

Adirondack Lodges Homeowners Association, Inc.

P.O. Box 335 Adirondack NY 12808

On the East Shore of Schroon Lake

ALHA QUARTERLY BOARD MEETING
Saturday, January 13, 2024, following the Annual Meeting
Via Zoom

Call to order: President Gary Karl called the meeting to order at 9:42 am.

Board members present: David Angliss, Bob Brown, Nancy Esterline, Kevin Granger, Gary Karl, Richard 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, 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.

Approval of the minutes of the October 7, 2023 Quarterly Board Meeting: Alice Lovely made a motion to approve the minutes. The motion carried.

Election of Officers: Rich Lockwood made a motion to elect the following state of officers for the ALHA Board of Directors for 2024:

President – Gary Karl
Vice President – Kent Molino
Treasurer – David Angliss
Secretary – Alice Lovely

The motion carried.

Officer Reports:

President Gary Karl commented on the achievements of the Association in 2023, including substantial completion of the harbor, the work of the Joint Infrastructure Committee, the roofing program and the Tennis committee. He thanked the board, committee chairs, and the many volunteers, totaling more than three dozen owners.

Appointment of Committee, Committee Chairs and Assistant Officers:

The following committees were approved following a motion by Rich Lockwood. Additional interested volunteers should contact the committee chair or President Gary Karl.

Finance Committee

Chair: David Angliss

Assistant Treasurers: Mike Purdy and Jim Clement

Members:

Bob Brown

Alice Lovely

Kent Molino

Brad Koehler

John Ugglä

Buildings and Grounds Committee:

Co-Chairs: Gil Frank and Mike Purdy

Committee Members:

Russ Esterline

Kevin Granger

Kent Molino

Mike Sposili

Community Water System:

Chair and Licensed Water Co-Operator (volunteer) - Debbie Karl

Licensed Water Co-Operator (contractor) – Morris Coolidge

Water Treatment Assistant Operator: Jason Younes

CWS Volunteer Assistants:

Gil Frank

Kevin Granger

Mike Purdy

John Ugglä

Insurance Committee:

Chair: Mike Purdy (Association Insurance)

David Angliss

Kim Molino

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

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

Mary Lockwood (Homeowners Insurance)

Social/Activities Committee

Co-Chairs: Kara Pritchard and Dianna Firth

Members:

Nancy Esterline

Alice Lovely

Others TBD

Rental Committee

Chair: Elizabeth Muller

Linda Fay

Connie Fenton

Cynthia Gagnon

Deb Karl

Sara Kremer

Mary Lockwood

Beth Merz

Compliance Committee

Chair: Rich Lockwood

Kevin Granger

Brad Koehler

Tennis Courts Restoration Project Committee (*ad hoc*)

Chair: Nancy Esterline

Rich Lockwood

Nick Mastracchio

Kent Molino

Infrastructure/Capital Reserves Committee (*ad hoc*)

Chair: Kent Molino

David Angliss

Nancy Esterline

Alice Lovely

Mike Sposili

OLD BUSINESS:**Harbor Litigation Update**

President Gary Karl reported that final briefs were filed in October. The appeal is now in the hands of the New York State Supreme Court, Appellate Division for the Third Department, where a panel of five judges will decide if Judge Muller's decision was correct. The next step in the process is oral argument, which is scheduled for January 16, 2024.

Harbor Restoration Project Update

President Karl thanked Mike Sposili for his dedication to this project since 2018. Sposili showed a slide show of the project's progress as well as a recent video of the nearly completed harbor made by Mike Purdy. He thanked volunteers Mike Purdy, Kevin Granger, and Gary Karl for their work on the project. Sposili reported that in spite of weather challenges that necessitated the de-watering of the harbor two additional times, the project has achieved "substantial completion" – the catwalks, railing system, electrical fixtures and rough grading are complete. The construction equipment will be removed next week. Sposili and other volunteers are now working on a landscape and irrigation plan, with the goal to have everything completed by the end of May, 2024, weather permitting.

Tennis Courts Project update: Chair Nancy Esterline reported that the courts are on schedule to be replaced in 2025, with the funds coming from the planned allocation from the 2024 and 2025 assessments. The committee has two estimates and hopes to get a third before a contractor is chosen. Jason Younes was able to remove trees from the left and back side of the courts. With the trees removed, the hope is that the heavy machinery will not need to drive over the basketball court. Esterline said that this year the board will be asked to consider approving the demolition and the base paving for the fall of 2024, with the finishing work to be done in the spring. She invited owners to contact her with their ideas and suggestions for the courts.

Mill Brook Bridge replacement update

Gary Karl thanked the many ALHA owners who attended the hearing on the bridge replacement, as well as all who submitted letters to the Warren County Department of Public Works urging the county to make it a fall/spring project. Karl also asked the county to increase the height clearance by a few extra inches. He received a thank you message from the DPW and believes that the county is taking ALHA's requests seriously.

NEW BUSINESS

Meeting dates for 2024

The following dates were approved as ALHA Board meeting dates:

May 18, 2024 (note that this is the weekend prior to Memorial Day weekend)

August 3, 2024

October 12, 2024

January 18, 2025

Approval of Rental Committee Forms for 2024

Gary Karl made a motion to approve the Rental Committee Forms for 2024, which are unchanged from 2023. The motion carried. The forms will be available on the ALHA website and will be distributed with the minutes. Chair Elizabeth Muller also reminded homeowners of the county "bed tax" that they are responsible for remitting to Warren County.

Ratify board actions taken since last meeting

Following a motion by Gary Karl, the board ratified a prior decision to approve installation of a generator at Unit 2B.

Valentine Pond Road subdivision abutting ALHA

Heide Lane, who owns substantial land on Valentine Pond Road, has applied to subdivide her property into seven lots. Because part of her property abuts ALHA land near the tennis courts and the parking lot for Buildings 9 and 10, ALHA owners received notice of her petition. Kevin Granger attended the planning board hearing and requested that, if the plan is approved, that it be on the condition that the lots cannot be further subdivided.

Adopt-a Highway Program (East Shore Dr.)

President Karl said that ALHA has been participating in this program since the early days of the association, and thanked Bill and Doris Wildermuth who have been spearheading the effort for the past 20 years. Carol Molino is the new coordinator for this effort. The portion of the road that ALHA supports extends from Blue Sky Estates north to the end of the road, and the portion of Johnson Road from East Shore Drive to Valentine Pond Road.

Privilege of the Floor

- Bob Brown inquired as to when we may expect the panel of judges to render a decision on the harbor decision appeal. President Karl replied that our attorneys estimate that a decision will be made in the next eight to ten weeks.
- Mike Purdy reiterated thanks to Mike Sposili and Gary Karl for all their effort and leadership on the harbor project.

Adjournment

Rich Lockwood made a motion to adjourn the meeting at 10:31 am. The motion carried.

aml 1/29/2024

