

Adirondack Lodges Homeowners Association, Inc.

P.O. Box 335 Adirondack NY 12808

On the East Shore of Schroon Lake

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ALHA ANNUAL MEETING  
Saturday, January 13, 2024, 9 A.M.  
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:** David Angliss, Bob Brown, Nancy Esterline, Kevin Granger, Gary Karl, Rich Lockwood, Alice Lovely, Kent Molino, Excused: Brad Koehler

**Owners signed on via Zoom:** Lisa and Nick Aktas, Laura and David Angliss, Marie and Roger Bombardier, Debbie and Scott Chadbourne, Jeanne and Jim Clement, Erin Cowan and Ed Colihan, Regina and Charlie Dietz, Russ Esterline, Connie Fenton, Dianna and Bill Firth, Deb Karl, Lisa Irwin and Brian Keane, Sarah and Joel Kremer, Eileen and Kevin Lynch, Rachel Lynch, Jane and Nick Mastracchio, Judy and Jeff Miller, Carol Molino, Kim Molino, Elizabeth Muller, Kara and Bo Pritchard, Susan and Mike Purdy, Debbie Rockey, Susan and Paul Spofford, Michele and Mike Sposili, Michelle and Brian Tario, Karen and Joe Troy, Sandy and Dan Vanno, Doris and Bill Wildermuth, Nancy and Howie Woda.

**New members**

President Gary Karl welcomed new homeowners Debbie and Scott Chadbourne (Unit 2B)

**Committee Reports – Annual Items**

**Finance Committee:** Please refer to the 12/31/2023 financial statements. Treasurer Kent Molino presented highlights of the Balance Sheet, Cash Flow, and Profit and Loss Statements.

**Community Water System:** Chair and (volunteer) licensed Community System Water Operator Debbie Karl gave an overview of the ALHA Community Water System, which provides water to the townhouses and the common areas. Morris Coolidge (contract employee) is the co-operator. Jason Younes is the Assistant Water Operator, aided by Substitute CWS Volunteers Assistants Gil Frank, Mike Purdy, Kevin Granger and John Ugglä.

Karl and Jason Younes spent many hours trying to track down excess water usage on two occasions this fall. Townhome owners are reminded to turn off the water to their unit when they leave.

Karl and Morris Coolidge have completed an initial draft of the lead service line inventory, which must be completed by October 2024 under new federal regulations.

Please refer to the report for more details on the system and important advisories for homeowners, including contact information in the case of an emergency.

**Insurance:** Chair Mike Purdy outlined the three types of insurance for ALHA: Community Insurance, Homeowner's Insurance maintained by each homeowner, and insurance for "toys" – boats, PWCs, ATVs, golf carts, snowmobiles, etc.

ALHA's insurance costs for 2023 were down dramatically (by approximately \$20,000) compared to from the 2022 numbers when we were in the midst of the harbor litigation.

**Nominations:** Co-chair Elizabeth Muller reported that three new board members were elected in December with 82% of the ballots returned. The board members elected are: David Angliss, Alice Lovely and Kent Molino. Please see the Nominations Committee report for full details.

**Buildings and Grounds:** Please refer to the annual report. Co-chair Mike Purdy emphasized the value of volunteers to the association, and encouraged homeowners to participate.

**Social:** Kara Pritchard introduced herself and Dianna Firth as the new co-chairs of the Social Committee, and invited members to join the committee. Some new activities are in the planning stages for this year, including possibly a celebration of the new harbor. Pritchard invited owners to pass along their ideas for social activities to her or to Dianna Firth.

**Rental:** Chair Elizabeth Muller reported that there were no rentals in 2023. The Rental Form, Rental Rules and Regulations and the Rental Rules Enforcement Policy remain unchanged from the 2023 versions. The rental documents will be distributed with the minutes and will be posted on the ALHA website. Muller thanked her committee for their work.

**Compliance:** No issues.

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

## **Other Items**

The meeting was adjourned at 9:41 a.m. following a motion from Rich Lockwood, which carried.

aml 1/29/2024