

Adirondack Lodges Homeowners Association, Inc.

P.O. Box 335 Adirondack NY 12808

On the East Shore of Schroon Lake

ALHA QUARTERLY BOARD MEETING

Saturday, May 18, 2024 at 9 am via Zoom Video Conference

Call to order: President Gary Karl called the meeting to order at 9:04 am. Following the recitation of the Pledge of Allegiance, Karl confirmed that there was a quorum of Directors and Alice Lovely confirmed that the notice of the meeting had been sent via email on May 3, 2024.

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: Jeanne and Jim Clement, Regina and Charlie Dietz, Russ Esterline, Connie Fenton, Dianna and Bill Firth, Gil and Jean Frank, Anita and Tom Hazen, Deb Karl, Lisa Irwin and Brian Keane, Sarah and Joel Kremer, Andi and Phil Lodico, Tom Lovely, Eileen and Kevin Lynch, Sally and Ralph Morrone, Jane and Nick Mastracchio, Judy and Jeff Miller, Carol Molino, Elizabeth Muller, Ann and Brian Nobis, Kara and Bo Pritchard, Michele and Mike Sposili, Michelle and Brian Tario, Lori and Joe Tobia, Rae and John Ugglia, Bridget Rourke and Karl Urich

Approval of the minutes of the January 13, 2024 Quarterly Board Meeting: Rich Lockwood made a motion to approve the minutes. The motion carried.

OFFICER REPORTS:

President Gary Karl extended condolences to the family and friends of Irma Roitstein, unit 3B, who passed away earlier this month. Her name has been added to the remembrance plaque near the harbor.

Karl noted that it was one year ago on May 17 that the assessments for the harbor were due, and the new harbor is now finished, quite a feat that the association accomplished.

He mentioned that ALHA will be transitioning to an email invoicing system beginning with the January 2025 assessments.

Karl relayed information from Horicon Supervisor Mike Geraci: There will be a brief Memorial Day ceremony on Monday, May 27 at 11:30 am at the Adirondack Memorial site across from the General Store.

COMMITTEE REPORTS:

Building and Grounds Committee

Co-chair Gil Frank referred members to the Committee Report. He noted that ALHA is now using the services of contractor Chris Campbell in place of Larry McEvoy, who has retired. Frank reported that the wooden bench at the beachside had floated away during a highwater event. That seat has now been repaired and is in place. He noted that townhomes are being re-roofed at a pace of approximately 3 townhomes/year.

Frank reminded members that there was to be a work party to put in the outer docks immediately following the board meeting.

Finance Committee

Treasurer David Angliss thanked the Finance Committee and, in particular, Mike Purdy, for his help in invoicing and processing assessment monies. He noted that about half the members have already paid their May assessments (due May 31st). He appreciates everyone who pays early as it spreads out the work involved in depositing and accounting for the assessments.

Angliss said that he had filed the corporate tax return for the association for 2023. ALHA paid \$42,424 in total federal tax. The federal corporate taxes are primarily a function of interest income. Of that amount, 96% is attributed to the harbor, due to interest earned on the harbor reserves. The IRS does not require estimated tax payments. New York State does require estimated tax payments. The amount we paid in addition to the estimated tax payments was \$1,621, with 96% of that allocated to the harbor account.

Community Water System

Volunteer Operator Deb Karl thanked volunteers Gil Frank, Kevin Granger, Mike Purdy and John Ugglia and referred owners to her report and the 2023 Water Quality Report.

Karl noted that she and Co-operator Morris Coolidge have already submitted ALHA's Lead Service Line Inventory, which is not due until October.

ALHA's water co-operators are interested in having a SCADA (supervisory control and data acquisition) system of software and hardware technology installed, to allow for local and remote monitoring, alerts and control of ALHA's water plant processes. They are hoping for board approval to install such a system in 2025. Estimates will be secured and a proposal made before that time.

Karl referred owners to the "Summer Tips" section of her report and reminded owners to use the irrigation system rather than community water to water lawns. At the end of the report is a contact list in the event of a water emergency – please retain this list.

Insurance Committee

Rich Lockwood noted for Mary Lockwood that all homeowner insurance policies are up to date with the exception of one townhome. Bill Firth reported that insurance for townhome boats, PWCs and other “toys” is mostly up to date, and Bob Brown reported the same for the Mill Creek homeowners. Lockwood, Firth and Brown will be following up on delinquent policies. Homeowners are reminded that the declarations page for all insurances (homeowners, boat, PWCs, etc.) must be submitted annually.

Social Committee

Co-chair Kara Pritchard noted that the annual picnic will be held on Saturday, August 3rd. The committee is working on a number of other possible events, including a Harbor Restoration celebration. More information to follow.

Rental Committee

Chair Elizabeth Muller reported that there have not been any rentals in 2024 to date, and that no requests have been received for future rentals. She reminded owners of the Warren County Occupancy Tax of 4%: all short-term rentals must be registered with Warren County, even private rentals. The county is taking this matter seriously and has engaged a firm to assist in collecting the tax.

Compliance Committee

Chair Rich Lockwood reported that there have not been any major issues, although there are still problems with items left up by the garages. He reminded owners that no glass is permitted on the beach, towels may not be draped over railings, and all kayaks, golf carts, etc. should be marked with the unit or lot number.

OLD BUSINESS:

Harbor Litigation Update

President Gary Karl reported that briefs have been filed by both sides in the “damages trial” portion of the case. Judge Muller noted that under New York State law, the Association is entitled to recover from the plaintiffs the damages suffered as a consequence of the injunction. He also ruled that the Association can recover its attorneys’ fees. This was also affirmed by the Appellate Division. Judge Muller will determine the amounts that the Association can recover. This process had been put on hold due to the plaintiffs’ appeal of the December 2022 decision. On March 7, 2024, the Appellate Division affirmed Judge Muller’s decision and denied the plaintiffs’ appeal. The judge then restarted the process by ordering the parties to submit an initial round of briefing on the damages portion of the case. Those briefs are now in the court’s hands.

Harbor Restoration Project Update

Gary Karl noted that last year the Association set a goal of completing the work on the harbor by May 15, 2024, and this deadline was met. The harbor is complete, except for some small “punch list” items, and the landscaping has been installed. He said that the

Association cannot close the books yet, as there are still a few bills outstanding. He thanked the many owners who were involved in the project in some way, with special thanks to Mike Sposili, who shepherded this project from 2018 to completion.

Mike Sposili presented a brief PowerPoint slide show with pictures of highlights of the construction project and the final result. Sposili praised both CT Male and Wm. Keller and Sons Construction, and thanked all the owners for their encouragement with the project as well as the welcoming way they treated Keller employees.

Tennis Courts Project update:

Chair Nancy Esterline reported that in February the committee put together a more defined scope of work for the project. We do not need a contractor to remove trees around the tennis courts, since that has already been accomplished. The committee sought updated pricing, resulting in four proposals, and the committee is reasonably certain that we can realize the project within the budget projections.

The committee recommends that we split the project between two seasons, doing the demolition and construction in the fall of this year, and the finishing work in the spring of 2025. The surfacing part of the job takes many weeks, as the asphalt needs to cure and then multiple finishing coats must be applied. Esterline reported that the general consensus of the committee is to have two tennis courts as well as two pickleball courts, possibly fitting the two pickleball courts on one of the tennis courts.

Tom Lovely advocated for having only pickleball lines on the two pickleball courts, leaving one court marked for tennis. Rich Lockwood responded that ALHA's Declaration specifies two tennis courts, and that amending the Declaration is difficult. Lockwood said that one option the committee is considering is to have one tennis court and the pickleball courts marked in a bright color, with the lines for the second tennis court in a lighter, less visible color.

Mill Brook Bridge replacement update

Gary Karl reported that the Warren County DPW is planning on a Fall 2025 / Spring 2026 replacement of the Mill Brook Bridge (officially known as the "Adirondack Bridge.") He thanked the many ALHA owners who attended the hearing on the bridge replacement and those who submitted letters to the DPW regarding the timing of the project. He noted that the anticipated timetable should preserve both the 2025 and 2026 boating seasons for ALHA owners.

Valentine Pond subdivision abutting ALHA update

Karl informed the group that the town's approval of the Heide Lane subdivision includes a stipulation that there may be no further subdivisions of the properties, as was suggested by Kevin Granger at the public information session. This is important as it preserves a buffer between those lots and Buildings 9 and 10 as well as the tennis courts.

NEW BUSINESS

Ratify actions taken since last meeting (January 13, 2024)

Gary Karl made a motion to ratify the following board actions which have been taken since the last meeting on January 13, 2024. The motion carried.

1. Architectural Committee (the board) approval of replacement of sliding door and window at Unit 12A (Brad and Brenda Koehler). Board member Brad Koehler abstained from the vote.
2. Conversion to email billing of assessments.
3. Tree removal, with costs allocated as follows
 - \$1,575 from garage reserves to remove trees in the garage area
 - \$3,200 from A3 reserves to remove trees around the tennis courts
 - \$6,400 from A2 reserves to remove dead or dying trees on the townhouse portion of campus.
4. Engaged C.T. Male and Associates for harbor landscape design at a cost of \$7,250, allocated to the Harbor Reserve Account.
5. Accepted lowest competitive bid from Blue Spruce Landscaping for harbor landscape installation at a cost not to exceed \$47,681, to be paid from the Harbor Reserve Account.

August Quarterly Meeting and Owner Picnic

Both events will take place on August 3, 2024. President Karl remarked that he is hopeful that this will be an in-person only meeting, as was always the case before COVID intervened.

Common Areas Storage Policy

Kent Molino made a motion to approve the proposed Common Areas Storage Policy. He then provided the background for the request. Prior to the start of the harbor reconstruction, six owners led by Brad Koehler and Kevin Granger were tasked with clearing the garage area so that it could be used for the harbor construction. This proved to be a challenging job as many trailers were not marked. We have had problems with trailers in the garage area for years. On several occasions trailers were left blocking individual garage access. Some trailers were essentially abandoned, left for years. The majority of the trailers were not owned by garage owners. The proposed policy is an attempt to provide an organized way to store a limited number of trailers in the garage area, with storage also available up at the sand pit. Under the policy, homeowners would submit a form for the summer or winter season, and for what type of trailer they would like to store as well as the location (garage or sand pit). No winter storage of boats would be allowed. Molino showed a diagram and explained the areas where items would be stored. Garage owners would be given priority to store one trailer in the garages area at no cost. Non-garage owners would be charged half of the annual garage maintenance cost per season. Molino explained that all costs of the road and the garage area are borne

by the garage owners. This includes property taxes on the property, insurance, electrical, snow removal, road maintenance and materials, Jason's contract payments relating to the garage area, etc.

Alice Lovely questioned whether the sand pit would still be available for target shooting. Kevin Granger responded that shooting would still be possible and that the trailers would not be endangered.

Rich Lockwood, Kevin Granger, and Nancy Esterline spoke in support of the policy. Alice Lovely stated that she recognized the need for a policy, and supported the proposed process, but questioned whether the storage of trailers added anything to the costs of the garage area.

Discussion was opened to the owners. Ralph Morrone asked whether lot 70 could be used for storage. Gil Frank responded that there is only one entrance to that property, making it very difficult to back a trailer in. In addition, the property is not level, necessitating grading. Joe Tobia spoke against charging non-garage owners and questioned whether ALHA was exposing itself to potential liability by using the shooting range for trailer storage if the items stored were hit by a stray shot.

Alice Lovely made a motion to amend the proposal to eliminate the charge for non-garage owners. That motion was not seconded. The question was called on the original motion to approve the Storage Policy. The motion carried.

Privilege of the Floor

Gary Karl passed on some information from Horicon Town Supervisor Mike Geraci: Due to reports of drivers speeding on East Shore Drive, a radar speed sign will be placed along the road. Supervisor Geraci welcomes feedback on the suggestion to reduce the speed limit to 35 mph (from 40 mph) on the entire length of East Shore Drive.

Ralph Morrone spoke in favor of the switch to email invoices, but asked that a second email be added. Treasurer David Angliss explained that unfortunately the QuickBooks software that we use only allows for one email address per account.

Adjournment

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

Adirondack Lodges Homeowners Association

Balance Sheet

As of March 31, 2024

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
A2 Reserve CD 02038	22,560.06
A2 Reserve CD 3128605	0.00
A2 Staining CD 3128603	0.00
A2- Checking 8034	6,896.86
A2- May Reserve 2324	17,185.49
A2- Staining 1518	122,652.01
A2- Working Reserve 3846	131,579.74
A3 GFNB&T Harbor Reserve 4727	479,574.00
A3 Reserve May CD 3128601	0.00
A3- Checking 8047	4,352.50
A3- Reserve May 4623	193,515.40
A3- Working Reserve 3859	117,662.78
Garage Checking 5727	29,668.82
Garage Reserve May 3087	17,344.11
Trust account	0.00
Total Bank Accounts	\$1,142,991.77
Accounts Receivable	
A3 - Wrk Assmnt Due & Unpaid	0.00
Assessments Receivable	25,897.73
Assmnt/fees Due & Unpaid	0.00
Total Accounts Receivable	\$25,897.73
Other Current Assets	
Exchange	0.00
Undeposited Funds	0.00
Total Other Current Assets	\$0.00
Total Current Assets	\$1,168,889.50
TOTAL ASSETS	\$1,168,889.50
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	0.00
Total Accounts Payable	\$0.00
Total Current Liabilities	\$0.00
Total Liabilities	\$0.00

Adirondack Lodges Homeowners Association

Balance Sheet

As of March 31, 2024

	TOTAL
Equity	
Opening Bal Equity	0.00
Owner's Capital	0.00
Retained Earnings	1,540,798.09
Net Income	-371,908.59
Total Equity	\$1,168,889.50
TOTAL LIABILITIES AND EQUITY	\$1,168,889.50

Adirondack Lodges Homeowners Association

Profit and Loss by Location

January - March, 2024

	A2 OPERATIONS	A2 RESERVE FUNDS	A2 STAINING	A3 OPERATIONS	A3 RESERVE FUNDS	GARAGE OPERATIONS	GARAGE RESERVE FUNDS	TOTAL
Income								
A2- Working Assessment	124,200.00							\$124,200.00
A3- Reserve May Asses Late Fee								\$0.00
A3- Working Assessment				101,400.00				\$101,400.00
A3- Wrking Asses Late/Misc Fees					1,148.65			\$1,148.65
Garage- Working January Assessment						20,470.00		\$20,470.00
Total Income	\$124,200.00	\$0.00	\$0.00	\$101,400.00	\$1,148.65	\$20,470.00	\$0.00	\$247,218.65
GROSS PROFIT	\$124,200.00	\$0.00	\$0.00	\$101,400.00	\$1,148.65	\$20,470.00	\$0.00	\$247,218.65
Expenses								
A2- Building Maintenance	515.42							\$515.42
A2- Contract Services	12,579.00							\$12,579.00
A2- Corporate Tax	33.00	132.00						\$165.00
A2- Electric	1,267.23							\$1,267.23
A2- Grounds Maintenance	256.71							\$256.71
A2- Insurance	600.00							\$600.00
A2- Water System	907.81							\$907.81
A3 - Lot 70 Taxes				143.09				\$143.09
A3- Building Maintenance				128.40				\$128.40
A3- Contract Services				12,579.00				\$12,579.00
A3- Corporate Taxes				227.00	305.00			\$532.00
A3- Electric				669.20				\$669.20
A3- Equipment Maintenance				63.63				\$63.63
A3- Garage Working Assessment				690.00				\$690.00
A3- Grounds Maintenance				6.94				\$6.94
A3- Insurance				10,430.90				\$10,430.90
A3- Maintenance Office Propane				264.24				\$264.24
A3- Telephone/Postage/ Office				584.50				\$584.50
A3- Trash Disposal				914.99				\$914.99
Garage- Insurance						4,775.71		\$4,775.71
Garage- Taxes						3,637.79		\$3,637.79
Total Expenses	\$16,159.17	\$132.00	\$0.00	\$26,701.89	\$305.00	\$8,413.50	\$0.00	\$51,711.56
NET OPERATING INCOME	\$108,040.83	\$ -132.00	\$0.00	\$74,698.11	\$843.65	\$12,056.50	\$0.00	\$195,507.09
Other Income								
Interest Income	178.17	620.11	183.01	154.61	5,811.96	2.01	2.16	\$6,952.03
Total Other Income	\$178.17	\$620.11	\$183.01	\$154.61	\$5,811.96	\$2.01	\$2.16	\$6,952.03
Other Expenses								
A2 Staining Corporate Taxes			208.00					\$208.00
A2- Reserve Expense								\$0.00
A2 - Equipment Reserve Expense		1,374.61						\$1,374.61
Total A2- Reserve Expense		1,374.61						\$1,374.61
A3- Reserve Expense								\$0.00
A3 - Equipment Reserve Expense					1,257.20			\$1,257.20
A3 - Harbor, Dredg, Dcks, Beach					571,422.72			\$571,422.72
Total A3- Reserve Expense					572,679.92			\$572,679.92
Garage Corporate Taxes						6.00	3.00	\$9.00
Garage Reserve Expense							96.18	\$96.18
Total Other Expenses	\$0.00	\$1,374.61	\$208.00	\$0.00	\$572,879.92	\$6.00	\$99.18	\$574,367.71
NET OTHER INCOME	\$178.17	\$ -754.50	\$ -24.99	\$154.61	\$ -566,887.96	\$ -3.99	\$ -97.02	\$ -567,415.68
NET INCOME	\$108,219.00	\$ -886.50	\$ -24.99	\$74,852.72	\$ -566,024.31	\$12,052.51	\$ -97.02	\$ -371,908.59

Adirondack Lodges Homeowners Association

Statement of Cash Flows

January - March, 2024

	A2 OPERATIONS	A2 RESERVE FUNDS	A2 STAINING	A3 OPERATIONS	A3 RESERVE FUNDS	GARAGE OPERATIONS	GARAGE RESERVE FUNDS	NOT SPECIFIED	TOTAL
OPERATING ACTIVITIES									
Net Income	108,219.00	-886.50	-24.99	74,852.72	-566,024.31	12,052.51	-97.02		\$ -371,908.59
Adjustments to reconcile Net Income to Net Cash provided by operations:									\$0.00
Assessments Receivable	0.00			0.00	-367.57	0.00			\$ -367.57
Exchange								0.00	\$0.00
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	0.00			0.00	-367.57	0.00		0.00	\$ -367.57
Net cash provided by operating activities	\$108,219.00	\$ -886.50	\$ -24.99	\$74,852.72	\$ -566,391.88	\$12,052.51	\$ -97.02	\$0.00	\$ -372,276.16
NET CASH INCREASE FOR PERIOD	\$108,219.00	\$ -886.50	\$ -24.99	\$74,852.72	\$ -566,391.88	\$12,052.51	\$ -97.02	\$0.00	\$ -372,276.16
Cash at beginning of period	30,257.60	40,632.05	122,677.00	47,162.56	1,239,481.28	17,616.31	17,441.13	0.00	\$1,515,267.93
CASH AT END OF PERIOD	\$138,476.60	\$39,745.55	\$122,652.01	\$122,015.28	\$673,089.40	\$29,668.82	\$17,344.11	\$0.00	\$1,142,991.77

Adirondack Lodges Homeowners Association

Budget vs. Actuals: Budget_FY24_P&L - FY24 P&L

January - December 2024

		TOTAL		
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
A2- Reserve May Assessment		145,800.00	-145,800.00	
A2- Working Assessment	124,200.00	124,200.00	0.00	100.00 %
A3- Reserve May Asses Late Fee				
A3- Reserve May Assessment		124,800.00	-124,800.00	
A3- Working Assessment	101,400.00	101,400.00	0.00	100.00 %
A3- Wrkng Asses Late/Misc Fees	1,531.38		1,531.38	
Garage May Reserve Assessment		20,025.00	-20,025.00	
Garage- Working January Assessment	20,470.00	20,470.00	0.00	100.00 %
Total Income	\$247,601.38	\$536,695.00	\$ -289,093.62	46.13 %
GROSS PROFIT	\$247,601.38	\$536,695.00	\$ -289,093.62	46.13 %
Expenses				
A2- Building Maintenance	515.42	4,500.00	-3,984.58	11.45 %
A2- Contract Services	12,579.00	48,807.00	-36,228.00	25.77 %
A2- Corporate Tax	165.00	1,075.00	-910.00	15.35 %
A2- Electric	1,267.23	7,500.00	-6,232.77	16.90 %
A2- Equipment Maintenance		850.00	-850.00	
A2- Grounds Maintenance	256.71	11,000.00	-10,743.29	2.33 %
A2- Insurance	600.00	700.00	-100.00	85.71 %
A2- Legal and Professional Fees		100.00	-100.00	
A2- Miscellaneous		450.00	-450.00	
A2- Postage/Office		0.00	0.00	
A2- Septic System		4,000.00	-4,000.00	
A2- Water System	907.81	10,500.00	-9,592.19	8.65 %
A3 - Lot 70 Taxes	143.09	450.00	-306.91	31.80 %
A3- Assn Social Events		500.00	-500.00	
A3- Bank Charges		25.00	-25.00	
A3- Building Maintenance	128.40	200.00	-71.60	64.20 %
A3- Contract Services	12,579.00	48,808.00	-36,229.00	25.77 %
A3- Corporate Taxes	532.00	1,200.00	-668.00	44.33 %
A3- Electric	669.20	1,100.00	-430.80	60.84 %
A3- Equipment Maintenance	63.63	1,425.00	-1,361.37	4.47 %
A3- Garage May Reserve Assessment		675.00	-675.00	
A3- Garage Working Assessment	690.00	690.00	0.00	100.00 %
A3- Grounds Maintenance	6.94	11,750.00	-11,743.06	0.06 %
A3- Insurance	10,430.90	14,400.00	-3,969.10	72.44 %
A3- Legal/ Prof Fees/Permits		9,500.00	-9,500.00	
A3- Maintenance Office Propane	264.24	750.00	-485.76	35.23 %
A3- Miscellaneous		1,150.00	-1,150.00	
A3- Septic System		100.00	-100.00	
A3- Telephone/Postage/ Office	584.50	2,600.00	-2,015.50	22.48 %
A3- Trash Disposal	914.99	6,500.00	-5,585.01	14.08 %
Garage- Building/Grounds Maint.		2,000.00	-2,000.00	

Adirondack Lodges Homeowners Association

Budget vs. Actuals: Budget_FY24_P&L - FY24 P&L

January - December 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Garage- Contract Services		3,019.00	-3,019.00	
Garage- Electric		650.00	-650.00	
Garage- Insurance	4,775.71	5,900.00	-1,124.29	80.94 %
Garage- Miscellaneous		50.00	-50.00	
Garage- Taxes	3,637.79	8,500.00	-4,862.21	42.80 %
Total Expenses	\$51,711.56	\$211,424.00	\$ -159,712.44	24.46 %
NET OPERATING INCOME	\$195,889.82	\$325,271.00	\$ -129,381.18	60.22 %
Other Income				
Interest Income	6,952.03	530.00	6,422.03	1,311.70 %
Total Other Income	\$6,952.03	\$530.00	\$6,422.03	1,311.70 %
Other Expenses				
A2 Staining Corporate Taxes	208.00		208.00	
A2- Reserve Expense				
A2 - Equipment Reserve Expense	1,374.61		1,374.61	
A2 - Roads, Parking Reserve Exp		21,000.00	-21,000.00	
A2 - Roofs, Siding, Decks		79,399.00	-79,399.00	
Total A2- Reserve Expense	1,374.61	100,399.00	-99,024.39	1.37 %
A2- Staining Expense		35,000.00	-35,000.00	
A3- Reserve Expense				
A3 - Equipment Reserve Expense	1,257.20		1,257.20	
A3 - Harbr, Dredg, Dcks, Beach	571,422.72		571,422.72	
Total A3- Reserve Expense	572,679.92		572,679.92	
Garage Corporate Taxes	9.00	50.00	-41.00	18.00 %
Garage Reserve Expense	96.18	20,100.00	-20,003.82	0.48 %
Total Other Expenses	\$574,367.71	\$155,549.00	\$418,818.71	369.25 %
NET OTHER INCOME	\$ -567,415.68	\$ -155,019.00	\$ -412,396.68	366.03 %
NET INCOME	\$ -371,525.86	\$170,252.00	\$ -541,777.86	-218.22 %

To: Board of Directors – ALHA
From: Buildings and Grounds
Date: May 18, 2024
Re: Buildings and Grounds Report

1. In spite of a record number of pine cones and lots of debris around campus Jason has done great job of cleaning up campus.
2. The harbor update will be given as a separate report.
3. Last year was a busy but productive year for ALHA. In addition to the harbor reconstruction the following was accomplished.

Buildings 6,21, 22 were re-roofed by Skyway roofing and all new roofs can be expected to last approximately 30 years!

This year, buildings 3,5,24 and garage 1 will get new roofs. As soon as we have dates scheduled, we will let the owners know so they can prepare by clearing decks, etc...In 2025 units 7,8,23 and garage 2 will get new roofs.

4. Buildings 21, 22 and 6 are scheduled to be stained in 2024 by Chris Campbell. As soon as we know his staining schedule, we will give you a heads up. Next year, buildings 3,5,24 are scheduled to be stained. The staining and roofing schedule are subject to change based on circumstance but are mainly set for the foreseeable future. For those of you who do not know him, Chris Campbell is a local contractor who was hired last year to do some repairs around campus. Last year he completed repairs on the following units:

1A,1B,2A,3C,6A,6B,7A,7B,8A,8B,9A,19B,20A,21C,22A,23A and 23B.

We are in the process of scheduling this year's repairs with Chris. If you have anything of concern regarding your unit, please let B & G know so it can be evaluated.

So, although assessments have gone up over the past few years your assessment dollars have gone right back into your units and the association's infrastructure.

5. On that note, over the past two years we have tried to hire a contractor to start repairing some of the asphalt walkways and parking areas but have been unable to receive any callbacks or estimates. Very frustrating to say the least. We will be at it again this year and will let you know if we have any success. We have a list of four paving contractors and will be contacting them all in the near future to see if we can get them to campus.
6. The sand was cleaned off the roads on by Kingsbury Sweeping on April 26th after preparation by Jason.
7. The harbor docks were put in by Jason the on May 3 and 5. Additional bracing was added to each dock which made the project more difficult and time consuming. In Jason's usual way he figured it out.
8. There will be a work party to install the outside docks after the meeting on May 18th. Hopefully around 11 am.

Adirondack Lodges Homeowners Assoc., Inc. (ALHA)
Community Water System (CWS)
May 18, 2024

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, lab analyses and inspections, due to date, have been performed and reported in compliance with New York State Department of Health standards, along with the attached 2023 Annual Drinking Water Quality Report.
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 Ugglä. All are thanked for their dedicated service to ALHA!
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. A replacement electronic water meter reader was installed in March when the previous unit failed after exceeding its five year internal battery life.
5. ALHA CWS co-operators have submitted ALHA's Lead Service Line Inventory (LSLI) required in NYS under new federal regulations, the deadline for which is October 2024. We were informed that ALHA's was the very first LSLI received by the Glens Falls District DOH Office!
6. Since 2021 ALHA has been required by NYS to annually test for per- and polyfluoroalkyl substances (PFAS) via expensive laboratory analyses. In 2020 NYS had developed Maximum Contaminant levels (MCLs) of 10 parts per trillion for the two most common PFAS: PFOS and PFOA. This April the Environmental Protection Agency (EPA) finalized a new PFAS National Primary Drinking Water Regulation which will entail expensive remediation if MCLs are found. As recommended by the National Rural Water Association (NRWA), ALHA joined a class action lawsuit against the manufacturers of PFAS chemicals that have contaminated groundwater supplies across the country. Being a member of this class action lawsuit, ALHA potentially benefits from resulting settlements or judgments. The law firm handling this litigation is representing participants on a contingent fee basis. To date, extensive documentation requested by the class action attorneys has been submitted.
7. ALHA's water co-operators are interested in having a SCADA (supervisory control and data acquisition) system of software and hardware technology installed, to allow for local and remote monitoring, alerts and control of ALHA's water plant processes. An estimate was obtained from RafaSystems. 2025 is a target for this project, before which time quotes from one or more additional reputable contractors will be sought.

8. ALHA's water operators, assisted by Jason Younes, investigate water waste on an on-going basis. We ask that all townhome owners take extra care to ensure that water is not wasted from leaking faucets, running toilets or unattended taps. Even in summer we recommend shutting off your water when you will be away for a period of time.

9. ALHA Townhome residents: Please read and heed the SUMMER TIPS below:

- Homeowners should use ALHA's irrigation system for outside watering whenever possible, rather than the CWS drinking water supply. If you must use drinking water for this purpose, please do so sparingly—and never 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 is to prevent cross-contamination of the drinking water system in the event of suction or reversed pressure. Please contact Debbie if you have questions or are in need of a "vacuum breaker". ALHA has a supply of vacuum breakers that 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 for several days, 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.

**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, contact any ALHA Board Member]

Annual Drinking Water Quality Report for 2023
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, 1/13/24, 5/25/24, 8/3/24 and 10/12/24 ; *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 3,297 gallons. Our single highest day was 11,500 gallons. The total water pumped in 2023 was 1,203,553 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 4th quarter monitoring with no detects for PFOA, PFOS and the other 23 unregulated contaminants & 1,4-Dioxane.

IS OUR WATER SYSTEM MEETING OTHER RULES THAT GOVERN OPERATIONS?

During 2023, 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 2023 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	8/7/23	5.25	mg/l	N/A	MCL=250	Erosion of natural deposits
Copper	N	8/24/21	00993 ¹	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 ²	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	8/7/23	0.736	mg/l	10	MCL=10	Erosion of natural deposits
Odor	N	8/7/23	1	µg/l	N/A	MCL=3	Natural sources
pH	N	8/7/23	8.20	units	N/A	NA	6.5-8.5
Sodium ³	N	8/7/23	4.02	mg/l	N/A	N/A ³	Naturally occurring; Road salt; Water softeners; Animal waste
Sulfate	N	8/7/23	10.7	mg/l	N/A	MCL=250	Geology
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 0.3-0.4	ppm	MRDL G	MRDL	Water additive used to control microbes
					N/A	MCL=4	
FOOTNOTES- 1. The level presented represents the 90 th 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 th 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 <i>Non-Detects (ND)</i> - laboratory analysis indicates that the constituent is not present. <i>Parts per million (ppm) or Milligrams per liter (mg/l)</i> - one part per million corresponds to one minute in two years or a single penny in \$10,000. <i>Parts per billion (ppb) or Micrograms per liter</i> - one part per billion corresponds to one minute in 2,000 years, or a single penny in \$10,000,000. <i>Parts per trillion (ppt) or Nanograms per liter (nanograms/l)</i> - one part per trillion corresponds to one minute in 2,000,000 years, or a single penny in \$10,000,000,000. <i>Picocuries per liter (pCi/L)</i> - picocuries per liter is a measure of the radioactivity in water. <i>Nephelometric Turbidity Unit (NTU)</i> - nephelometric turbidity unit is a measure of the clarity of water. Turbidity in excess of 5 NTU is just noticeable to the average person. <i>Action Level</i> - the concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow. <i>Treatment Technique (TT)</i> -A treatment technique is a required process intended to reduce the level of a contaminant in drinking water. <i>Maximum Contaminant Level</i> - 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. <i>Maximum Contaminant Level Goal</i> - 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. <i>Maximum Residual Disinfectant Level (MRDL)</i> : 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. <i>Maximum Residual Disinfectant Level Goal (MRDLG)</i> : 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 <i>N/A-not applicable</i>							

RENTAL COMMITTEE REPORT TO THE BOARD OF DIRECTORS

May 18, 2024

Number of rental guests 2024 YTD: 0

Number of rental periods 2024 YTD: 0

Number of nights 2024 YTD: 0

Number of complaints since last report: 0

The 2024 Rental Documents are posted on the ALHA website and were distributed to our membership on February 1, 2024.

The 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

Adirondack Lodges HOA Common Areas Storage Policy

Effective Summer 2024

- Storage of boat and PWC trailers, snowmobile trailers, utility trailers and carts, ATV trailers, etc. is permitted only in designated areas in the garage complex and at the sand pit, and only with a written agreement between the owner and the Association (form attached).
- The common area available for storage is limited. ALHA cannot guarantee that every request for trailer storage can be accommodated. Storage is available only for trailers registered to owners.
- Storage is season to season, with a written agreement required for each season.
 - Summer season starts May 1 and ends on October 31.
 - Winter season starts November 1 and ends on April 30.
- Items left in common areas without an agreement in effect or where parking is not permitted are deemed abandoned and the Association may move them or dispose of them at the owner's expense.
- Trailers for watercraft can be stored at the garage complex only in the summer season. No winter storage of watercraft at the garage complex.
- Snowmobile trailers can be stored during the summer season only at the sand pit to maximize area available for boat trailers in the garage complex. They can be stored for the winter season at the garage complex to maximize accessibility.
- Trailer tongues must be conspicuously marked with the owner's unit/lot number in a contrasting color (for example, black markings on a silver tongue, white markings on a black tongue). Trailers not conspicuously marked or readily identifiable will be considered abandoned.
- Storage at the sand pit is free.
- Taxes and insurance for the garage complex, including the road, and maintenance and plowing of the road, are the expense of owners who are garage tenants. To contribute to these costs, owners who are not garage tenants but wish to store a trailer in the garage complex will pay a fee for storage. The fee for each season will be one-half of the single-bay "working assessment" for garage tenants (i.e., January assessment). The single-bay working assessment is currently \$230, so the fee is \$115 per season for storage at the garage complex. Owners who are garage tenants can store one trailer per season without charge if they have an agreement for that season.
- Storage in ALHA common areas is at the owner's risk. ALHA has no liability or responsibility for stored items. ALHA can move stored items if deemed necessary with no liability or responsibility to owners.
- Owners can request a slot for trailer storage by submitting the attached agreement to the Buildings & Grounds Committee with their check for payment of the applicable fee. Owners who are garage tenants will get a priority for storing one trailer per season at the garage complex.

- As a reminder, trailer parking is never permitted around the townhouses, even on a short-term, transitory basis. If your guests or renters bring trailers, you must make arrangements for off-site storage.