

Adirondack Lodges Homeowners Association, Inc.

P.O. Box 335 Adirondack NY 12808

On the East Shore of Schroon Lake

---

ALHA BOARD MEETING  
Saturday, May 27, 2023, 9:00 am  
Via Zoom

The meeting was called to order by President Gary Karl at 9:03 a.m. with the Pledge of Allegiance.

**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, Marie and Roger Bombardier, 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, Kathy and Jack Kavanaugh, Linda and Carl Koehler, Sarah and Joel Kremer, Eileen and Kevin Lynch, Rachel Lynch, Cindy and Fred Marra, Judy and Jeff Miller, Carol Molino, Sally and Ralph Morrone, Elizabeth Muller, Ann and Brian Nobis, Patty and Don Noerr, Laurie and Vince Pasqualino, 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 Uggla, Bridget O'Rourke and Karl Urich, Sandy and Dan Vanno, Donna and Ted Ware, Eva Wengler, Sarah and Paul White, Doris and Bill Wildermuth.

**Approval of Minutes:** Brad Koehler made a motion to approve the minutes of the January 14, 2023 quarterly meeting of the Board and the minutes of the special meeting of the Board on March 4, 2023. The motion was approved.

**Reports:**

**Officers:** President Gary Karl noted that owner Ruth Nazigian passed away recently, and extended condolences to her family. He then commented on the substantial progress that the Association has made this year in dealing with priority concerns and thanked all volunteers.

**Finance:** Please see attached report. In addition, Treasurer Kent Molino reviewed the expense categories:

- A2 applies only to the townhouses, and includes things such as the water system, staining of units, roofing of the townhomes, some roadways, etc.

- A3 applies to the whole community, and includes items such as the harbor, tennis courts, beach and plaza, some roadways, etc.
- Some expenses are shared between A2 and A3, for example, the yard equipment and Jason's contract.
- Garage expenses are a separate expense category that is allocated among garage owners.

**Building and Grounds:** Please refer to the report. Co-chair Mike Purdy asked that if anyone knows someone who does planting, please let him know. Flowers by the Yard, which had been doing our planting for the past few years, is no longer available. Co-chair Gil Frank reminded everyone to please break down boxes before putting them in the recycling bin. Recyclables are only picked up every two weeks, and we will quickly run out of room if we don't break down all boxes. Frank also clarified that Jason Younes is an independent contractor who is paid to do certain tasks for ALHA. If a homeowner asks Jason to do additional work, that is between the owner and Jason, but Jason's contracted work for ALHA comes first in his priorities.

**Community Water System:** Please see the attached reports, which include the 2022 Annual Water Quality Report. Volunteer Operator Deb Karl continues to operate our water system with contractor Morris Coolidge, and with the assistance of operator assistant Jason Younes and substitute assistant operator volunteers Gil Frank, Mike Purdy and Kevin Granger. Karl informed the group that she is working with Morris Coolidge on a required lead service line inventory, which must be completed by October 2024. She asked homeowners to please check for running toilets and leaking faucets, as there has been an uptick in water usage that does not seem related to the number of people on campus.

**Insurance:** Chair Mike Purdy reported on behalf of Mary Lockwood that all homeowner insurance policies are up to date. One policy is expiring on June 11 and will be followed up. Owners are reminded to send proof of insurance on boats, ATVs, PWCs, golf carts, etc. to Bill Firth (townhouses, Harbor House and Lake House,) or Bob Brown (Mill Creek homes).

**Rental:** Please refer to the report. Chair Elizabeth Muller asked homeowners to adhere to the rental policies and procedures, which are available on the ALHA website and were emailed to owners in January.

**Compliance:** Chair Rich Lockwood reported that there are no issues.

**Social:** Chair Ann Nobis reported that the annual community picnic is scheduled for August 5<sup>th</sup>.

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

## **Old Business:**

**Harbor Litigation Update:** President Karl reported that the status is unchanged. No appeal has been filed in the case, and the court has not yet scheduled a hearing on the damages that may be due to ALHA because of the injunction.

**Harbor Restoration Project Update:** Mike Sposili reported that bidding on the project has taken place. C.T. Male and Associates prepared an extensive 360-page bid package. Nine firms requested a bid package, five attended a pre-bid information meeting and four firms submitted bids. Sposili showed via screen sharing a Bid Tabulation Sheet summarizing the bids. The two lowest bids came in at about \$50k apart, with Wm. J. Keller & Sons Construction Corp. being the lowest bidder at \$1,825,327. This number includes a \$50,000 allowance for contingencies.

Sposili noted that firms were not restricted to using the wall design envisioned by C.T. Male; bidders were allowed to bid based on any wall design/product that met the project specifications provided that it was certified by an engineering firm. No bidders proposed other wall systems.

President Gary Karl noted that 98% of owners paid their harbor assessment in full and on time. Two owners have not yet paid in full but have acknowledged responsibility for the full amount.

Brad Koehler made a motion to accept the bid from Wm. J. Keller. Prior to the vote, board discussion ensued. Among the things discussed were the board's confidence in C.T. Male, which has done an excellent job in handling the bid process and in ensuring that the bids are considered on an "apples to apples" basis. The timetable for the project, as specified in the bid packet, is for construction to begin mid-September this year, and to be substantially completed by December 15. It was noted that C.T. Male will continue to support us with regular onsite supervision of the project and verification of Keller's billing. Also mentioned was the fact that C.T. Male is familiar with all of the bidding companies, and is confident that any of them could handle our project.

Following discussion by the board, President Karl opened the discussion to homeowners, after which the motion was restated and adopted unanimously.

## **Tennis Courts Ad Hoc Committee Update**

Nancy Esterline reported that committee members met with three companies the week of May 15<sup>th</sup> to evaluate the options for restoring the courts: tear down and rebuild, or resurface. All three contractors recommend rebuilding because they believe that the foundation of the courts is flawed and a mere resurfacing would not be a long-term solution. The committee has asked for written cost estimates for the reconstruction. Based on verbal estimates received last year, the group expects the cost to be in the \$150k - \$190k range. The committee is looking at ways to keep the costs down. The goal is to have the work done in the spring of 2024. The project is likely to take 4 – 5 weeks.

### **Infrastructure Committee**

Chair Kent Molino explained that the committee is undertaking an overall evaluation of ALHA's infrastructure. The committee's goal is to project the capital needs of the community. This is the first time this has been done. The committee is working and meeting regularly.

### **New Business:**

#### **Ratify board actions taken since the last meeting:**

1. Approved a subscription for board members to the online publication HOAleader.com at an annual cost of \$119.
2. Approved Amendments #2, #3 and #4 to the Technical Services Contract with C.T. Male and Associates.
3. Approved ALHA serving as "host" for the ADK marathon on October 1. Alice Lovely questioned whether ALHA's letter requested that the organization limit the time period that the porta potties are in front of our beach; it did not. It was noted that these facilities are provided by a separate company.
4. Approved expenditure of approximately \$1,650 for a "submerged land license" for the outer docks. Kent Molino reported that ALHA received the renewed permit for the outer docks in mid-March. It is valid for ten years.

#### **Architectural:** The following architectural requests were approved:

1. Unit 17B – deck awning, to conform with ALHA's standards of color.
2. Unit 2A – deck expansion. Final design is not yet decided but the extension will not exceed the 4' extension limit and stairs will not extend out further than the end of the deck.

**Owner Picnic:** Scheduled for Saturday, August 5<sup>th</sup>. President Karl said that he would like to do something to commemorate the old harbor, and asked for ideas.

**Next Board meeting:** Saturday, August 5<sup>th</sup> at 9 am. President Karl said that the board will try to do a hybrid meeting, both live and via Zoom, location TBD.

### **Privilege of the Floor:**

- Kevin Granger said that he will be organizing window cleaning for any interested townhouse owners. An email will be sent to the community.
- Elizabeth Muller supported the idea of limiting the time that porta potties for the ADK Marathon are in front of our beach. She also asked whether the harbor construction would impede the marathon. President Karl said that it should not pose a problem.
- Erin Cowan asked that members submit articles for the Barkeater newsletter asap as she is finalizing the issue.

- Ralph Morrone asked whether the harbor contractor knows about the marathon. The board responded that now that we have chosen a contractor, the company will be informed.
- Alice Lovely relayed a question received from Joe Tobia via email about a possible refund to homeowners of part of the harbor assessment. The board responded that it is not possible to predict that at this point, but reiterated that any funds collected for the harbor project that are not needed for the project will be returned to the owners.

The meeting was adjourned at 10:47 a.m.

aml

# Adirondack Lodges Homeowners Association

## Balance Sheet

As of March 31, 2023

	TOTAL
<b>ASSETS</b>	
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	8,934.62
A2- May Reserve 2324	71,154.57
A2- Staining 1518	122,123.81
A2- Working Reserve 3846	88,633.05
A3 GFNB&T Harbor Reserve 4727	309,798.37
A3 Reserve May CD 3128601	0.00
A3- Checking 8047	4,121.08
A3- Reserve May 4623	129,338.40
A3- Working Reserve 3859	97,840.14
Garage Checking 5727	26,463.60
Garage Reserve May 3087	13,145.34
Trust account	0.00
<b>Total Bank Accounts</b>	<b>\$893,625.42</b>
Accounts Receivable	
A3 - Wrk Assmnt Due & Unpaid	0.00
Assessments Receivable	1,861,500.00
Assmnt/fees Due & Unpaid	0.00
<b>Total Accounts Receivable</b>	<b>\$1,861,500.00</b>
Other Current Assets	
Exchange	0.00
Undeposited Funds	0.00
<b>Total Other Current Assets</b>	<b>\$0.00</b>
<b>Total Current Assets</b>	<b>\$2,755,125.42</b>
<b>TOTAL ASSETS</b>	<b>\$2,755,125.42</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	0.00
<b>Total Accounts Payable</b>	<b>\$0.00</b>
<b>Total Current Liabilities</b>	<b>\$0.00</b>
<b>Total Liabilities</b>	<b>\$0.00</b>

# Adirondack Lodges Homeowners Association

## Balance Sheet

As of March 31, 2023

	TOTAL
Equity	
Opening Bal Equity	0.00
Owner's Capital	0.00
Retained Earnings	608,742.10
Net Income	2,146,383.32
<b>Total Equity</b>	<b>\$2,755,125.42</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$2,755,125.42</b>

# Adirondack Lodges Homeowners Association

## Profit and Loss by Location

January - March, 2023

	A2 OPERATIONS	A2 RESERVE FUNDS	A2 STAINING	A3 OPERATIONS	A3 RESERVE FUNDS	GARAGE OPERATIONS	GARAGE RESERVE FUNDS	TOTAL
Income								
A2- Working Assessment	107,190.00							\$107,190.00
A3 Reserve					1,989,000.00			\$1,989,000.00
A3- Working Assessment				99,450.00				\$99,450.00
A3- Wrkgng Asses Late/Misc Fees					120.00			\$120.00
Garage- Working January Assessment						17,800.00		\$17,800.00
<b>Total Income</b>	<b>\$107,190.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$99,450.00</b>	<b>\$1,989,120.00</b>	<b>\$17,800.00</b>	<b>\$0.00</b>	<b>\$2,213,560.00</b>
<b>GROSS PROFIT</b>	<b>\$107,190.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$99,450.00</b>	<b>\$1,989,120.00</b>	<b>\$17,800.00</b>	<b>\$0.00</b>	<b>\$2,213,560.00</b>
Expenses								
A2- Contract Services	11,940.00							\$11,940.00
A2- Electric	1,736.00							\$1,736.00
A2- Grounds Maintenance	108.37							\$108.37
A2- Water System	461.93							\$461.93
A3 - Lot 70 Taxes				149.71				\$149.71
A3- Contract Services				11,940.00				\$11,940.00
A3- Electric				363.72				\$363.72
A3- Garage Working Assessment				600.00				\$600.00
A3- Grounds Maintenance				598.20				\$598.20
A3- Insurance	571.00			8,272.77				\$8,843.77
A3- Maintenance Office Propane				516.18				\$516.18
A3- Telephone/Postage/ Office				810.60				\$810.60
A3- Trash Disposal				1,097.82				\$1,097.82
Garage- Insurance						5,144.00		\$5,144.00
Garage- Taxes						3,806.50		\$3,806.50
<b>Total Expenses</b>	<b>\$14,817.30</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$24,349.00</b>	<b>\$0.00</b>	<b>\$8,950.50</b>	<b>\$0.00</b>	<b>\$48,116.80</b>
<b>NET OPERATING INCOME</b>	<b>\$92,372.70</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$75,101.00</b>	<b>\$1,989,120.00</b>	<b>\$8,849.50</b>	<b>\$0.00</b>	<b>\$2,165,443.20</b>
Other Income								
Interest Income	52.38	38.09	63.29	51.56	519.40	1.77	1.62	\$728.11
<b>Total Other Income</b>	<b>\$52.38</b>	<b>\$38.09</b>	<b>\$63.29</b>	<b>\$51.56</b>	<b>\$519.40</b>	<b>\$1.77</b>	<b>\$1.62</b>	<b>\$728.11</b>
Other Expenses								
A2- Reserve Expense								\$0.00
A2 - Equipment Reserve Expense		1,374.61						\$1,374.61
A2 - Roofs, Siding, Decks		6,600.00						\$6,600.00
<b>Total A2- Reserve Expense</b>		<b>7,974.61</b>						<b>\$7,974.61</b>
A3- Reserve Expense								\$0.00
A3 - Equipment Reserve Expense					1,257.20			\$1,257.20
A3 - Harbr, Dredg, Dcks, Beach					10,460.00			\$10,460.00
<b>Total A3- Reserve Expense</b>					<b>11,717.20</b>			<b>\$11,717.20</b>
Garage Reserve Expense							96.18	\$96.18
<b>Total Other Expenses</b>	<b>\$0.00</b>	<b>\$7,974.61</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$11,717.20</b>	<b>\$0.00</b>	<b>\$96.18</b>	<b>\$19,787.99</b>
<b>NET OTHER INCOME</b>	<b>\$52.38</b>	<b>\$-7,936.52</b>	<b>\$63.29</b>	<b>\$51.56</b>	<b>\$-11,197.80</b>	<b>\$1.77</b>	<b>\$-94.56</b>	<b>\$-19,059.88</b>
<b>NET INCOME</b>	<b>\$92,425.08</b>	<b>\$-7,936.52</b>	<b>\$63.29</b>	<b>\$75,152.56</b>	<b>\$1,977,922.20</b>	<b>\$8,851.27</b>	<b>\$-94.56</b>	<b>\$2,146,383.32</b>

# Adirondack Lodges Homeowners Association

## Statement of Cash Flows

January - March, 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	92,425.08	-7,936.52	63.29	75,152.56	1,977,922.20	8,851.27	-94.56		\$2,146,383.32
Adjustments to reconcile Net Income to Net Cash provided by operations:									\$0.00
Assessments Receivable	0.00			0.00	-1,856,038.75	0.00			\$ -
									1,856,038.75
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		25,000.00	0.00	-1,856,038.75	0.00		0.00	\$ -
									1,856,038.75
Net cash provided by operating activities	\$67,425.08	\$ -7,936.52	\$25,063.29	\$75,152.56	\$121,883.45	\$8,851.27	\$ -94.56	\$0.00	\$290,344.57
NET CASH INCREASE FOR PERIOD	\$67,425.08	\$ -7,936.52	\$25,063.29	\$75,152.56	\$121,883.45	\$8,851.27	\$ -94.56	\$0.00	\$290,344.57
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	\$97,567.67	\$93,227.01	\$122,123.81	\$101,961.22	\$439,136.77	\$26,463.60	\$13,145.34	\$0.00	\$893,625.42

# Adirondack Lodges Homeowners Association

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

January - December 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
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	120.00		120.00	
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 %
<b>Total Income</b>	<b>\$2,348,935.00</b>	<b>\$2,348,815.00</b>	<b>\$120.00</b>	<b>100.01 %</b>
<b>GROSS PROFIT</b>	<b>\$2,348,935.00</b>	<b>\$2,348,815.00</b>	<b>\$120.00</b>	<b>100.01 %</b>
<b>Expenses</b>				
A2- Building Maintenance		4,000.00	-4,000.00	
A2- Contract Services	19,900.00	46,327.00	-26,427.00	42.96 %
A2- Corporate Tax	138.00	412.00	-274.00	33.50 %
A2- Electric	2,531.88	7,500.00	-4,968.12	33.76 %
A2- Equipment Maintenance		850.00	-850.00	
A2- Grounds Maintenance	383.51	10,000.00	-9,616.49	3.84 %
A2- Insurance		500.00	-500.00	
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		3,000.00	-3,000.00	
A2- Water System	549.65	9,000.00	-8,450.35	6.11 %
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	19,900.00	46,327.00	-26,427.00	42.96 %
A3- Corporate Taxes	160.00	732.00	-572.00	21.86 %
A3- Electric	522.94	1,200.00	-677.06	43.58 %
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	1,256.11	9,500.00	-8,243.89	13.22 %
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	516.18	600.00	-83.82	86.03 %
A3- Miscellaneous		400.00	-400.00	
A3- Septic System		100.00	-100.00	
A3- Telephone/Postage/ Office	901.55	2,100.00	-1,198.45	42.93 %

# 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	1,909.51	5,500.00	-3,590.49	34.72 %
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 %
<b>Total Expenses</b>	<b>\$68,508.87</b>	<b>\$199,189.00</b>	<b>\$ -130,680.13</b>	<b>34.39 %</b>
NET OPERATING INCOME	<b>\$2,280,426.13</b>	<b>\$2,149,626.00</b>	<b>\$130,800.13</b>	<b>106.08 %</b>
Other Income				
Interest Income	2,372.51		2,372.51	
<b>Total Other Income</b>	<b>\$2,372.51</b>	<b>\$0.00</b>	<b>\$2,372.51</b>	<b>0.00%</b>
Other Expenses				
A2- Reserve Expense				
A2 - Equipment Reserve Expense	2,749.22		2,749.22	
A2 - Roofs, Siding, Decks	6,600.00		6,600.00	
<b>Total A2- Reserve Expense</b>	<b>9,349.22</b>		<b>9,349.22</b>	
A2- Transfer to Staining Res		25,000.00	-25,000.00	
A3- Reserve Expense				
A3 - Equipment Reserve Expense	2,514.40		2,514.40	
A3 - Harbr, Dredg, Dcks, Beach	21,870.00	2,200,000.00	-2,178,130.00	0.99 %
<b>Total A3- Reserve Expense</b>	<b>24,384.40</b>	<b>2,200,000.00</b>	<b>-2,175,615.60</b>	<b>1.11 %</b>
Garage Corporate Taxes	17.00	50.00	-33.00	34.00 %
Garage Reserve Expense	192.36		192.36	
<b>Total Other Expenses</b>	<b>\$33,942.98</b>	<b>\$2,225,050.00</b>	<b>\$ -2,191,107.02</b>	<b>1.53 %</b>
NET OTHER INCOME	<b>\$ -31,570.47</b>	<b>\$ -2,225,050.00</b>	<b>\$2,193,479.53</b>	<b>1.42 %</b>
NET INCOME	<b>\$2,248,855.66</b>	<b>\$ -75,424.00</b>	<b>\$2,324,279.66</b>	<b>-2,981.62 %</b>

**Adirondack Lodges Homeowners Assoc., Inc. (ALHA)**  
**Community Water System (CWS)**  
**May 26, 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, along with the attached 2022 Annual Drinking Water Quality Report. Testing that is due in 2023 has been 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 as a member of 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 CWS co-operators have begun the lead service line inventory that is required under new regulations for completion by October 2024.
5. We have noted an uptick in ALHA's daily water usage over the past several months that does not correlate with the number of people on campus during this period. The increase is not of a magnitude suggesting a water line leak, but is more indicative of one or more leaking faucets or running toilets. Faulty interior plumbing fixtures cause significant waste of natural resources and increase our CWS costs of operation. Therefore, we request townhome owners to check each toilet and faucet and to repair any that are not working properly.
6. **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.

***Annual Drinking Water Quality Report for 2022***  
**Adirondack Lodges Homeowners Association, Inc.**  
East Shore Drive, Adirondack, NY 12808  
(Public Water Supply Identification Number NY5621920)

**INTRODUCTION**

To comply with State regulations, Adirondack Lodges will be annually issuing a report describing the quality of your drinking water. The purpose of this report is to raise your understanding of drinking water and awareness of the need to protect our drinking water sources. We are very pleased to provide you with this year's Annual Water Quality Report. Last year, your drinking water met all State drinking water health standards. This report is a snapshot of last year's water quality. Included are details about where your water comes from, what it contains, and how it compares to New York State standards. Our constant goal is and always has been, to provide to you a safe and dependable supply of drinking water. We want you to understand the efforts we make to continually improve the water treatment process and to protect our water resources. If you have any questions concerning this report or concerning your drinking water please contact: *Deborah Karl, Co-Operator, PO Box 233, Adirondack, NY 12808; Telephone (585) 802-7370; e-mail debkarl@gmail.com Or Morris Coolidge, Co-Operator 33 Coolidge Way, Jay, NY 12941, Telephone (518) 929-3560; e-mail mocool2002@yahoo.com.* If you want to learn more, please view via zoom on any of our regularly scheduled Homeowners Association meetings. They are held on, 1/14/23, 5/27/23, 8/5/23 and 10/7/23 ; *Please contact the ALHA Secretary; Telephone (518) 369-4950.*

**WHERE DOES OUR WATER COME FROM?**

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

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

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

**FACTS AND FIGURES**

Adirondack Lodges provides water through 58 service connections to a population, which varies from a seasonal low of 10 to a high of 190 persons. Our average daily demand is 2,942 gallons. Our single highest day was 11,700 gallons. The total water pumped in 2022 was 1,0733,700 gallons.

**ARE THERE CONTAMINANTS IN OUR DRINKING WATER?**

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

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

**WHAT DOES THIS INFORMATION MEAN?**

As you can see by the table on page 4, our system had no violations. As you can see by the table on page 4, we had no violations. We have learned through our testing and testing that some contaminants have been detected; however, these compounds were detected below New York State requirements.

New York State has adopted the first in the nation drinking water standard for 1,4-Dioxane along with one of the lowest maximum contaminant levels for PFOA and PFOS. Public Water Supplies in NYS are required to test for PFOA, PFOS and 1,4-Dioxane. PFOA and PFOS have Maximum Contaminant Levels (MCL) of 10 parts per trillion each while 1,4-Dioxane has an MCL of 1.0 parts per billion. Adirondack Lodges HOA has completed its 3<sup>rd</sup> quarter monitoring with no detects for PFOA, PFOS & 1,4-Dioxane.

*"In 2022, we were required to collect and analyze drinking water samples for 23 unregulated contaminants and 2 regulated contaminants on 1 sample from our finished water on 8/1/22. Three contaminants that are currently unregulated were detected in the sample. The data is shown in the table on page 4. You may obtain the monitoring results by calling Deborah Karl, Co-Operator at ((585) 802-7370)."*

**IS OUR WATER SYSTEM MEETING OTHER RULES THAT GOVERN OPERATIONS?**

During 2022, our system was in compliance with applicable State drinking water operating, monitoring and reporting requirements.

**DO I NEED TO TAKE SPECIAL PRECAUTIONS?**

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

**INFORMATION ON LEAD**

Lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. Adirondack Lodges HOA, Deborah Karl is responsible for providing high quality drinking water and removing lead pipes, but cannot control the variety of materials used in plumbing components in your home. You share the responsibility for protecting yourself and your family from the lead in your home plumbing. You can take responsibility by identifying and removing lead materials within your home plumbing and taking steps to reduce your family's risk. Before drinking tap water, flush your pipes for several minutes by running your tap, taking a shower, doing laundry or a load of dishes. You can also use a filter certified by an American National Standards Institute accredited certifier to reduce lead in drinking water. If you are concerned about lead in your water and wish to have your water tested, contact

Adirondack Lodges HOA. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available at <http://www.epa.gov/safewater/lead>.

#### **CAPITAL IMPROVEMENTS**

During 2022 there were no major capital improvements.

#### **WATER CONSERVATION TIPS**

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

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

#### **CLOSING**

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

**Adirondack Lodges**  
**NY5621920**  
**Source Water Assessment Summary**

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

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

The county and state health departments will use this information to direct future source water protection activities. These may include water quality monitoring, resource management, planning and education programs. A copy of the full Source Water Assessment, including a map of the assessment area, is available for review by contacting us at the number provided in this report.

ADIRONDACK LODGES TEST RESULTS							
Public Water Supply Identification Number NY5621920							
Contaminant	Violation Yes/No	Date of Sample	Level Detected	Unit Measurement	MCLG	Regulatory Limit (MCL, TT or AL)	Likely source of Contamination
Inorganic Contaminants							
Chloride	N	8/3/20	6.44	mg/l	N/A	MCL=250	Erosion of natural deposits
Copper	N	8/24/21	00993 <sup>1</sup>	mg/l	1.3	AL=1.3	Corrosion of household plumbing systems; erosion of natural deposits; leaching of wood preservatives
Range of values			0.0335-0.121				
Lead	N	8/24/21	0.196 <sup>2</sup>	µg/l	N/A	AL=15	Erosion of natural deposits; water additive that promotes strong teeth; Discharge from fertilizer and aluminum factories.
Range of values			ND-2.32				
Nitrate	N	8/1/22	0.748	mg/l	10	MCL=10	Erosion of natural deposits
Odor	N	8/3/20	1	µg/l	N/A	MCL=3	Natural sources
pH	N	8/3/20	8.27	units	N/A	NA	6.5-8.5
Sodium <sup>3</sup>	N	8/3/20	4.36	mg/l	N/A	N/A <sup>3</sup>	Naturally occurring; Road salt; Water softeners; Animal waste
Sulfate	N	8/3/20	11	mg/l	N/A	MCL=250	Geology
Unregulated Perfluoroalkly Substances <sup>4,5</sup>							
PFPS (Perfluorobutanesulfonic Acid)	N	8/1/22	0.0000014	mg/l	0.002	0.05	Released into the environment from widespread use in commercial and industrial applications.
PFHxA (Perfluorohexanoic Acid)	N	8/1/22	0.00000075	mg/l	N/A	0.05	
PFPeA (Perfluoropentanoic Acid)	N	8/1/22	0.0000012	mg/l	N/A	0.05	
Radiological Contaminants							
Gross Alpha	N	8/3/20	2.21	pCi/l	0	MCL=15	Erosion of natural deposits.
Disinfection Byproducts							
Total Trihalomethanes (TTHMs – chloroform, bromodichloromethane, dibromochloromethane, and bromoform)	N	8/1/22	0.760	µg/l	N/A	MCL=80	By-product of drinking water chlorination needed to kill harmful organisms. TTHMs are formed when source water contains organic matter
Chlorine Residual (average) range	N	Daily	0.3 0.3-0.35	ppm	MRDL	MRDL	Water additive used to control microbes
					G		
					N/A	MCL=4	
FOOTNOTES-							
1. The level presented represents the 90 <sup>th</sup> percentile of 5 test sites. The action level for copper was not exceeded at any of the 5 sites tested.							
2. The level presented represents the 90 <sup>th</sup> percentile of 5 test sites. The action level for lead was not exceeded at any of the 5 sites tested.							
3. Water containing more than 20 mg/l of sodium should not be used for drinking by people on severely restricted sodium diets. Water containing more than 270 mg/l of sodium should not be used for drinking by people on moderately restricted sodium diets							
4. All perfluoroalkyl substances, besides PFOA and PFOS, are considered Unspecified Organic Contaminants (UOC) which have an MCL =0.05 mg/L or 50,000 ng/l.							
5. USEPA Health Advisory Levels identify the concentration of a contaminant in drinking water at which adverse health effects and/or aesthetic effects are not anticipated to occur over specific exposure durations. Health Advisory Levels are not to be construed as legally enforceable federal standards and are subject to change as new information becomes available. PFBS (2000 ng/l) and HFPO-DA (10 ng/l) also have Health Advisory Levels.							
Non-Detects (ND) - laboratory analysis indicates that the constituent is not present.							
Parts per million (ppm) or Milligrams per liter (mg/l) - one part per million corresponds to one minute in two years or a single penny in \$10,000.							
Parts per billion (ppb) or Micrograms per liter - one part per billion corresponds to one minute in 2,000 years, or a single penny in \$10,000,000.							
Parts per trillion (ppt) or Nanograms per liter (nanograms/l) - one part per trillion corresponds to one minute in 2,000,000 years, or a single penny in \$10,000,000,000.							
Picocuries per liter (pCi/L) - picocuries per liter is a measure of the radioactivity in water.							
Nephelometric Turbidity Unit (NTU) - nephelometric turbidity unit is a measure of the clarity of water. Turbidity in excess of 5 NTU is just noticeable to the average person.							
Action Level - the concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.							
Treatment Technique (TT) -A treatment technique is a required process intended to reduce the level of a contaminant in drinking water.							
Maximum Contaminant Level - The “Maximum Allowed” (MCL) is the highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.							
Maximum Contaminant Level Goal - The “Goal” (MCLG) is the level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.							
Maximum Residual Disinfectant Level (MRDL): The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.							
Maximum Residual Disinfectant Level Goal (MRDLG): The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contamination							
N/A-not applicable							

Unregulated Perfluoroalkyl Substances / Regulated			
pfbs	Perfluorobutanesulfonic acid	NA	Hfpo-da
pfhpa	Perfluoroheptanoic acid	pfba	Perfluorobutanoic acid
pfhxs	Perfluorohexane sulfonic acid	6:2 fts	Perfluorooctane sulfonic acid
pfna	Perfluorononanoic acid	4:2 fts	Perfluorohexane sulfonic acid
<i>pfos</i>	<i>Perfluorooctane sulfonic acid</i>	8:2 fts	Perfluorodecane sulfonic acid
<i>pfoa</i>	<i>Perfluorooctanoic acid</i>	pfmpa	Perfluoro
pfda	Perfluorodecanoic acid	pfpea	Perfluoropentanoic acid
pfdoa	Perfluorododecanoic acid	pfmba	Perfluoro-4-methoxybutanoic acid
pfhxa	Perfluorohexanoic acid	pfeesa	Perfluoro(2-ethoxyethane)sulphonic acid
pfuna	Perfluoroundecanoic acid	nfdha	Nonafluoro-3,6-dioxaheptanoic acid
NA	n11cl-pf3ouds	pfpes	Perfluoropentane sulfonic acid
NA	9cl-pf3ons	pfhps	Perfluoroheptane sulfonic acid
NA	Adona		

Notes: The two regulated compounds are in italics and have MCLs of 10 ng/L each.

The remaining 23 compounds are unregulated.

All perfluoroalkyl substances, besides PFOA and PFOS, are considered Unspecified Organic Contaminants (UOC) which have an MCL = 0.05 mg/L.

To: Board of Directors – ALHA  
From: Gil Frank, Mike Purdy Co-Chairs  
Date: May 27, 2023  
Re: Buildings and Grounds Report

1. In spite of lots of snow in March and recent rain, once again Jason has done an outstanding job of preparing the campus.
2. “Flowers by The Yard” notified ALHA that they will no longer be doing gardening work. Susan Purdy and Linda Fay, who plan the gardens and purchase the flowers regrouped and have placed an order of just marigolds. There will be a work party at 11:30 following the ALHA Board meeting to do the planting. Several volunteers are needed and are asked to bring a trowel.
3. The sand was cleaned off the roads on by Kingsbury Sweeping after preparation by Jason. (waiting on a bill)
4. The harbor docks were put in by Jason in Thursday May 19th.
5. We are planning on putting the outside docks in following the Board meeting. The work party will start at 11:30 and should take 1.5 hours. Let’s hope for a calm day. The ROW docks will also be installed.
6. Several blacktop sidewalks are in need of repair as well as depressions in parking lots at unit 22C and Building 6. We will be meeting with blacktop contractor soon to get a price on the repairs.
7. Trimming of trees behind Units 13-16 and 23-24 will take place the week of June 12th. We have rented a lift at a cost of \$2364 which is an A2 B&G expense.
8. We are recommending the staining of garages 7 & 8. (waiting for a price from Larry). This will complete the garage staining project.
9. The ridge cap on Unit 21C blew loose and was repaired. A new ridge cap will be installed on 21A as that has failed.
10. The silt on the harbor cat walk, which made it very slippery, was power washed off. Thank you to David Angliss and Mike Purdy for volunteering to do this.

## RENTAL COMMITTEE REPORT TO THE BOARD OF DIRECTORS

MAY 27, 2023

Number of rental guests 2023 YTD: 0

Number of rental periods 2023 YTD: 0

Number of nights 2023 YTD: 0

Number of complaints since last report: 0

- The 2023 Rental Documents are posted on the ALHA website and were distributed to the membership on January 30, 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