

Adirondack Lodges Homeowners Association, Inc.

P.O. Box 335 Adirondack NY 12808

On the East Shore of Schroon Lake

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### **ALHA BOARD MEETING**

Saturday, October 7, 2023, 9 a.m.

Via Zoom

President Gary Karl called the meeting to order at 9:00 a.m. with the Pledge of Allegiance.

**Board members present:** Bob Brown, Nancy Esterline, Kevin Granger, Gary Karl, Brad Kohler, Rich Lockwood, Alice Lovely, Kent Molino, Mike Sposili.

**Owners Present:** Laura and David Angliss, Marie and Roger Bombardier, Erin Cowan and Ed Colihan, Regina and Charlie Dietz, Russ Esterline, Connie Fenton, Dianna and Bill Firth, Jean and Gil Frank, Mary and Mike Geraci, Deb Karl, Kathy and Jack Kavanaugh, Lisa Irwin and Brian Keane, Eileen and Kevin Lynch, Jane and Nick Mastracchio, Judy and Jeff Miller, Carol Molino, Elizabeth Muller, Laurie and Vince Pasqualino, Kara and Bo Pritchard, Susan and Mike Purdy, Michelle and Brian Tario, Rae and John Ugglia, Bridget Rourke and Karl Urick, Evelyn and Jeffery Van Fleet, Donna and Ted Ware, Eva Wengler, Nora Whalen, Doris and Bill Wildermuth, Nancy and Howie Woda, Kathryn Reay and John Zollo.

**Approval of Minutes:** Rich Lockwood made a motion to accept the minutes of the August 5th meeting. The motion carried.

#### **REPORTS:**

**Finance** – Treasurer Kent Molino reported the following bank balances:

A2 Checking - \$7,075.20

A3 Checking - \$8,423.23

Garage Checking - \$21,000.20

A2 Working Reserve - \$49,179.20

A3 Working Reserve - \$55,070.16

A2 Reserve CD - \$22,000.00

Harbor Reserve Account - \$2,121,104.55

Molino commented that comparing actual expenditures to the YTD budget is not really meaningful, except on the last day of the year, due to the timing of various expenses. He noted that the first invoice on the harbor restoration has been paid to Wm. Keller & Sons, in the amount of approximately \$240,000.

**Building and Grounds:** Please refer to the attached report. Co-chair Mike Purdy highlighted the following items:

- Snow stops were installed on the roof of Garage 8 (the only garage with a metal roof).
- Mike Purdy and Jason Younes inspected all the septic tanks. Three tanks will be pumped in the spring by Hometown Septic.
- C & C Construction did a number of repairs including some chimney chases.
- Emmons Pump checked our lift stations and recommended that one controller panel be replaced.
- Nine owners signed up to have their fireplace chimney cleaned on 10/11.
- A leak in the water system caused a lot of work for Deb Karl and for Jason Younes – Purdy reminded townhome owners to please turn off their water when they leave.

**Community Water System:** Please refer to the attached report. Deb Karl gave a brief overview of the water system, and pointed out that ALHA is the private owner of a public water system. As noted in August, ALHA has joined a Class Action Lawsuit sponsored by National Rural Water Association (NRWA) against the manufacturers of chemicals known as PFAS. (Please refer to her report for full information.)

Karl informed the board that she had obtained an estimate for a SCADA (Supervisory Control and Data Acquisition) system which would allow remote monitoring, alerts and control of a water system. Karl said that she and her co-operator, Morris Coolidge, recommend that add SCADA to our community water system in 2025.

Karl echoed Mike Purdy's request that homeowners shut off their water when they are away. She also called everyone's attention to the emergency contact list at the end of the CWS report. In the event of a water emergency, please refer to the list and call the numbers in the order listed until you reach someone.

**Insurance:** Chair Mike Purdy reported that all homeowners' policies are up to date. With regard to the association's insurances, our agent Mark Carpenter predicts a 7% increase for 2024. A 10% increase in ALHA insurance expense was factored into the proposed 2024 budget.

**Social:** Please refer to the attached report. President Karl thanked Ann Nobis for her years of service as Chair of the Social Committee.

**Rental:** Chair Elizabeth Muller reported that there have not been any rentals YTD.

**Compliance:** Chair Rich Lockwood said that there have not been any major issues. He reminded townhouse owners that they should not store items outside under decks. If owners wish to store items under their decks, they can submit a request to the Buildings and Grounds Committee to install latticework screening to shield items from view. Air conditioning units, generators, etc., also need to be concealed behind latticework.

**Nominations Committee:** Co-Chair Elizabeth Muller reported that four homeowners submitted self-nomination forms by the October 1<sup>st</sup> deadline. They are: David Angliss, Dianna Firth, Alice Lovely, and Kent Molino. The Nominations Committee recommends the four candidates for consideration. Ballots will be mailed in late October and must be received by ALHA by December 1<sup>st</sup>. Owners will receive email notification that the ballots have been mailed. Muller asked that owners who have more than one address please let Mike Purdy know which one to use for the ballot mailing. Owners are reminded to put their ballot in the small white envelope before putting it in the mailing envelope; this procedure ensures the anonymity of the vote. The Nominations Committee will oversee the counting in early December.

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

## **OLD BUSINESS**

**Harbor Litigation:** President Karl reported that the all the paperwork regarding the appeal will be completed in the next week or so, and then the matter is in the hands of the New York Supreme Court Appellate Division, which will decide whether to affirm or overturn Judge Muller's Decision and Order of December 2022. The next step in the appeals case will be "oral argument" before a panel of Appellate Judges.

**Harbor Restoration:** Project coordinator Mike Sposili thanked all homeowners for the great cooperation in the time leading up to the start of the project. Everyone was very cooperative in removing boats, moving trailers, etc.

The project started on August 28<sup>th</sup>, and Sposili reported that he is very pleased with our contractor, William J. Keller & Sons Construction. They are very communicative, have a good working relationship with CT Male and Associates, and give frequent updates.

Sposili also stated that ALHA has had great cooperation for the town of Horicon and Supervisor Mike Geraci, as well as Warren County's Superintendent of Public Works, Kevin Hajos. He thanked Carl and Linda Koehler, owners of the "Harbor House," for

their flexibility and for accommodations they have made as the work goes on near their home.

Sposili reported that the timeline for the project is on track for substantial completion (i.e., all the gravity walls will be installed and the harbor filled with water) by December 15<sup>th</sup>. He showed photos of the progress that evidenced the excavation, installation of leveling pads, and installation of the first section of the gravity wall.

**Mill Brook Bridge Replacement Public Hearing Update:** Gary Karl reported that at least 27 individuals signed in to the September 27<sup>th</sup> in-person meeting, of which approximately two-thirds were from ALHA. County officials took note of our interest and concern.

Karl related that the new bridge will be wider on the street level as well as below, and will give boaters an additional 12" of overhead clearance. The county will claim an easement around the bridge for access to the new bridge for maintenance, etc. ALHA will be compensated for the easement.

The bridge will be closed to vehicular traffic during the demolition and reconstruction. There may be a path for pedestrian and bicycle traffic. Unfortunately, the harbor will not be usable during the project, so ALHA's boating season will be affected. The extent of the harbor closure will depend on the exact timing of the project. If the bridge is demolished in the fall of 2024, and rebuilt in the spring of 2025, the effect on our boating season could be minimal. If, however, the entire project is done in 2025, the ALHA harbor could be closed for the entire boating season. Required New York state agency approvals of the project are one factor in the timing.

The county is accepting public comments on the project, and Karl encouraged every ALHA owner to send an email urging the county to do the demolition in the fall and the rebuild in the spring in order to minimize the impact of the project not just on ALHA, but also on the Adirondack community. The Adirondack General Store and the Post Office would be heavily impacted by the road closure during the busy summer season. An email will be sent to homeowners with a sample letter and information on whom to contact. [Note: This was sent on 10/9/23.]

Karl invited questions and comments. Howie Woda suggested that we include in our letters the impact of the bridge closure on communities north of us. He also suggested publicizing the public comment period on the Schroon Lake Facebook page.

**Tennis Court Project:** Nancy Esterline reported that the project committee has received estimates for the reconstruction of the courts from Wm. J. Keller, our harbor contractor, and from HMA Construction. The committee is seeking a third estimate.

The current estimates range from \$260,000 to 320,000. At the upper end of that price range, the estimate includes tree removal, restoration of the basketball court, and underground drainage in the court foundation.

Esterline reported that the board has reviewed both proposals and discussed them as they relate to projected reserve assessments for 2024.

Kent Molino said that we may be able to reconstruct the tennis courts without demolishing the basketball court, which would lower the cost significantly. In addition, the removal of trees at the back of the courts may be able to be done, at least in part, by Jason, rather than by the contractor rebuilding the courts. Based on these projected savings from the estimates, the committee believes we should be able to reconstruct the tennis courts at a cost of approximately \$230,000.

**Re-roofing:** Kent Molino reported that three townhouse buildings were reroofed by Skyway Roofing: buildings 6, 21 and 22. He is pleased with the work, which took about two days for each building.

Molino said that we can reasonably expect a 30-year life for the new roofs.

**ADK Marathon:** Gary Karl thanked ALHA members who volunteered at the October 1<sup>st</sup>: Rachel and Eileen Lynch, Bob and Sue Brown, Carol and Kent Molino, Kim Molino, and Debbie and Gary Karl. He noted that this year the porta-potties were removed very promptly, only a few days after the marathon.

## **NEW BUSINESS**

**Ratify actions taken since the last board meeting:** Gary Karl made a motion to ratify the following actions taken by the board since the August 5<sup>th</sup> meeting:

1. Approved Amendment # 5 to the Technical Services Contract with CT Male, at a cost of approximately \$10,000. The amendment encompassed engineering design to preserve the emergency access ramp and related redesign work on the blocks at that end of the harbor, as well as some additional work relating primarily to electric.
2. Architectural requests approved:
  - Installation of a handrail next to the walkway at Unit 20A
  - Installation of a generator at Unit 17B.
3. Approved the installation of snow stops for Garage Building 8. This was a Garage Reserves expenditure.

**Proposal to replace the control panel for Lift Station #2:** President Karl made a motion to replace a controller panel at a cost of \$4,863 as recommended by the Building and Grounds committee after Emmons Pump determined that it had exceeded its useful life. This is an A2 expenditure. The motion carried.

**Proposal for multi-year townhouse re-roofing plan (A2):** President Karl explained that one outcome of the Joint Infrastructure Committee was the realization that most of the townhouse roofs had been installed or re-roofed between 2005 and 2007, and will need to be re-roofed in the next 6 years or so. The association will need to accrue the money to accomplish this. Kent Molino, with input from Brad Koehler and others, has developed a methodical program for replacing the roofs.

Molino stated that the average life of the currently installed roofs has been 18.3 years. The proposed plan will re-roof all townhouse buildings (with the exception of units 9 & 10, which are more recent, and with the exception of the buildings re-roofed in 2023) over the next seven years at a rate of two to three buildings per year.

Brad Koehler made a motion to re-roof every townhouse building, excluding buildings 9, 10, 6, 21 and 22) between 2024 and 2030 at the rate of two to three buildings per year, and to include in the A2 capital assessment each year an amount sufficient to carry out this program, with the allocation for roofing to start at \$1,700 per unit in 2024. After discussion, the motion carried.

**Proposal re Tennis Courts:** Alice Lovely made a motion that ALHA commit to reconstructing the tennis courts in 2025, and accrue the proposed budget of \$230,000 by including in the A3 capital assessment an allocation of \$1,475 per unit/lot in each of 2024 and 2025.

After discussion, the motion carried.

## **2024 Budget:**

President Karl gave a brief overview of the budget responsibilities of the board, the various categories (A2, A3, and Garages) and the difference between Working Assessments and Capital Assessments. Treasurer Kent Molino then explained how the recommended operating budget and reserves assessments were developed. Brad Koehler made a motion to approve the following reserve assessment amounts for 2024, which passed:

### Reserve Assessments due in May 2024:

A2:	\$ 2,700 (includes allocation of \$1,700 for roofing program)
A3:	\$ 1,600 (includes allocation of \$1,475 for tennis courts project)
Garages:	\$ 250 per bay

Gary Karl made a motion to approve the following Working Assessments (Operating Budget):

Working Assessments due in January 2024:

A2:	\$ 2,300
A3:	\$ 1,300
Garages:	\$ 230 per bay

The motion carried.

### **PRIVILEGE OF THE FLOOR**

Bill Wildermuth thanked and complimented the board for its work.

At 11:05 Alice Lovely made a motion to adjourn. The motion carried.

Respectfully submitted,

Alice Lovely, ALHA Board Secretary

aml 10/28/2023

# Adirondack Lodges Homeowners Association

## Balance Sheet

As of September 30, 2023

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
A2 Reserve CD 02038	22,000.00
A2 Reserve CD 3128605	0.00
A2 Staining CD 3128603	0.00
A2- Checking 8034	7,075.20
A2- May Reserve 2324	111,914.53
A2- Staining 1518	122,491.66
A2- Working Reserve 3846	49,179.20
A3 GFNB&T Harbor Reserve 4727	2,121,104.55
A3 Reserve May CD 3128601	0.00
A3- Checking 8047	8,423.23
A3- Reserve May 4623	198,473.19
A3- Working Reserve 3859	55,070.16
Garage Checking 5727	21,000.20
Garage Reserve May 3087	30,884.98
Trust account	0.00
<b>Total Bank Accounts</b>	<b>\$2,747,616.90</b>
Accounts Receivable	
A3 - Wrk Assmnt Due & Unpaid	0.00
Assessments Receivable	25,514.51
Assmnt/fees Due & Unpaid	0.00
<b>Total Accounts Receivable</b>	<b>\$25,514.51</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>\$2,773,131.41</b>
<b>TOTAL ASSETS</b>	<b>\$2,773,131.41</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 September 30, 2023

	TOTAL
Equity	
Opening Bal Equity	0.00
Owner's Capital	0.00
Retained Earnings	608,742.10
Net Income	2,164,389.31
<b>Total Equity</b>	<b>\$2,773,131.41</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$2,773,131.41</b>

# Adirondack Lodges Homeowners Association

## Profit and Loss by Location

January - September, 2023

	A2 OPERATIONS	A2 RESERVE FUNDS	A2 STAINING	A3 OPERATIONS	A3 RESERVE FUNDS	GARAGE OPERATIONS	GARAGE RESERVE FUNDS	TOTAL
<b>Income</b>								
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- Wrkg Asses Late/Misc Fees		12.54			2,217.52			\$2,230.06
Garage May Reserve Assessment							20,025.00	\$20,025.00
Garage- Working January Assessment						17,800.00		\$17,800.00
<b>Total Income</b>	<b>\$107,190.00</b>	<b>\$43,212.54</b>	<b>\$0.00</b>	<b>\$99,450.00</b>	<b>\$2,063,367.52</b>	<b>\$17,800.00</b>	<b>\$20,025.00</b>	<b>\$2,351,045.06</b>
<b>GROSS PROFIT</b>	<b>\$107,190.00</b>	<b>\$43,212.54</b>	<b>\$0.00</b>	<b>\$99,450.00</b>	<b>\$2,063,367.52</b>	<b>\$17,800.00</b>	<b>\$20,025.00</b>	<b>\$2,351,045.06</b>
<b>Expenses</b>								
A2- Building Maintenance	4,218.71							\$4,218.71
A2- Contract Services	35,820.00							\$35,820.00
A2- Corporate Tax	438.00							\$438.00
A2- Electric	3,692.25							\$3,692.25
A2- Equipment Maintenance	208.21							\$208.21
A2- Grounds Maintenance	6,863.68							\$6,863.68
A2- Insurance	583.00							\$583.00
A2- Postage/Office		100.00						\$100.00
A2- Septic System	3,456.10							\$3,456.10
A2- Water System	1,066.77							\$1,066.77
A3 - Lot 70 Taxes				338.36				\$338.36
A3- Assn Social Events				511.82				\$511.82
A3- Contract Services				35,820.00				\$35,820.00
A3- Corporate Taxes				620.00				\$620.00
A3- Electric				689.95				\$689.95
A3- Equipment Maintenance				481.49				\$481.49
A3- Garage May Reserve Assessment				675.00				\$675.00
A3- Garage Working Assessment				600.00				\$600.00
A3- Grounds Maintenance				6,294.11				\$6,294.11
A3- Insurance				8,272.77				\$8,272.77
A3- Legal/ Prof Fees/Permits				1,632.03				\$1,632.03
A3- Maintenance Office Propane				628.32				\$628.32
A3- Telephone/Postage/ Office				2,024.62				\$2,024.62
A3- Trash Disposal				4,458.38				\$4,458.38
Garage- Building/Grounds Maint.						658.50		\$658.50
Garage- Electric						-45.00		\$ -45.00
Garage- Insurance						5,144.00		\$5,144.00
Garage- Taxes						8,603.25		\$8,603.25
<b>Total Expenses</b>	<b>\$56,346.72</b>	<b>\$100.00</b>	<b>\$0.00</b>	<b>\$63,046.85</b>	<b>\$0.00</b>	<b>\$14,360.75</b>	<b>\$0.00</b>	<b>\$133,854.32</b>
<b>NET OPERATING INCOME</b>	<b>\$50,843.28</b>	<b>\$43,112.54</b>	<b>\$0.00</b>	<b>\$36,403.15</b>	<b>\$2,063,367.52</b>	<b>\$3,439.25</b>	<b>\$20,025.00</b>	<b>\$2,217,190.74</b>
<b>Other Income</b>								
Interest Income	268.53	362.29	431.14	281.58	32,321.16	5.62	8.62	\$33,678.94
<b>Total Other Income</b>	<b>\$268.53</b>	<b>\$362.29</b>	<b>\$431.14</b>	<b>\$281.58</b>	<b>\$32,321.16</b>	<b>\$5.62</b>	<b>\$8.62</b>	<b>\$33,678.94</b>
<b>Other Expenses</b>								
A2- Reserve Expense								\$0.00
A2 - Equipment Reserve Expense		4,123.83						\$4,123.83
A2 - Roofs, Sliding, Decks		6,600.00						\$6,600.00
<b>Total A2- Reserve Expense</b>		<b>10,723.83</b>						<b>\$10,723.83</b>
A3- Reserve Expense								\$0.00
A3 - Equipment Reserve Expense					3,771.60			\$3,771.60
A3 - Harbr, Dredg, Dcks, Beach					69,539.40			\$69,539.40
<b>Total A3- Reserve Expense</b>					<b>73,311.00</b>			<b>\$73,311.00</b>
Garage Corporate Taxes						57.00		\$57.00
Garage Reserve Expense							2,388.54	\$2,388.54
<b>Total Other Expenses</b>	<b>\$0.00</b>	<b>\$10,723.83</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$73,311.00</b>	<b>\$57.00</b>	<b>\$2,388.54</b>	<b>\$86,480.37</b>
<b>NET OTHER INCOME</b>	<b>\$268.53</b>	<b>\$ -10,361.54</b>	<b>\$431.14</b>	<b>\$281.58</b>	<b>\$ -40,989.84</b>	<b>\$ -51.38</b>	<b>\$ -2,379.92</b>	<b>\$ -52,801.43</b>
<b>NET INCOME</b>	<b>\$51,111.81</b>	<b>\$32,751.00</b>	<b>\$431.14</b>	<b>\$36,684.73</b>	<b>\$2,022,377.68</b>	<b>\$3,387.87</b>	<b>\$17,645.08</b>	<b>\$2,164,389.91</b>

# Adirondack Lodges Homeowners Association

## Statement of Cash Flows

January - September, 2023

	A2 OPERATIONS	A2 RESERVE FUNDS	A2 STAINING	A3 OPERATIONS	A3 RESERVE FUNDS	GARAGE OPERATIONS	GARAGE RESERVE FUNDS	NOT SPECIFIED	TOTAL
<b>OPERATING ACTIVITIES</b>									
Net Income	51,111.81	32,751.00	431.14	36,684.73	2,022,377.68	3,387.87	17,645.08		\$2,164,389.31
Adjustments to reconcile Net Income to Net Cash provided by operations:									\$0.00
Assessments Receivable	0.00	0.00		0.00	-20,053.26	0.00	0.00		\$ -20,053.26
Exchange	-25,000.00		25,000.00					0.00	\$0.00
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	-25,000.00	0.00	25,000.00	0.00	-20,053.26	0.00	0.00	0.00	\$ -20,053.26
<b>Net cash provided by operating activities</b>	<b>\$26,111.81</b>	<b>\$32,751.00</b>	<b>\$25,431.14</b>	<b>\$36,684.73</b>	<b>\$2,002,324.42</b>	<b>\$3,387.87</b>	<b>\$17,645.08</b>	<b>\$0.00</b>	<b>\$2,144,336.05</b>
<b>NET CASH INCREASE FOR PERIOD</b>	<b>\$26,111.81</b>	<b>\$32,751.00</b>	<b>\$25,431.14</b>	<b>\$36,684.73</b>	<b>\$2,002,324.42</b>	<b>\$3,387.87</b>	<b>\$17,645.08</b>	<b>\$0.00</b>	<b>\$2,144,336.05</b>
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
<b>CASH AT END OF PERIOD</b>	<b>\$56,254.40</b>	<b>\$133,914.53</b>	<b>\$122,491.66</b>	<b>\$63,493.39</b>	<b>\$2,319,577.74</b>	<b>\$21,000.20</b>	<b>\$30,884.98</b>	<b>\$0.00</b>	<b>\$2,747,616.90</b>

# 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	2,612.77		2,612.77	
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>\$2,351,427.77</b>	<b>\$2,348,815.00</b>	<b>\$2,612.77</b>	<b>100.11 %</b>
<b>GROSS PROFIT</b>	<b>\$2,351,427.77</b>	<b>\$2,348,815.00</b>	<b>\$2,612.77</b>	<b>100.11 %</b>
<b>Expenses</b>				
A2- Building Maintenance	8,368.71	4,000.00	4,368.71	209.22 %
A2- Contract Services	35,820.00	46,327.00	-10,507.00	77.32 %
A2- Corporate Tax	438.00	412.00	26.00	106.31 %
A2- Electric	3,692.25	7,500.00	-3,807.75	49.23 %
A2- Equipment Maintenance	208.21	850.00	-641.79	24.50 %
A2- Grounds Maintenance	6,863.68	10,000.00	-3,136.32	68.64 %
A2- Insurance	583.00	500.00	83.00	116.60 %
A2- Legal and Professional Fees		100.00	-100.00	
A2- Miscellaneous		450.00	-450.00	
A2- Postage/Office	100.00	100.00	0.00	100.00 %
A2- Septic System	3,456.10	3,000.00	456.10	115.20 %
A2- Water System	1,066.77	9,000.00	-7,933.23	11.85 %
A3 - Lot 70 Taxes	338.36	425.00	-86.64	79.61 %
A3- Assn Social Events	511.82	250.00	261.82	204.73 %
A3- Bank Charges		25.00	-25.00	
A3- Building Maintenance		150.00	-150.00	
A3- Contract Services	35,820.00	46,327.00	-10,507.00	77.32 %
A3- Corporate Taxes	620.00	732.00	-112.00	84.70 %
A3- Electric	689.95	1,200.00	-510.05	57.50 %
A3- Equipment Maintenance	481.49	750.00	-268.51	64.20 %
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	6,294.11	9,500.00	-3,205.89	66.25 %
A3- Insurance	8,272.77	24,500.00	-16,227.23	33.77 %
A3- Legal/ Prof Fees/Permits	1,632.03	5,500.00	-3,867.97	29.67 %
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	2,024.62	2,100.00	-75.38	96.41 %
A3- Trash Disposal	4,458.38	5,500.00	-1,041.62	81.06 %

# Adirondack Lodges Homeowners Association

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

January - December 2023

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Garage- Building/Grounds Maint.	658.50	2,000.00	-1,341.50	32.93 %
Garage- Contract Services		2,866.00	-2,866.00	
Garage- Electric	-45.00	500.00	-545.00	-9.00 %
Garage- Insurance	5,144.00	4,000.00	1,144.00	128.60 %
Garage- Miscellaneous		50.00	-50.00	
Garage- Taxes	8,603.25	8,200.00	403.25	104.92 %
<b>Total Expenses</b>	<b>\$138,004.32</b>	<b>\$199,189.00</b>	<b>\$-61,184.68</b>	<b>69.28 %</b>
<b>NET OPERATING INCOME</b>	<b>\$2,213,423.45</b>	<b>\$2,149,626.00</b>	<b>\$63,797.45</b>	<b>102.97 %</b>
Other Income				
Interest Income	33,678.94		33,678.94	
<b>Total Other Income</b>	<b>\$33,678.94</b>	<b>\$0.00</b>	<b>\$33,678.94</b>	<b>0.00%</b>
Other Expenses				
A2- Reserve Expense				
A2 - Equipment Reserve Expense	4,123.83		4,123.83	
A2 - Roofs, Siding, Decks	83,590.00		83,590.00	
<b>Total A2- Reserve Expense</b>	<b>87,713.83</b>		<b>87,713.83</b>	
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	311,826.29	2,200,000.00	-1,888,173.71	14.17 %
<b>Total A3- Reserve Expense</b>	<b>315,597.89</b>	<b>2,200,000.00</b>	<b>-1,884,402.11</b>	<b>14.35 %</b>
Garage Corporate Taxes	57.00	50.00	7.00	114.00 %
Garage Reserve Expense	2,388.54		2,388.54	
<b>Total Other Expenses</b>	<b>\$405,757.26</b>	<b>\$2,225,050.00</b>	<b>\$-1,819,292.74</b>	<b>18.24 %</b>
<b>NET OTHER INCOME</b>	<b>\$-372,078.32</b>	<b>\$-2,225,050.00</b>	<b>\$1,852,971.68</b>	<b>16.72 %</b>
<b>NET INCOME</b>	<b>\$1,841,345.13</b>	<b>\$-75,424.00</b>	<b>\$1,916,769.13</b>	<b>-2,441.33 %</b>

**Adirondack Lodges Homeowners Assoc., Inc. (ALHA)**  
**Community Water System (CWS)**  
**Oct 7, 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, required testing and lab analyses due in 2023 have been performed and reported in compliance with DOH standards.
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 Operator Assistant Volunteers are: Gil Frank, Kevin Granger, Mike Purdy and John Ugkla.
3. To promote optimal functioning of the CWS, ALHA's Water Co-Operators assess and oversee repairs, preventive maintenance and capital improvements. Debbie Karl has represented the CWS on ALHA's Infrastructure subcommittee and prepared an assets survey of the CWS for maintenance and financial reserve planning purposes. ALHA's CWS is funded solely by A2 assessments.
4. ALHA has joined a class action lawsuit sponsored by the National Rural Water Association (NRWA) against the manufacturers of a class of industrial chemicals generally referred to as "PFAS" that have contaminated groundwater supplies across the country. As a member of the class, ALHA has potential opportunity to benefit from resulting settlements or judgments. ALHA can do so without cost; the law firm handling the litigation 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. Since 2021 ALHA has been required by NYS to test annually for these chemicals.
5. An estimate was 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 ALHA's water plant processes. ALHA's water co-operators recommend installation of this system in 2025.
6. ALHA CWS co-operators have completed an initial draft of the lead service line inventory required in NYS under new federal regulations that is due in October 2024.
7. The work of ALHA's Water Co-operator, Morris Coolidge, is featured in this month's National Rural Water Association Magazine (link below). On his own time, Morris built an ingenious "water treatment plant on wheels" to help out the town of Essex—and at a fraction of the cost of commercially available alternatives. We are indeed fortunate, and can be very proud proud to know and benefit from Morris' expertise and services here at ALHA as our Water Co-Operator.

[https://content.nrwa.org/home/article/15544647/2023q3-ny-water-filtration-trailerMorris Coolidge, ALHA's Water Co-Operator](https://content.nrwa.org/home/article/15544647/2023q3-ny-water-filtration-trailerMorris%20Coolidge,%20ALHA's%20Water%20Co-Operator)

**8. ALHA Townhome residents are requested to read and heed the WINTER TIPS below:**

- Homeowners are reminded to shut off their water, open all taps and drain out water to the lowest level of their units when leaving campus during freezing weather. To monitor for potential heating failure, recommended is use of a phone notification system, wifi thermostat and/or “Winter Watchman” (temperature-controlled lamp which can provide a visible alert — red bulbs installed in alert lamps by several owners are especially visible). Also recommended is shutting off hot water heaters while away.
- Homeowners are reminded to NEVER USE A CURB-STOP VALVE for shutting off water to their unit. Instead, always use the inside water shut-off valve for this purpose. Curb-Stop valves are vulnerable to breakage (producing leaks) and cause problems in reverse-pressure situations such as outages. Curb-stop valves are intended to be used only for CWS maintenance and repair.
- Whenever you return from being away from your unit longer than a week, it is advised that water be run from the taps for FIVE (5) minutes before consuming it. This is to make sure that effectively treated water is supplying the taps, and to discharge lead or copper which 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.

**IN THE EVENT OF A WATER EMERGENCY (LOSS OF WATER, PRESSURE, ETC.)  
PHONE IMMEDIATELY, IN THE FOLLOWING ORDER, until you reach one of the  
following:**

1. Debbie Karl (585) 802-7370
2. Gil Frank (516) 426-0401
3. Jason Younes (518) 409-6482
4. Morris Coolidge (518) 929-3560
5. Mike Purdy (518) 423-9028
6. Glens Falls Department of Health (518) 793-3893

**< If you do not have ready access to this list,  
please contact any ALHA Board Member >**

To: Board of Directors – ALHA  
From: Gil Frank & Mike Purdy  
Date: October 7, 2023  
Re: Buildings and Grounds Report

1. It is great news that the Harbor Project is underway. There will be a full report under the regular meeting.
2. Garages 7 and 8 have been stained by Larry Mcavey. They look terrific. This completes the staining of the garages.
3. Snow stops were installed on Garage 8 by Mountain Builders.
4. The ROW docks were removed Friday, 9/29, by volunteers Gil Frank, Kent Molino, Carol Molino, Mike Purdy under the direction of Jason.
5. The outside docks were removed by volunteers on Saturday, 9/30. Thanks to: Gil Frank and his family, Bo Pritchard, Kent Molino, Ralph Morone, Jim Clement, Bob Lockwood, Carl Koehler, Tom Lovely, Tom Hazen and Gary Karl all with Jason at the helm of the tractor.
6. Septic checks were completed by Mike and Jason. Three tanks will be pumped by Hometown Septic.
7. Emmons Pump tested all of the lift stations. The only identified problem was the control panel at lift station #2. It needs to be replaced. The quote for replacement of the panel is \$4863.15. We are recommending that the Board approved the replacement of the panel. It is an A2 reserve expenditure.
8. C&C Construction has been on sight working on a number of items such as repairs to chimney chase, siding issues and a number of other fixes around the campus.
9. The roofs on buildings 21, 22(except 22B which was done 2 years ago) and 6 were replaced by Skyway Roofing. Kent will give a more extensive report in the regular meeting about the roofing schedule.
10. Everyone is asked to turn off their water when they leave for several days. In looking for a leak Jason had to spend considerable time checking a number of units that had not turned off their water.

## 11. Preparation for Winter:

- You are required to heat your unit as per Article X, Section 10.5 General, b, "Obligation to Maintain Utility Service.
- Owners are reminded to have some type of monitoring system for their heat. Many owners use a winter watchmen hooked to a lamp that comes on when the temperature drops below a specific temperature. If you use this be sure it is plugged in to an inside outlet, place the light so it can be seen from your parking area and notify Jason where it is as he checks it daily. Other owners are installing thermostats that can be monitored on the internet by the owner or freeze alarms that call you when the temperature drops in their unit.
- Turn off your hot water heater
- It is extremely important that you turn off your water and drain your unit to the lowest level whenever you are not there.
- Change batteries in smoke alarms, CO detectors and thermostat
- Make sure your heat is on to prevent freezing
- Remove all hoses from outside faucets.

RENTAL COMMITTEE REPORT TO THE BOARD OF DIRECTORS

October 7, 2023

Number of rental guests YTD 2023 : 0

Number of rental periods YTD 2023 : 0

Number of nights YTD 2023 : 0

Number of complaints YTD 2023: 0

- There has been no rental activity YTD 2023.
- 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

## **Social Committee Report**

**October 7, 2023**

August 5th, 2023 was a beautiful day for the Annual ALHA Picnic. We had 101 community members and guests attend from 29 households. We had 13 homeowners indicate they were unable to attend. It was very helpful having people RSVP and I thank all who did so in a timely fashion.

We had a huge crew show up after the ALHA meeting to assist in solving the problem of how to put the tent up. Thanks goes to Mike Purdy, Tom Hazen and Tom's son for saving the day and getting the right piping in the right places with the right corner pieces. Whew! Someday we need to get a video with audio when this process begins. Thank you to all who assisted.

Shared dishes were delicious, hotdogs were consumed fast and Jacob and Tony's burgers were awesome. It was helpful having one person cooking hotdogs and one person cooking hamburgers. (Brian Nobis and Ted Ware thank you). It would be helpful to change chefs after one hour so everyone can enjoy the picnic.

For next year, 2024, we have plenty of napkins, paper towels, forks, spoons, plastic serving bowls, and small and large drinking cups. Currently, it is all in the Nobis' garage. Once again, we came in under budget. (See Finance Report for details). Thank you to all who paid for your guests.

Special thanks goes to Jason once again for getting the tent and tables down to the Plaza and then back to storage; as well as having the Plaza ready for the event. We were all happy to see Jason and his son at the Picnic.

Thanks goes out to all the committee members for getting the ALHA 2023 Picnic successfully off the ground: thank you to Mike Sposili, Brad Koelher, Gil Frank, Mike Purdy, Ken Carroll and Mary Geraci. Also, thank you all who participated in set up and clean up; especially Sue Purdy, Sarah Kremer, Brie Nobis and Donna Ware.

I will be handing the BBQ spatula over for next year, but want to thank everyone for all the support these last 3 years.

Ann Nobis