 %
A3- Electric	1,028.42	1,200.00	-171.58	85.70 %
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	10,025.96	14,500.00	-4,474.04	69.14 %
A3- Insurance	42,349.69	40,800.00	1,549.69	103.80 %
A3- Legal/ Prof Fees/Permits	2,492.50	8,950.00	-6,457.50	27.85 %
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	2,249.07	1,915.00	334.07	117.44 %

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	4,509.35	4,500.00	9.35	100.21 %
Garage - Equipment Maint.	25.01		25.01	
Garage- Building/Grounds Maint.	733.66	2,000.00	-1,266.34	36.68 %
Garage- Contract Services	2,705.00	2,705.00	0.00	100.00 %
Garage- Electric	455.00	500.00	-45.00	91.00 %
Garage- Insurance	5,250.00	5,250.00	0.00	100.00 %
Garage- Miscellaneous	25.63	50.00	-24.37	51.26 %
Garage- Taxes	7,818.84	7,000.00	818.84	111.70 %
Total Expenses	\$206,169.93	\$214,131.00	\$ -7,961.07	96.28 %
NET OPERATING INCOME	\$161,038.43	\$145,179.00	\$15,859.43	110.92 %
Other Income				
Interest Income	195.45		195.45	
Total Other Income	\$195.45	\$0.00	\$195.45	0.00%
Other Expenses				
A2- Reserve Expense				
A2 - Equipment Reserve Expense	6,286.82		6,286.82	
A2 - Roads, Parking Reserve Exp	2,450.00		2,450.00	
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	18,262.11		18,262.11	
A3- Reserve Expense				
A3 - Equipment Reserve Expense	5,225.89		5,225.89	
A3 - Harbr, Dredg, Dcks, Beach	13,952.00		13,952.00	
A3 - Roads Reserve Expense	29,776.97		29,776.97	
Total A3- Reserve Expense	48,954.86		48,954.86	
Garage Corporate Taxes	84.00		84.00	
Garage Reserve Expense	14,501.22		14,501.22	
Total Other Expenses	\$81,802.19	\$0.00	\$81,802.19	0.00%
NET OTHER INCOME	\$ -81,606.74	\$0.00	\$ -81,606.74	0.00%
NET INCOME	\$79,431.69	\$145,179.00	\$ -65,747.31	54.71 %

Adirondack Lodges Homeowners Assoc., Inc. (ALHA) Community Water System (CWS)
January 14, 2023

1. ALHA's CWS provides the townhomes and ALHA's common areas with potable water for drinking and household use. This includes the Plaza/bathhouse area, the maintenance office and the maintenance area hose bibs. All daily water readings, monthly operational reports, bacteriological water sampling and lab analyses have been performed and reported in compliance with DOH standards. ALHA's daily winter water usage has been typical.
2. Morris Coolidge continues to co-operate ALHA's CWS as a contractor, along with volunteer Debbie Karl, to ensure round-the-clock, year-round, licensed Water Operator coverage required by New York Codes, Rules and Regulations under 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 begun an assets survey of the CWS for maintenance and financial reserve planning purposes. ALHA's CWS is funded by A2 assessments.
3. Jason Younes is ALHA's Water Treatment Assistant Operator. ALHA's substitute Water Treatment Assistant Operator volunteers are: Gil Frank, Mike Purdy and Kevin Granger.
4. In November a booster pump, which was originally installed in 2003, failed and was repaired.

5. 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 water out the lowest level of their units when leaving campus during freezing weather. To monitor for potential heating failure, use of a temperature monitoring system is recommended such as a phone notification system, wifi thermostat and/or "Winter Watchman" temperature-controlled lamp providing a visual alert (red bulbs are especially visible). Shutting off hot water heaters is also recommended 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 can 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 from all taps for FIVE (5) minutes before consuming in order to ensure flow of effectively treated water and to clear lead or copper that may have accumulated.
- Homeowners should consider replacing older water heaters that could fail and leak.
- ALHA residents are encouraged to keep a supply of bottled water in case of water emergency.
- Please contact Debbie Karl if you have questions—Cell Phone: (585) 802-7370.

NOMINATIONS COMMITTEE
Report to the Board of Directors
January 14, 2023

The ballots were counted on Monday, December 5, 2022, at the Horicon Town Hall. Committee members present were Kathy Kavanaugh, Carol Molino, Elizabeth Muller, Mike Purdy, and Doris Wildermuth.

In alphabetical order the homeowners elected were:

- Nancy Esterline
- Kevin Granger
- Gary Karl

All candidates were informed of the outcome and the specific vote count by our ALHA President, Mike Sposili.

All homeowners were notified of the election results via email on December 6, 2022.

A detailed process of the ballot count was emailed to all homeowners on October 31, 2022.

On November 21, 2022, a notification and thank you was sent to all homeowners whose envelopes had been received. Additionally, reminders were sent to those from whom envelopes had not yet been received. Special thanks to Doris Wildermuth, our designee for this year, who collected the envelopes and to Mike Purdy who sent out the notifications.

As an additional privacy measure, after the ballots were opened, they were randomly numbered 1-74, and the votes were recorded on each committee member's tally sheet with each ballot listed individually by number.

An analysis of the vote count follows:

			COMMENTS
TOTAL BALLOT RETURN RATE	95%	74 BALLOTS RETURNED OUT OF A POSSIBLE 78	78 = TOTAL BALLOTS ALHA+MCHA
ALHA BALLOT RETURN RATE	96%	54/56	56=ALHA BALLOTS

MILL CREEK BALLOT RETURN RATE	91%	20/22	22= MCHA BALLOTS
TOTAL # VOTES SUBMITTED	218 OUT OF A POSSIBLE 219 (99.5%)	73 BALLOTS WITH 3 VOTES EACH=219 POSSIBLE VOTES	ONE INVALID BALLOT (SEE BELOW)
# BALLOTS INCOMPLETE WITH ONLY ONE VOTE	0	NO TRENDS NOTED	
#BALLOTS INCOMPLETE WITH ONLY TWO VOTES	1	NO TRENDS NOTED	1 VOTE NOT CAST
# BALLOTS INVALID	1	ONE BALLOT HAD FOUR VOTES	
# WRITE IN CANDIDATES	1	BOB BROWN	

Original ballots and tally sheets are filed in the ALHA office and are available for review.

All homeowners are invited to join the 2023 Nominations Committee.

Respectfully submitted,

The Nominations Committee

Roger Bombardier	Elizabeth Muller (co-chair)
Kathy Kavanaugh	Mike Purdy (co-chair)
Carol Molino	Doris Wildermuth

To: ALHA Owners
From: Gil Frank, Michael B Purdy
Co-Chairs of Buildings and Grounds
Date: January 14, 2023
RE: Buildings and Grounds Report

SUMMARY OF 2022 FOR ANNUAL MEETING

1. We all owe Jason a big “THANK YOU” for his dedication to ALHA. We are lucky to have such a devoted contractor.
2. Thank you to everyone who volunteered with projects this year. A special thanks goes to Linda Fay and Susan Purdy for planning the beautiful gardens.
3. A number of sheets of siding were replaced on garage 6.
4. Garages 1, 5 and 6 were stained this fall.
5. The pump house roof was replaced.
6. About 4000 feet of cracks in our roads and parking lots were filled this fall.
7. Jason rebuilt the stairs at unit 12B.
8. The culverts in front of building 11 and by the harbor were replaced.
9. Major service and warranty work were completed on the tractor.
10. One of the two pumps in the water plant failed. It was removed, rebuilt and reinstalled.
11. The last of the outside docks were recarpeted by Jason.

ITEMS FOR BOARD OF DIRECTORS MEETING:

1. A tennis court subcommittee has been formed to look into repairing/replacing our tennis courts. Nancy Esterline and Nick Mastracchio are chairing the committee.
2. A priority for 2023 will be trimming of trees behind units 13-16. We plan on doing this in June.
3. Please note that if you are coming to the lodges during the winter to please let Jason-know so he can make sure you are shoveled out. After a storm Jason cleans out occupied units first. You can call/text him at 518-409-6482.

RENTAL COMMITTEE YEAR END 2022

REPORT TO THE BOARD OF DIRECTORS

JANUARY 14, 2023

	2015	2016	2017	2018	2019	2020	2021	2022
# of GUESTS	175	196	208	45	0	10	15	14
# OF RENTAL PERIODS	25	29	28	6	0	2	2	2
# OF NIGHTS	~130	178	151	30	0	14	14	14
# OF COMPLAINTS	3 NFA	3 NFA	2 NFA	1 NFA	0	0	1 NFA	1NFA

*NFA = NO FINES ASSESSED

- Thank you to the members of the Rental Committee for their service to our community.
- Team member Marilyn Eiland has resigned due to relocation.
- The Rental documents for 2023 have been approved by the committee and are now submitted for Board approval. This year's recommended changes to the Rental Form include an update to the insurance contact person for Mill Creek and the deletion of the notation that the rental homeowner may recover the amount of any fines assessed from the rental guest's security deposit. The committee decided that once the fine is paid to ALHA, the recovery of fines is a private matter between the renter and the homeowner and there is no need to include this on the ALHA rental form. The Renter Rules and Regulations and the Rental Rules Enforcement Policy remain the same.
- The updated 2023 documents will be posted on the ALHA website and distributed with the January meeting minutes.
- All rental guests were family or friends of homeowners.
- The Rental Committee again notes that a Warren County rental "bed tax" was imposed in September 2020 requiring that short term rental homeowners in the county register with the Treasurer's Office. This information is provided as a service to our homeowners who rent.
- 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, and Team Members:

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

1.7.23 ETM