

Adirondack Lodges Homeowners Association, Inc.

P.O. Box 335 Adirondack NY 12808

On the East Shore of Schroon Lake

ALHA BOARD MEETING

Saturday, August 3, 2024

Saranac Building, Pines Camp Lakeside, and via Zoom

The meeting was called to order at 9:09 am by President Gary Karl with the Pledge of Allegiance.

Board members present: David Angliss, Bob Brown, Nancy Esterline, Kevin Granger, Gary Karl, Brad Koehler, Rich Lockwood, Alice Lovely, Kent Molino.

Owners Present: Lisa Aktas, Laura Angliss, Russ Esterline, Debbie Karl, Tom Lovely, Kevin, Eileen, Rachel and Michael Lynch, Carol Molino, Ralph Morrone, Kara Pritchard, Mike Purdy, Mike Sposili, Brian Tario, John Ugcla, Eva Wengler

Owners signed on via Zoom: Carol (Balz) Cali, Debbie and Scott Chadbourne, Regina and Charlie Dietz, Jean and Gil Frank, Anita and Tom Hazen, Sara and Joel Kremer, Jane and Nick Mastracchio, Judy and Jeff Miller, Kim Molino, Elizabeth Muller, Ann and Brian Nobis, Laurie and Vince Pasqualino, Susan and Paul Spofford, Bridget Rourke and Karl Urich, Donna and Ted Ware

Approval of Minutes: The minutes of the May 18, 2024 board meeting were approved following a motion made by Rich Lockwood.

REPORTS:

Officers

President Gary Karl thanked Bob Brown and Word of Life for allowing ALHA to use its facilities. He then extended congratulations to Jane and Nick Mastracchio on their 61st anniversary.

Finance

Please refer to the financial statements previously distributed and attached here.

Treasurer David Angliss thanked Assistant Treasurer Mike Purdy for his help.

The plan to switch to email invoicing of assessments is almost complete. Angliss will be sending a test email which will come from Adirondack Lodges QuickBooks, showing a \$0 balance due. Owners will need to open the invoice for the test. Once we are using the system, owners will need to open the invoice, print it, and return the stub at the bottom of the invoice with their payment. As always, a separate check for each invoice (A2, A3, Garages) will be required because the funds for each account must remain separate

QuickBooks can only accommodate one email address per property. The email invoice will be sent to the email address that owners indicated on the form that they returned with their May assessments. Owners will be notified from the ALHA gmail account prior to the sending of the test invoice. (Remember that you may have more than one email address on the ALHA gmail.) A follow-up email will be sent after the test invoices have been emailed.

The budgeting process for 2025 will be starting soon, with the budget to be presented at the October meeting.

Building and Grounds

Please see the report previously emailed. Co-chair Mike Purdy thanked all volunteers, and emphasized how important volunteers are to our association.

Community Water System

Please refer to the CWS report previously distributed. Volunteer Operator Deb Karl reminded owners that we are the owners of a regulated public water system. She reported that she has been recertified until July 2027, and noted that state-required water testing will take place this week.

Insurance

Chair Mike Purdy reported that our pollution insurance renews this year – it is a three-year policy. He said that our insurance agent predicts a 15% increase in our general insurance policy premium, due to market conditions. This will be taken into account when we budget for 2025.

Purdy reminded owners that they are required to submit proof of insurance each year for all “toys” – golf carts, PWCs, snowmobiles, ATVs, etc.

Alice Lovely reported for Bill Firth that insurance on “toys” for the townhouses is up to date with just a few exceptions that he is following up on. Bob Brown said that insurance for Mill Creek owners is also in good shape. Rich Lockwood reported for Mary Lockwood that she is following up on one missing Homeowners Insurance policy for a townhouse.

Social

Co-chair Kara Pritchard thanked her committee for their efforts on last night’s Harbor Celebration and today’s picnic. She reported that the community’s Facebook page is off to a good start. The committee will soon begin using the email distribution lists for various activities. She mentioned a number of possible future activities/outings that are under consideration – stay tuned!

Rental

Chair Elizabeth Muller reported that there have not been any rentals to date in 2024, with one planned rental for a few nights in August.

Compliance

Chair Rich Lockwood reported that there have been some issues with trailers parked on lawns near the townhouses, which is not permitted. He reminded owners that no glass bottles or containers of any kind are permitted on the plaza or beach for safety reasons. He also reminded owners that the south beach is just for swimming.

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

OLD BUSINESS:

Tennis Courts Committee Project Update

Chair Nancy Esterline reported that the board approved the committee's recommendation on a contractor for the project, O'Connor Construction. Pat O'Connor is an experienced contractor who has done tennis court construction in the area. His firm was also the low bidder.

The target for the fall work is to do the demolition of the existing courts and build the foundation for the new ones the week of 9/30/24. The fencing contractor is targeting the week of 10/7.

In the spring of 2025, the courts will be surfaced and the lines painted. The committee hopes for a full season of racquet sports in 2025.

In response to an owner question, Esterline said that the exact layout of the courts/lines for pickleball vs. tennis is still to be determined, but that the likely result will be one court marked only for tennis, with the second tennis court also marked for two pickleball courts, one on each side of the tennis net.

Common Areas Storage Policy Implementation and Adjustments

President Gary Karl gave background on the formation of the policy, which was promulgated at the May meeting. The policy was recommended by a group of six owners following the huge effort last fall to clear the garage area of trailers and boats prior to start of the harbor restoration and related depositing of the spoils in the garage area. He reported that owner feedback on the policy fell into three categories:

- a. Requests to amend the policy to allow winter storage of boats. The working group recommended making this change. Rich Lockwood made a motion to amend the policy to allow winter storage of boats. The motion carried. It was noted that this area will not be plowed in the winter.
- b. Requests to allow garage owners to have one free storage spot per bay, rather than one free spot regardless of the number of garages they own. The working group did not recommend making this change. No action was taken.
- c. Requests to eliminate the fee for storage for owners who do not lease a garage. The working group did not recommend making this change. Karl explained that the garage area was carved out of the common area in 1992, when the first

garages were built. ALHA does not get a tax bill for the common areas, because the value of the beach, harbor, tennis courts, etc., is built into our individual home assessments. The association does receive a real estate tax bill for the garage area, and this cost is borne exclusively by the garage owners. No action was taken.

Harbor Litigation Update

No new information at this point. We are waiting to hear how the court wants to proceed. Under New York State law, the Association is entitled to recover attorneys' fees and damages suffered as a consequence of the injunction. In response to a question from an owner, Karl clarified that the majority of the attorney fees have been paid by our insurer at the time, and thus those monies would go back to the carrier.

Harbor Restoration Project Update

President Karl reported that the project is essentially complete. A few incidental projects related to landscaping and irrigation remain; these should be completed in the next few days.

Karl noted that we are unable to close the books on the project, but that we expect to do so in the next several weeks. Even if we are unable to collect the one overdue assessment, we will have a balance in the harbor account. He forecast a return of at least \$1,350 per townhouse/home/lot. The board's intention is that checks to owners to refund the surplus will be mailed by October 1, 2024. A comprehensive accounting of the harbor project costs will be provided at the October meeting.

John Ugglá asked whether we should roll the excess funds into the cost of the tennis courts. Karl answered that although that would be simpler for the association, at the March 2023 special meeting the board committed to refund any excess harbor funds to owners, and the board wants to honor that commitment.

Reminders

- Picnic 5 pm today.
- Adirondack Marathon September 22, 2024. Anyone interested in volunteering, please send an email to the ALHA gmail account (alhaschroonlake@gmail.com)

NEW BUSINESS:

Ratify actions taken since last meeting:

Gary Karl made a motion to ratify the following actions which have been taken by the board since the May 18th meeting. The motion carried.

- Accepted O'Connor bid for tennis courts restoration project
- Architectural Requests approved:
 1. Install awning at Unit 12B
 2. Install railing along walkway at Unit 9A
 3. Replace decking and stairs with composite at Unit 6A
 4. Replace decking with composite at Unit 24A
- Expend \$3,000 from Garage Reserves to put gravel on loop road in garage complex.

- Issue “letter of support” for Adirondack Marathon on September 22.
- Approve inviting members to subscribe to “special interest” email lists organized by the Social Committee.
- Approve establishment of a Facebook page and a related Social Media Policy proposed by the Social Committee, to be reviewed in one year.

2024 A2, A3 and Garage budgets process

President Karl gave an overview of the budgeting process. The 2025 budget will be presented at the October board meeting.

Appoint Nominations Committee for ALHA Board elections

President Karl noted that under ALHA’s bylaws, it is the responsibility of the board president to appoint the Nominations Committee. He asked that any owner who is interested in serving on the committee please notify him or Alice Lovely by August 17. Note that you must be able to be physically present on campus in early December to count the ballots. Karl will appoint the committee once the list of interested owners is received. Three board members are finishing their second term and are not eligible to run again for 2025.

Privilege of the Floor

Russ Esterline asked a question about the demand for space for trailers. This year there was room for everyone who wanted to store a trailer. The form to request winter storage of trailers/boats will be sent out in September.

Tom Lovely asked whether there is a date for the removal of docks. The date has not yet been set.

There were questions from Ralph Morrone and Tom Lovely regarding the maintenance of the new landscaping around the harbor. President Karl said that we will be looking for a service to help maintain the beds. The wildflower beds will take time to become established, but will lower our maintenance costs over time. The beds are also helpful in mitigating runoff into the harbor.

Russ Esterline asked whether there are plans to replace the basketball court. There are not.

Carol Molino reminded the group that ALHA has “adopted” the portion of East Shore Drive from Blue Sky estates to the General Store, and asked that if residents are out walking and see any trash, to please pick it up if possible. She also encouraged residents to join ESSLA.

Carol Cali asked a question about tree removal. Gary Karl said that tree removal/trimming by outside vendors has been completed for this season. If residents have concerns, they should contact the Building and Grounds Committee and those concerns will be considered the next time tree work is done.

Brian Tario asked about timing of the channel dredging and the permitting. Kent Molino responded that ALHA has the DEC permit but is awaiting the Army Corp of Engineers approval. He noted that dredging needs to be done in the fall, and said that we are looking at possibly the fall of 2027.

Executive Session

The board held a brief Executive Session. The meeting was adjourned at 10:30 am.

Respectfully submitted,

Alice Lovely, ALHA Board Secretary

Adirondack Lodges Homeowners Association

Balance Sheet

As of June 30, 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	3,778.62
A2- May Reserve 2324	127,713.22
A2- Staining 1518	122,835.07
A2- Working Reserve 3846	113,765.91
A3 GFNB&T Harbor Reserve 4727	326,718.15
A3 Reserve May CD 3128601	0.00
A3- Checking 8047	2,598.47
A3- Reserve May 4623	309,371.80
A3- Working Reserve 3859	99,824.01
Garage Checking 5727	29,615.49
Garage Reserve May 3087	18,575.21
Trust account	0.00
Total Bank Accounts	\$1,177,356.01
Accounts Receivable	
A3 - Wrk Assmnt Due & Unpaid	0.00
Assessments Receivable	30,286.23
Assmnt/fees Due & Unpaid	0.00
Total Accounts Receivable	\$30,286.23
Other Current Assets	
Exchange	0.00
Undeposited Funds	0.00
Total Other Current Assets	\$0.00
Total Current Assets	\$1,207,642.24
TOTAL ASSETS	\$1,207,642.24
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 June 30, 2024

	TOTAL
Equity	
Opening Bal Equity	0.00
Owner's Capital	0.00
Retained Earnings	1,540,798.09
Net Income	-333,155.85
Total Equity	\$1,207,642.24
TOTAL LIABILITIES AND EQUITY	\$1,207,642.24

Adirondack Lodges Homeowners Association

Profit and Loss by Location

January - June, 2024

	A2 OPERATIONS	A2 RESERVE FUNDS	A2 STAINING	A3 OPERATIONS	A3 RESERVE FUNDS	GARAGE OPERATIONS	GARAGE RESERVE FUNDS	TOTAL
Income								
A2- Reserve May Assessment		145,800.00						\$145,800.00
A2- Working Assessment	124,200.00							\$124,200.00
A3- Reserve May Asses Late Fee								\$0.00
A3- Reserve May Assessment					124,800.00			\$124,800.00
A3- Working Assessment				101,400.00				\$101,400.00
A3- Wrkng Asses Late/Misc Fees		40.50			2,368.84			\$2,409.34
Garage May Reserve Assessment							20,025.00	\$20,025.00
Garage- Working January Assessment						20,470.00		\$20,470.00
Total Income	\$124,200.00	\$145,840.50	\$0.00	\$101,400.00	\$127,168.84	\$20,470.00	\$20,025.00	\$539,104.34
GROSS PROFIT	\$124,200.00	\$145,840.50	\$0.00	\$101,400.00	\$127,168.84	\$20,470.00	\$20,025.00	\$539,104.34
Expenses								
A2- Building Maintenance	766.82							\$766.82
A2- Contract Services	25,158.00							\$25,158.00
A2- Corporate Tax	33.00	132.00						\$165.00
A2- Electric	2,241.71							\$2,241.71
A2- Equipment Maintenance	90.48							\$90.48
A2- Grounds Maintenance	6,371.99							\$6,371.99
A2- Insurance	600.00							\$600.00
A2- Septic System	28.11							\$28.11
A2- Water System	1,987.30							\$1,987.30
A3 - Lot 70 Taxes				143.09				\$143.09
A3- Building Maintenance				128.40				\$128.40
A3- Contract Services				25,158.00				\$25,158.00
A3- Corporate Taxes				227.00	305.00			\$532.00
A3- Electric				925.22				\$925.22
A3- Equipment Maintenance				63.63				\$63.63
A3- Garage May Reserve Assessment				675.00				\$675.00
A3- Garage Working Assessment				690.00				\$690.00
A3- Grounds Maintenance				4,570.05				\$4,570.05
A3- Insurance				10,430.90				\$10,430.90
A3- Maintenance Office Propane				264.24				\$264.24
A3- Telephone/Postage/ Office				975.81				\$975.81
A3- Trash Disposal				2,204.58				\$2,204.58
Garage- Building/Grounds Maint.						55.56		\$55.56
Garage- Insurance						4,775.71		\$4,775.71
Garage- Taxes						3,637.79		\$3,637.79
Total Expenses	\$37,277.41	\$132.00	\$0.00	\$46,455.92	\$305.00	\$8,469.06	\$0.00	\$92,639.39
NET OPERATING INCOME	\$86,922.59	\$145,708.50	\$0.00	\$54,944.08	\$126,863.84	\$12,000.94	\$20,025.00	\$446,464.95
Other Income								
Interest Income	364.34	1,138.45	366.07	315.84	9,644.24	4.24	5.44	\$11,838.62
Total Other Income	\$364.34	\$1,138.45	\$366.07	\$315.84	\$9,644.24	\$4.24	\$5.44	\$11,838.62
Other Expenses								
A2 Staining Corporate Taxes			208.00					\$208.00
A2- Reserve Expense								\$0.00
A2 - Equipment Reserve Expense		2,749.22						\$2,749.22
A2 - General Reserve Expenses		5,961.00						\$5,961.00
A2 - Roads, Parking Reserve Exp		7,800.00						\$7,800.00
A2 - Roofs, Siding, Decks		17,955.00						\$17,955.00
Total A2- Reserve Expense		34,465.22						\$34,465.22
A3- Reserve Expense								\$0.00
A3 - Equipment Reserve Expense					2,514.40			\$2,514.40
A3 - General Reserve Expenses					3,687.85			\$3,687.85
A3 - Harbr, Dredg, Dcks, Beach					731,681.59			\$731,681.59
Total A3- Reserve Expense					737,883.84			\$737,883.84
Garage Corporate Taxes						6.00	3.00	\$9.00
Garage Reserve Expense							18,893.36	\$18,893.36
Total Other Expenses	\$0.00	\$34,465.22	\$208.00	\$0.00	\$737,883.84	\$6.00	\$18,896.36	\$791,459.42
NET OTHER INCOME	\$364.34	\$-33,326.77	\$158.07	\$315.84	\$-728,239.60	\$-1.76	\$-18,890.92	\$-779,620.80
NET INCOME	\$87,286.93	\$112,381.73	\$158.07	\$55,259.92	\$-601,375.76	\$11,999.18	\$1,134.08	\$-333,155.85

Adirondack Lodges Homeowners Association

Statement of Cash Flows

January - June, 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	87,286.93	112,381.73	158.07	55,259.92	-601,375.76	11,999.18	1,134.08		\$ -333,155.85
Adjustments to reconcile Net Income to Net Cash provided by operations:									\$0.00
Assessments Receivable	0.00	-2,740.50		0.00	-2,015.57	0.00	0.00		\$ -4,756.07
Exchange								0.00	\$0.00
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	0.00	-2,740.50		0.00	-2,015.57	0.00	0.00	0.00	\$ -4,756.07
Net cash provided by operating activities	\$87,286.93	\$109,641.23	\$158.07	\$55,259.92	\$ -603,391.33	\$11,999.18	\$1,134.08	\$0.00	\$ -337,911.92
NET CASH INCREASE FOR PERIOD	\$87,286.93	\$109,641.23	\$158.07	\$55,259.92	\$ -603,391.33	\$11,999.18	\$1,134.08	\$0.00	\$ -337,911.92
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	\$117,544.53	\$150,273.28	\$122,835.07	\$102,422.48	\$636,089.95	\$29,615.49	\$18,575.21	\$0.00	\$1,177,356.01

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	0.00	100.00 %
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	0.00	100.00 %
A3- Working Assessment	101,400.00	101,400.00	0.00	100.00 %
A3- Wrkng Asses Late/Misc Fees	2,792.07		2,792.07	
Garage May Reserve Assessment	20,025.00	20,025.00	0.00	100.00 %
Garage- Working January Assessment	20,470.00	20,470.00	0.00	100.00 %
Total Income	\$539,487.07	\$536,695.00	\$2,792.07	100.52 %
GROSS PROFIT	\$539,487.07	\$536,695.00	\$2,792.07	100.52 %
Expenses				
A2- Building Maintenance	1,129.85	4,500.00	-3,370.15	25.11 %
A2- Contract Services	25,158.00	48,807.00	-23,649.00	51.55 %
A2- Corporate Tax	165.00	1,075.00	-910.00	15.35 %
A2- Electric	2,241.71	7,500.00	-5,258.29	29.89 %
A2- Equipment Maintenance	90.48	850.00	-759.52	10.64 %
A2- Grounds Maintenance	9,296.25	11,000.00	-1,703.75	84.51 %
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	28.11	4,000.00	-3,971.89	0.70 %
A2- Water System	1,987.30	10,500.00	-8,512.70	18.93 %
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	25,158.00	48,808.00	-23,650.00	51.54 %
A3- Corporate Taxes	532.00	1,200.00	-668.00	44.33 %
A3- Electric	925.22	1,100.00	-174.78	84.11 %
A3- Equipment Maintenance	63.63	1,425.00	-1,361.37	4.47 %
A3- Garage May Reserve Assessment	675.00	675.00	0.00	100.00 %
A3- Garage Working Assessment	690.00	690.00	0.00	100.00 %
A3- Grounds Maintenance	5,860.12	11,750.00	-5,889.88	49.87 %
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	975.81	2,600.00	-1,624.19	37.53 %
A3- Trash Disposal	2,204.58	6,500.00	-4,295.42	33.92 %
Garage- Building/Grounds Maint.	55.56	2,000.00	-1,944.44	2.78 %

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	\$97,216.75	\$211,424.00	\$ -114,207.25	45.98 %
NET OPERATING INCOME	\$442,270.32	\$325,271.00	\$116,999.32	135.97 %
Other Income				
Interest Income	11,838.62	530.00	11,308.62	2,233.70 %
Total Other Income	\$11,838.62	\$530.00	\$11,308.62	2,233.70 %
Other Expenses				
A2 Staining Corporate Taxes	208.00		208.00	
A2- Reserve Expense				
A2 - Equipment Reserve Expense	2,749.22		2,749.22	
A2 - General Reserve Expenses	5,961.00		5,961.00	
A2 - Roads, Parking Reserve Exp	7,800.00	21,000.00	-13,200.00	37.14 %
A2 - Roofs, Siding, Decks	17,955.00	79,399.00	-61,444.00	22.61 %
Total A2- Reserve Expense	34,465.22	100,399.00	-65,933.78	34.33 %
A2- Staining Expense		35,000.00	-35,000.00	
A3- Reserve Expense				
A3 - Equipment Reserve Expense	2,514.40		2,514.40	
A3 - General Reserve Expenses	3,687.85		3,687.85	
A3 - Harbr, Dredg, Dcks, Beach	916,652.79		916,652.79	
Total A3- Reserve Expense	922,855.04		922,855.04	
Garage Corporate Taxes	9.00	50.00	-41.00	18.00 %
Garage Reserve Expense	22,236.56	20,100.00	2,136.56	110.63 %
Total Other Expenses	\$979,773.82	\$155,549.00	\$824,224.82	629.88 %
NET OTHER INCOME	\$ -967,935.20	\$ -155,019.00	\$ -812,916.20	624.40 %
NET INCOME	\$ -525,664.88	\$170,252.00	\$ -695,916.88	-308.76 %

Adirondack Lodges Homeowners Assoc., Inc. (ALHA)
Community Water System (CWS)
August 3, 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, maintenance office and 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, including upcoming triennial sampling for lead and copper. ALHA's Lead Service Line Inventory (LSLI), required in 2024 NYS under new federal regulations, has been submitted.
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. Debbie Karl completed continuing education recertification requirements, receiving certification renewal through July 2027.
4. To promote optimal functioning of the CWS, ALHA's Water Co-Operators assess and oversee repairs, preventive maintenance and capital improvements. Debbie Karl 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.
5. 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 detections to 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 has been provided as requested by class action attorneys for submittal of claims.
6. ALHA's water co-operators continue to consider installation of SCADA (supervisory control and data acquisition), a system of software and hardware technology that would allow for local and remote monitoring, alerts and control of our water plant processes. 2025-2026 is a tentative target for this project, before which time several additional quotes will be sought in addition to one already obtained.
7. ALHA's water operators, assisted by Jason Younes, investigate water waste on an on-going basis. We ask all townhome owners to ensure that water is not wasted from leaking faucets, running toilets or unattended taps. We request you shut off your water when you are not residing at your unit.

8. ALHA Townhome residents: Please read and continue to 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. Jason Younes (518) 409-6482
3. Gil Frank (516) 426-0401
4. Mike Purdy (518) 423-9028
5. Morris Coolidge (518) 929-3560
6. Glens Falls Department of Health (518) 793-3893

[If you do not have ready access to this list, contact any ALHA Board Member]

To: ALHA Board of Directors
From: Buildings and Grounds Committee
Date: August 3, 2024
Re: Buildings and Grounds Report

*Much of this report involves volunteer help. The importance of volunteers cannot be underestimated.

Jason along with several volunteers installed the outside docks on 5/18/24 including Gil Frank, Kevin Granger, Bob Brown, Bo Prichard, Kent Molino, Dave Angliss, Jeff Miller, Brian Keane, Mile Sposili, Mike Geraci, Gil Scarazzni, Karl Urich, and Rich Kneisz.

Jason, Bo, Kevin and Rich installed ROW docks

Bridget, Susan, Linda planted the annuals at the entrance to the lodges and the flag pole garden.

Sposili planted the horse trough in front of buildings 21 and 22

Sposili & Purdy rerouted the pipe to the irrigation pump

Granger, Purdy, Frank and Jason put in the swim ropes

Granger and Jason installed the new buoys at the entrance to the harbor which are lighted. The other buoys have been refurbished.

Granger and Sposili installed new lights at the outside buoys of the swim area.

Purdy power washed the picnic tables and concrete pads at the plaza.

Kent Molino met with several paving contractors to get pricing on several projects including sidewalks.

Karl, Molino, Sposili, Frank and Purdy kept the sod watered at the harbor.

THANKS TO ALL OUR VOLUNTEERS!!!

*Jason spread gravel at the garages.

*Roofs have been completed at buildings 5, 24 and 3. Some new skylights were replaced at owner's expense.

*Grub control was completed. It was missed last year by our contractor so we went with a new one.

*Jason replaced deck boards at 20B, top railing boards at 9A, upper deck boards at unit 24B, shored up steps at 14B (steps will be rebuilt in fall), several top railing boards at 20A and 11B.

*A new mirror has been purchased for the harbor and will be installed soon.

*Our lawn mower has been in for repair for several weeks. We had to rent one from Queensbury as needed.

*Chris Campbell (outside contractor) is on site to complete a number of projects. He just completed the pump enclosure at the harbor.

* Buildings 21, 22 and 6 will be stained between August and October. Buildings 3, 5 and 24 are scheduled for the spring.

SOCIAL COMMITTEE – AUGUST 2024

REPORT TO BOARD OF DIRECTORS

July 31, 2024

- We have planned two events for the Association Members:
 - Harbor Ribbon Cutting Celebration – August 2, 2024
 - ALHA Annual Picnic – August 3, 2024
- We received approval and created a Facebook group for the benefit of the association to use as a platform to announce events, informal gatherings, items for sale and general announcements to the members. The group is private and a prerequisite of membership is that you must be an owner or immediate family member of an owner to join. If you would like to join the group please reach out to Kara Pritchard or Dianna Firth.
- We also have created email distribution groups for various social activities so we would not bother members with social activities that they did not wish to be contacted about. The groups are: All ALHA Activities, Boating, Kayaking, Running/Walking, Tennis/Pickleball, Happy Hour/Social Gatherings and Outings, We will start to use these distribution groups in August. If you wish to join any group to be contacted about events, please contact Kara Pritchard or Dianna Firth.
- We hope to plan various events this fall such as fall foliage kayaks and sightseeing, walking groups, a pickleball tournament, brewery tour and other informal gatherings. Reach out to any committee member below with ideas!
- Be on the lookout for a Movie Night on the Beach with Pizza Truck (weather permitting) on Labor Day Weekend!

Kara Pritchard and Dianna Firth, Co-Chairpersons and Committee Members:

Lisa Aktas

Nancy Esterline

Alice Lovely

Shari Schillinger

RENTAL COMMITTEE REPORT TO THE BOARD OF DIRECTORS

AUGUST 3, 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.

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

Compliance Committee Report

August 2024

Several issues were noted since our last meeting. This includes trailers being parked for long periods of time in the areas of the townhomes. All trailers need to be parked in designated areas.

Boys were noted to be fishing from the south beach area. It is not clear if they were family members from the association but a reminder this is not permissible.

A final reminder no glass on the beaches or harbor areas.

A copy of the ALHA Handbook with our Rules and Regs is on the ALHA website (www.alhaschroonlake.com)

Thank you.

Rich Lockwood

Chairman of Compliance