

Adirondack Lodges Homeowners Association, Inc.

P.O. Box 335 Adirondack NY 12808

On the East Shore of Schroon Lake

ALHA BOARD MEETING

Saturday, August 5, 2023

Saranac Building, Pines Camp Lakeside, and via Zoom

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

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

Owners Present: Lisa Aktas, Russ Esterline, Deb Karl, Kathy Kavanaugh, Tom Lovely, Kevin, Eileen, Rachel and Michael Lynch, Carol Molino, Ralph Morrone, Elizabeth Muller, Mike Purdy, Larry Schillinger, John Ugglä

Owners signed on via Zoom: Marie and Roger Bombardier, Kim and Jim Brown, Jeanne and Jim Clement, Regina and Charlie Dietz, Diana and Bill Firth, Jean and Gil Frank, Mary and Mike Geraci, Linda and Carl Koehler, Sara and Joel Kremer, Andi and Phil Lodico, Kathryn and Mark Molino, Kim Molino, Ann and Brian Nobis, Laurie and Vince Pasqualino, Kara and Bo Pritchard, Susan and Paul Spofford, Michelle and Brian Tario, Donna and Ted Ware, Alison Whelan, Nora Whelan, Doris and Bill Wildermuth, Nancy and Howie Woda

Approval of Minutes: The minutes of the May 27, 2023 board meeting were approved following a motion made by Alice Lovely.

REPORTS:

Officers:

President Gary Karl made an opening statement in which he outlined some of the topics to be addressed at the meeting. He thanked ALHA's many volunteers by name and detailed their contributions.

Secretary Alice Lovely explained that owners' email addresses appear in three distinct places: the ALHA website, the ALHA gmail account, and an Excel list of owner information that is maintained and distributed by Mike Purdy. Owners can update their own profiles on the ALHA website, or contact Mike Sposili or Alice Lovely for help. Regarding the ALHA email distribution list, owners can receive the ALHA emails at multiple email addresses. Please contact Alice Lovely (aloveybus@gmail.com) if you are not receiving emails or need to change or add an email address. The Excel list of owners and information has limited space, so only one email address per household is listed there.

Finance: Treasurer Kent Molino cited current balances in key accounts (please see the Finance Report). Year to date, most expense categories are close to budget.

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

- Bid obtained for staining garage buildings 7 & 8: \$11,250. (See “New Business.”)
- Thank you to Diana Firth and Kara Pritchard for spearheading the purchase and installation of a deck box to hold beach toys. Pritchard addressed the meeting and gave some ground rules for using the box:
 1. Please do not leave anything of significant value in the box.
 2. Label items with your name and unit number.
 3. Try to rinse items off before placing them in the box
 4. Keep the lid closed to keep out rain and critters.
 5. Please take any very large items home with you.
 6. Feel free to use items in the box, but please return them to the box before you leave the beach.

Community Water System: Volunteer Operator Deb Karl gave an overview of the CWS and its operation, and asked that the board approve John Uggla as a substitute Water Treatment Operator Assistant volunteer (see New Business).

ALHA has joined a class action lawsuit brought by the National Rural Water Association (NRWA) against the manufacturers of a class of carcinogenic industrial chemicals generally referred to as "PFAS." As a member of the class, ALHA has a potential opportunity to benefit from any resulting settlements or judgments. ALHA can do this without cost; the law firm handling the litigation for the NRWA is representing community water systems such as ALHA's on a contingent fee basis, meaning that ALHA will pay legal fees only if they obtain a recovery for us. Karl emphasized that we don't know that ALHA has a PFAS problem. Since 2021 ALHA has been required by NYS to test for these chemicals annually.

Please refer to the “Tips” at the bottom of the report.

Insurance: Chair Mike Purdy reported that all of ALHA's insurance are paid and up to date. Our insurance agent Mark Carpenter expects a 5 – 10% increase in costs for 2024.

Social: Chair Ann Nobis reported that more than 100 people were expected at the ALHA picnic later that day. She asked that volunteers help set up and take down the tent.

Rental: Chair Elizabeth Muller reported that there have not been any rentals to date in 2023.

Compliance: Chair Rich Lockwood reported that there were no significant issues. He reminded owners that no glass bottles or containers of any kind are permitted on the plaza or beach.

Rich Lockwood made a motion to accept all committee reports. The motion carried.

OLD BUSINESS:

Harbor Litigation Update: President Karl said that Judge Muller's Decision and Order provided that ALHA could provide evidence of damages that the association incurred due to the litigation and the injunction. Six of the eight plaintiffs in the harbor litigation have appealed Judge Muller's decision; two of the plaintiffs did not participate. All eight plaintiffs asked Mueller to delay the damages trial until the appeal is resolved, and the judge granted their request. Therefore, at this point there is no date set for the damages trial.

Harbor Restoration Project Update: President Karl reported that the contract with William J. Keller & Sons Construction was approved and signed after the May board meeting when the board approved awarding the project to Keller. Since then, there have been a few developments:

Regarding boat removal:

- Keller's crew will be ready to begin work on the harbor on September 5th, the day after Labor Day weekend. Therefore, all boats must be removed from the harbor by sunset on Sunday, September 3rd. Jason will remove the harbor docks on Labor Day.
- Owners who have a slip on the outer docks are asked to notify Buildings and Grounds (Mike Purdy or Gil Frank) if they plan to remove their boat by Labor Day, as those slips might be helpful in transitioning boats from the harbor.
- There is a possibility that Keller may use the beach for staging purposes but we won't know for sure for about a week. If they do so, we would have to pull the outer docks and the ROW docks by Labor Day as well, because those docks are removed via the beach. [Update: In the week after the meeting, we learned that Keller will not be using the beach.]

Regarding trailers, boats and PWCs stored by the garages:

- Excess material from the harbor, "spoils," will be deposited on ALHA property rather than being moved offsite. This gives the association a cost saving of \$37,500 or about 2% of the total project cost.
- Keller will deposit the spoils around garage building 6, behind garage building 5 and potentially behind garage building 8. Therefore:
 - All trailers, boats, PWCs, etc, must be removed from these areas by Labor Day.
 - The areas around, in front of and behind garage buildings 5, 6 and 8 will not be available for storage this fall and winter.
 - Jason is preparing space in the sand pit.
 - Kevin Granger and Brad Koehler are heading up the effort to clear the garage area of trailers, etc., prior to Labor Day. If you need on-campus storage of a trailer, etc., contact either of them. Please do not move anything to the sand pit until you have cleared it with Granger or Koehler, as we are trying to do this in an organized matter to accommodate everyone's needs.

Regarding the harbor restoration project:

- The custom concrete blocks for the harbor have been ordered, and some have already been fabricated.
- Mike Sposili and Gary Karl remain very impressed with Jim Edwards of C.T. Male and Associates and his team.
- ALHA has benefited from great cooperation from the Town of Horicon and the Warren County DPW. Thank you to Town Supervisor and ALHA owner Mike Geraci for helping facilitate this.
- The culvert under East Shore Drive just south of our entrance needs to be replaced. That culvert will be used to divert the stream from the fire pond away from the harbor. The culvert repair work will be done prior to the commencement of the harbor work.

Other:

- The Mill Creek bridge replacement is scheduled to take place in 2024. Some ALHA directors have been in communication with the engineering firm running the project for the county. The directors have expressed ALHA's strong desire for more clearance under the new bridge – both vertically and horizontally. There will be a public hearing on the project (date TBD). It may be helpful if as many ALHA owners as possible speak at the hearing to underscore the need for more clearance. The board will pass along information about the meeting as soon as we receive it.

Fire pond dredging: President Karl reported that originally it had been the board's intention to bundle the application for the fire pond dredging with the application for the channel dredging. Recently it was decided to apply for the fire pond dredging permit now, in the hopes of completing that work in tandem with the harbor restoration. This should result in a cost savings, because the necessary equipment will already be on site.

Ad hoc Tennis Courts Committee project update

Chair Nancy Esterline reported that the committee met with four tennis court contractors this year. All agreed that the courts need to be rebuilt; a surface repair is not sufficient due to an unstable foundation. The committee is awaiting price quotes from two firms: O'Connor Construction and HMA Paving and Construction.

From their contractor meetings, the Tennis Courts Committee learned that the excavation and paving trucks will need to drive over the basketball court in order to access the tennis courts. It is expected that the heavy trucks will damage the basketball court. The tennis court project will therefore include restoring the basketball court with a new layer of asphalt (not a sports coating).

The tennis court contractors also advised removing trees from the perimeter of the tennis courts to minimize intrusive tree roots, and leaves and pine needles that will stain and degrade the surface of the courts.

The Tennis Courts Committee recommended placing two pickleball courts on one of the tennis courts (running in the same direction as the tennis court) and having the

second court marked only for tennis. In addition, the committee recommended a program for regular maintenance practices for the new tennis courts.

Ad hoc Joint Infrastructure Committee (JIC) second interim report

JIC chair Kent Molino provided background on the formation of the committee last year and thanked the thirteen other members. He reported that the committee has been conducting a “reserves study” with the goal of ensuring that ALHA is reasonably likely to have the cash to fund needed repairs and replacements. The committee first compiled a list of seventeen physical community asset categories (e.g., the community water system for the townhouses, the tennis courts, etc.) Each category was then broken down into component parts. For example, under the water system, there are many components, such as wells, well pumps, storage tanks, pipes, etc.

The committee next looked at each component and determined when it was installed, its estimated remaining useful life, and the estimated cost to replace the item. Ultimately the group came up with a cost per year to maintain, repair and replace each item. Assets and their related costs are allocated either to A2 (townhomes), A3 (all ALHA property owners) or Garages (members who have garages).

The JIC has finished its work for the current cycle, and has passed on the information it compiled to the Finance Committee. The Finance Committee will factor this information into its recommendation of Reserve Assessments amounts for 2024 and beyond.

There are still some asset categories left to analyze. The group will resume work in 2024.

Reminders

- Picnic 5 pm today.
- ADK Marathon: Anyone interested in volunteering to help with the October 1st marathon, please let Alice Lovely know.

NEW BUSINESS:

Ratify actions taken since last meeting:

The following actions have been taken by the board since the May 27th meeting:

- Signed contract with William J Keller and Sons Construction for harbor restoration, as approved at the May meeting
- Agreed to depositing spoils near Garage buildings 5, 6 and 8
- Decided to close the harbor on Labor Day weekend because of harbor project start date
- Prohibited storage between Garages 5 and 6 or behind Garages 5 and 8 this fall/winter due to depositing of spoils from harbor
- Submitted application for fire pond dredging.
- Joined National Water Association PFAS class action lawsuit
- Amended A3 budget for 2023 to reflect 1) collection of \$1,989,000 for the Harbor restoration and 2) an estimate of the project related expenditures in 2023
- Approved the awarding of a contract to Skyway Roofing to re-roof buildings 6, 21 and 22 at a cost of \$76,900

Rich Lockwood made a motion to ratify all of the above decisions. The motion carried.

Architectural Requests

- Deck expansion Unit 1B – after some discussion by the board, the owner withdrew a request to extend the deck by 7 feet.
- Deck expansion Unit 19B – the board approved the replacement of the current deck and the addition of an additional 4 feet.

2024 A2, A3 and Garage budgets process

Treasurer Kent Molino gave a comprehensive explanation of the ALHA annual budgeting process.

All ALHA expenses fall into one of three categories:

- **A2** expenses are those that pertain only to the townhomes (54 total) – for example, the Community Water System, roofing of townhomes, etc.
- **A3** expenses are those that pertain to the entire community (78 properties total – 54 townhomes plus 24 single family homes/lots) – for example, maintenance of the harbor, beach, tennis courts, etc.
- **Garage** expenses are borne by the owners who have garages. Coincidentally, there are 78 garages. The Garage category is responsible for the garage buildings, their roofs, the road through the garages, and the real estate taxes and insurance relating to the garages.

Each year ALHA must budget for both Operating expenses and Reserves for **each** of the three categories or “baskets” listed above. The three categories/baskets have separate budgets, separate billing, and separate bank accounts. The board cannot use money from one basket to benefit another. For example, A2 cannot “borrow” from A3 or Garages.

Reserves is the HOA-industry term for money set aside to repair and replace capital assets (generally, items that have a useful life of greater than one year) and for contingencies.

ALHA’s operating budget and the reserves are the basis for the **annual maintenance assessment** that owners pay each year. ALHA bills the annual Maintenance Assessments in two installments: one in January for the operating budget portion, and a second in May for the reserves portion.

The Finance Committee is currently working on its budget recommendations and plans to present them to the board by the end of the month.

Appoint Nominations Committee for ALHA Board elections

President Karl noted that under ALHA’s bylaws, it is the responsibility of the board president to appoint the Nominations Committee. He asked that any owner who is interested in serving on the committee please notify Board Secretary Alice Lovely in the next week. Note that you must be able to be physically present on campus in early December to count the ballots. Karl will appoint the committee once the list of interested owners is received.

Appointment of substitute Water Treatment Operator Assistant volunteer

Alice Lovely made a motion to approve John Uggla as a substitute Water Treatment Operator Assistant. The motion carried.

Staining of Garages 7 and 8

Kent Molino made a motion to approve the staining of Garages 7 and 8 at a cost of \$11,250. The motion carried.

Privilege of the Floor

- Russ Esterline asked a question related to garage staining.
- John Uggla inquired about the hardware for the finger docks in the harbor. The finger docks and related hardware will be used in the new harbor.
- Howie Woda asked whether the board is considering adding a boat ramp as part of the harbor reconstruction. President Karl responded that the town had prohibited a launch at the time the harbor was approved.

Adjournment

Bob Brown made a motion at 11:04 am to adjourn the meeting. The motion carried.

Respectfully submitted,

Alice Lovely, ALHA Board Secretary

Adirondack Lodges Homeowners Association

Balance Sheet

As of June 30, 2023

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
A2 Reserve CD 3128604	0.00
A2 Reserve CD 3128605	22,072.44
A2 Staining CD 3128603	0.00
A2- Checking 8034	4,340.93
A2- May Reserve 2324	113,116.44
A2- Staining 1518	122,306.59
A2- Working Reserve 3846	73,088.47
A3 GFNB&T Harbor Reserve 4727	2,123,344.25
A3 Reserve May CD 3128601	0.00
A3- Checking 8047	7,514.32
A3- Reserve May 4623	200,489.31
A3- Working Reserve 3859	75,970.75
Garage Checking 5727	25,808.00
Garage Reserve May 3087	33,077.04
Trust account	0.00
Total Bank Accounts	\$2,801,128.54
Accounts Receivable	
A3 - Wrk Assmnt Due & Unpaid	0.00
Assessments Receivable	25,880.76
Assmnt/fees Due & Unpaid	0.00
Total Accounts Receivable	\$25,880.76
Other Current Assets	
Exchange	0.00
Undeposited Funds	0.00
Total Other Current Assets	\$0.00
Total Current Assets	\$2,827,009.30
TOTAL ASSETS	\$2,827,009.30
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 June 30, 2023

	TOTAL
Equity	
Opening Bal Equity	0.00
Owner's Capital	0.00
Retained Earnings	608,742.10
Net Income	2,218,267.20
Total Equity	\$2,827,009.30
TOTAL LIABILITIES AND EQUITY	\$2,827,009.30

Adirondack Lodges Homeowners Association

Profit and Loss by Location

January - June, 2023

	A2 OPERATIONS	A2 RESERVE FUNDS	A2 STAINING	A3 OPERATIONS	A3 RESERVE FUNDS	GARAGE OPERATIONS	GARAGE RESERVE FUNDS	TOTAL
Income								
A2- Reserve May Assessment		43,200.00						\$43,200.00
A2- Working Assessment	107,190.00							\$107,190.00
A3 Reserve					1,989,000.00			\$1,989,000.00
A3- Reserve May Assessment					72,150.00			\$72,150.00
A3- Working Assessment				99,450.00				\$99,450.00
A3- Wrkng Asses Late/Misc Fees		12.00			1,063.64			\$1,075.64
Garage May Reserve Assessment							20,025.00	\$20,025.00
Garage- Working January Assessment						17,800.00		\$17,800.00
Total Income	\$107,190.00	\$43,212.00	\$0.00	\$99,450.00	\$2,062,213.64	\$17,800.00	\$20,025.00	\$2,349,890.64
GROSS PROFIT	\$107,190.00	\$43,212.00	\$0.00	\$99,450.00	\$2,062,213.64	\$17,800.00	\$20,025.00	\$2,349,890.64
Expenses								
A2- Building Maintenance	2,789.22							\$2,789.22
A2- Contract Services	23,880.00							\$23,880.00
A2- Corporate Tax	288.00							\$288.00
A2- Electric	2,911.24							\$2,911.24
A2- Grounds Maintenance	4,050.47							\$4,050.47
A2- Insurance	12.00							\$12.00
A2- Water System	579.06							\$579.06
A3 - Lot 70 Taxes				149.71				\$149.71
A3- Contract Services				23,880.00				\$23,880.00
A3- Corporate Taxes				390.00				\$390.00
A3- Electric				595.93				\$595.93
A3- Garage May Reserve Assessment				675.00				\$675.00
A3- Garage Working Assessment				600.00				\$600.00
A3- Grounds Maintenance				3,944.17				\$3,944.17
A3- Insurance	571.00			8,272.77				\$8,843.77
A3- Maintenance Office Propane				628.32				\$628.32
A3- Telephone/Postage/ Office				1,351.32				\$1,351.32
A3- Trash Disposal				2,468.54				\$2,468.54
Garage- Building/Grounds Maint.						620.56		\$620.56
Garage- Insurance						5,144.00		\$5,144.00
Garage- Taxes						3,806.50		\$3,806.50
Total Expenses	\$35,080.99	\$0.00	\$0.00	\$42,955.76	\$0.00	\$9,571.06	\$0.00	\$87,607.81
NET OPERATING INCOME	\$72,109.01	\$43,212.00	\$0.00	\$56,494.24	\$2,062,213.64	\$8,228.94	\$20,025.00	\$2,262,282.83
Other Income								
Interest Income	177.80	174.57	246.07	182.17	13,298.51	3.73	4.50	\$14,087.35
Total Other Income	\$177.80	\$174.57	\$246.07	\$182.17	\$13,298.51	\$3.73	\$4.50	\$14,087.35
Other Expenses								
A2- Reserve Expense								\$0.00
A2 - Equipment Reserve Expense		2,749.22						\$2,749.22
A2 - Roofs, Siding, Decks		6,600.00						\$6,600.00
Total A2- Reserve Expense		9,349.22						\$9,349.22
A3- Reserve Expense								\$0.00
A3 - Equipment Reserve Expense					2,514.40			\$2,514.40
A3 - Harbr, Dredg, Dcks, Beach					46,010.00			\$46,010.00
Total A3- Reserve Expense					48,524.40			\$48,524.40
Garage Corporate Taxes						37.00		\$37.00
Garage Reserve Expense							192.36	\$192.36
Total Other Expenses	\$0.00	\$9,349.22	\$0.00	\$0.00	\$48,524.40	\$37.00	\$192.36	\$58,102.98
NET OTHER INCOME	\$177.80	\$-9,174.65	\$246.07	\$182.17	\$-35,225.89	\$-33.27	\$-187.86	\$-44,015.63
NET INCOME	\$72,286.81	\$34,037.35	\$246.07	\$56,676.41	\$2,026,987.75	\$8,195.67	\$19,837.14	\$2,218,267.20

Adirondack Lodges Homeowners Association

Statement of Cash Flows

January - June, 2023

	A2 OPERATIONS	A2 RESERVE FUNDS	A2 STAINING	A3 OPERATIONS	A3 RESERVE FUNDS	GARAGE OPERATIONS	GARAGE RESERVE FUNDS	NOT SPECIFIED	TOTAL
OPERATING ACTIVITIES									
Net Income	72,286.81	34,037.35	246.07	56,676.41	2,026,987.75	8,195.67	19,837.14		\$2,219,267.20
Adjustments to reconcile Net Income to Net Cash provided by operations:									\$0.00
Assessments Receivable	0.00	-12.00		0.00	-20,407.51	0.00	0.00		\$ -20,419.51
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	-12.00	25,000.00	0.00	-20,407.51	0.00	0.00	0.00	\$ -20,419.51
Net cash provided by operating activities	\$47,286.81	\$34,025.35	\$25,246.07	\$56,676.41	\$2,006,580.24	\$8,195.67	\$19,837.14	\$0.00	\$2,197,847.69
NET CASH INCREASE FOR PERIOD	\$47,286.81	\$34,025.35	\$25,246.07	\$56,676.41	\$2,006,580.24	\$8,195.67	\$19,837.14	\$0.00	\$2,197,847.69
Cash at beginning of period	30,142.59	101,163.53	97,060.52	26,808.66	317,253.32	17,612.33	13,239.90	0.00	\$603,280.85
CASH AT END OF PERIOD	\$77,429.40	\$135,188.88	\$122,306.59	\$83,485.07	\$2,323,833.56	\$25,808.00	\$33,077.04	\$0.00	\$2,801,128.54

Adirondack Lodges Homeowners Association

Budget vs. Actuals: 2023 Budget - FY23 P&L

January - December 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
A2- Reserve May Assessment	43,200.00	43,200.00	0.00	100.00 %
A2- Working Assessment	107,190.00	107,190.00	0.00	100.00 %
A3 Harbor restoration		1,989,000.00	-1,989,000.00	
A3 Reserve	1,989,000.00		1,989,000.00	
A3- Reserve May Assessment	72,150.00	72,150.00	0.00	100.00 %
A3- Working Assessment	99,450.00	99,450.00	0.00	100.00 %
A3- Wrkng Asses Late/Misc Fees	1,075.64		1,075.64	
Garage May Reserve Assessment	20,025.00	20,025.00	0.00	100.00 %
Garage- Working January Assessment	17,800.00	17,800.00	0.00	100.00 %
Total Income	\$2,349,890.64	\$2,348,815.00	\$1,075.64	100.05 %
GROSS PROFIT	\$2,349,890.64	\$2,348,815.00	\$1,075.64	100.05 %
Expenses				
A2- Building Maintenance	2,789.22	4,000.00	-1,210.78	69.73 %
A2- Contract Services	23,880.00	46,327.00	-22,447.00	51.55 %
A2- Corporate Tax	288.00	412.00	-124.00	69.90 %
A2- Electric	2,911.24	7,500.00	-4,588.76	38.82 %
A2- Equipment Maintenance		850.00	-850.00	
A2- Grounds Maintenance	4,050.47	10,000.00	-5,949.53	40.50 %
A2- Insurance	12.00	500.00	-488.00	2.40 %
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	1,530.10	3,000.00	-1,469.90	51.00 %
A2- Water System	579.06	9,000.00	-8,420.94	6.43 %
A3 - Lot 70 Taxes	149.71	425.00	-275.29	35.23 %
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	23,880.00	46,327.00	-22,447.00	51.55 %
A3- Corporate Taxes	390.00	732.00	-342.00	53.28 %
A3- Electric	595.93	1,200.00	-604.07	49.66 %
A3- Equipment Maintenance		750.00	-750.00	
A3- Garage May Reserve Assessment	675.00	675.00	0.00	100.00 %
A3- Garage Working Assessment	600.00	600.00	0.00	100.00 %
A3- Grounds Maintenance	3,968.98	9,500.00	-5,531.02	41.78 %
A3- Insurance	8,843.77	24,500.00	-15,656.23	36.10 %
A3- Legal/ Prof Fees/Permits		5,500.00	-5,500.00	
A3- Maintenance Office Propane	628.32	600.00	28.32	104.72 %
A3- Miscellaneous		400.00	-400.00	
A3- Septic System		100.00	-100.00	
A3- Telephone/Postage/ Office	1,351.32	2,100.00	-748.68	64.35 %

Adirondack Lodges Homeowners Association

Budget vs. Actuals: 2023 Budget - FY23 P&L

January - December 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
A3- Trash Disposal	2,468.54	5,500.00	-3,031.46	44.88 %
Garage- Building/Grounds Maint.	620.56	2,000.00	-1,379.44	31.03 %
Garage- Contract Services		2,866.00	-2,866.00	
Garage- Electric		500.00	-500.00	
Garage- Insurance	5,144.00	4,000.00	1,144.00	128.60 %
Garage- Miscellaneous		50.00	-50.00	
Garage- Taxes	3,806.50	8,200.00	-4,393.50	46.42 %
Total Expenses	\$89,162.72	\$199,189.00	\$ -110,026.28	44.76 %
NET OPERATING INCOME	\$2,260,727.92	\$2,149,626.00	\$111,101.92	105.17 %
Other Income				
Interest Income	14,087.35		14,087.35	
Total Other Income	\$14,087.35	\$0.00	\$14,087.35	0.00%
Other Expenses				
A2- Reserve Expense				
A2 - Equipment Reserve Expense	4,123.83		4,123.83	
A2 - Roofs, Siding, Decks	6,600.00		6,600.00	
Total A2- Reserve Expense	10,723.83		10,723.83	
A2- Transfer to Staining Res		25,000.00	-25,000.00	
A3- Reserve Expense				
A3 - Equipment Reserve Expense	3,771.60		3,771.60	
A3 - Harbr, Dredg, Dcks, Beach	46,010.00	2,200,000.00	-2,153,990.00	2.09 %
Total A3- Reserve Expense	49,781.60	2,200,000.00	-2,150,218.40	2.26 %
Garage Corporate Taxes	37.00	50.00	-13.00	74.00 %
Garage Reserve Expense	288.54		288.54	
Total Other Expenses	\$60,830.97	\$2,225,050.00	\$ -2,164,219.03	2.73 %
NET OTHER INCOME	\$ -46,743.62	\$ -2,225,050.00	\$2,178,306.38	2.10 %
NET INCOME	\$2,213,984.30	\$ -75,424.00	\$2,289,408.30	-2,935.38 %

Adirondack Lodges Homeowners Assoc., Inc. (ALHA)
Community Water System (CWS)
Aug 5, 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. Required testing due in 2023 is scheduled.
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. 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.
3. 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 on ALHA's Infrastructure subcommittee and has prepared an assets survey of the CWS for maintenance and financial reserve planning purposes. ALHA's CWS is funded by A2 capital and operating assessments.
4. ALHA has joined a class action lawsuit brought by the National Rural Water Association (NRWA) against the manufacturers of a class of carcinogenic industrial chemicals generally referred to as "PFAS" that have contaminated groundwater supplies across the country and in nearby Hudson Falls. As a member of the class, ALHA has a potential opportunity to benefit from any resulting settlements or judgments. ALHA can do this without cost; the law firm handling the litigation for the NRWA is representing community water systems such as ALHA's on a contingent fee basis, meaning that ALHA will pay legal fees only if they obtain a recovery for us. To be clear, we don't know that ALHA has a PFAS problem. Since 2021 ALHA has been required by NYS to test for these chemicals annually.
5. An estimate is being evaluated that was recently obtained from RafaSystems for a SCADA (supervisory control and data acquisition) system of software and hardware technology to allow local and remote monitoring, alerts and control of water plant processes.
6. ALHA CWS co-operators have begun the lead service line inventory that is required under new NYS regulations for completion by October 2024.
7. **ALHA Townhome residents are requested to read and heed the reminders below re: SUMMER TIPS:**
 - Homeowners should use ALHA's irrigation system for outside watering whenever possible, rather than drawing from the CWS drinking water supply. If it is necessary to use drinking water for this purpose, please do so sparing, and not in the heat of midday which wastes 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 the event 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 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.

To: Board of Directors – ALHA
From: Gil Frank, Mike Purdy, Co-Chairs
Date: August 5, 2023
Re: Buildings and Grounds Report

1. A last “Thank You” to Linda Fay and Susan Purdy for there more than 20 years of taking care of the ALHA gardens. They were always spectacular. A new “Thank You” to Bridget Rourke who has volunteered to take over the garden committee. If you are interested in helping with the gardens, contact Bridget. bridgetrourke@yahoo.com.

Thanks also to those volunteers who braved the black flies to plant this year’s gardens: Mary Lockwood, Jeanne Clement, Carol Molino, Doris Wildermuth and her daughter, Laurie Pasqualino, Eva Wengler, Erin Cowan, Bridget Rourke, Linda Fay and Susan Purdy.

2. Every one is aware of the extremely high water in Schroon Lake. Not only are the boats stuck in the harbor but they require constant attention to lengthen or shorten ropes as the water goes up and then back down. The following have helped in that task: Ed Cowan, Carl and Linda Koehler and son Todd, John Uggle, Bill Firth, Bo Pritchard, Mike Sposili, Rich Lockwood, Bob Lockwood, Joel Kremer, Vince Pasqualino, Kevin Granger, Jim Clement, Gil Frank and Mike Purdy. Special thanks to Carl Koehler who has the best visual of the boats from his house and has been very attentive to them. It been reported that Carl has been seen adjusting ropes at 6:30 am. Jason has also spent several hours of his time adjusting ropes.
3. ALHA rented a lift that had an 86 foot reach and Jason, the trimming artist, spent an entire week trimming trees. His main concentration was from buildings 13 thru 16 and 23 and 24. Jason’s extremely hard work resulted owners affected have greatly improved views. The cleanup was done by volunteers who spent a good 6 hours each loading and reloading Jason’s trailer. Thank you to: Bob Lockwood, Rich Lockwood, Carl Koehler, Kevin Granger, Kent Molino, Gil Frank, Mike Purdy
4. Mike, Gil and Kent did the annual inspection of buildings and grounds and made a list of things that need addressing. Several items need outside contractors and Jason is ticking off the rest of the list as he has time.
5. All walkways and parking lots were inspected and several repair needs were identified. We are waiting on quotes for those items from a contractor.
6. During the heavy rains there were two skylight leaks that were addressed by an outside contractor.
7. We are hoping to stain garages 7 and 8 this fall. Waiting on price.
8. We are obtaining quotes on new roofs on garages 1 and 2. They still have the original roofs.
9. Garage 8 has a metal roof that results in huge piles of snow in front of the garage doors making them inaccessible. We are obtaining quotes on snow rakes for that roof.
10. There was a septic backup in building 20. When pumping the tank did not relieve the problem we had to call in Roto Rooter. All is fine.
11. We are recommending taking out the outside and ROW docks Sunday Oct 1st. Same as last year. Harbor dock are covered in regular agenda.

RENTAL COMMITTEE REPORT TO THE BOARD OF DIRECTORS

AUGUST 5, 2023

Number of rental guests 2023 YTD: 0

Number of rental periods 2023 YTD: 0

Number of rental nights 2023 YTD: 0

Number of complaints 2023 YTD: 0

- There has been no rental activity YTD 2023.
- 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:

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