

Adirondack Lodges Homeowners Association, Inc.

P.O. Box 335 Adirondack NY 12808

On the East Shore of Schroon Lake

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**ALHA BOARD MEETING**

Saturday, October 25, 2025, 9 a.m.

Via Zoom

President Kent Molino called the meeting to order at 9:00 a.m.

**Board members present:** Lisa Aktas, Nancy Esterline, Kevin Granger, Gary Karl, Alice Lovely, Kent Molino, Mike Sposili. Excused: David Angliss, Elizabeth Muller.

**Owners Present:** Marie and Roger Bombardier, Susan and Bob Brown, Jeanne and Jim Clement, Regina and Charlie Dietz, Russ Esterline, Connie Fenton, Deb Karl, Tom Lovely, Carol Molino, Ann and Brian Nobis, Susan and Mike Purdy, Debbie Rockey, Susan and Paul Spofford, Karen and Joe Troy, Bridget Rourke and Karl Urich, Doris and Bill Wildermuth.

**Approval of Minutes:** Alice Lovely made a motion to accept the minutes of the August 2, 2025 meeting. The motion carried.

**REPORTS:**

**Officers:**

President Kent Molino welcomed new owners Mary and John McGuinness (lot 13).

**Finance:** Kent Molino reported, on behalf of Treasurer David Angliss, the current (rounded) balances in ALHA's accounts:

A2 checking	\$ 3,700
A2 May Reserve	94,000
A2 Staining	41,000
A3 checking	4,700

All the rest of the line items in the September reports were the same at the time of the meeting.

**Buildings and Grounds:** Co-chair Mike Purdy reviewed the items on the submitted report (attached), emphasizing the contributions of volunteers and the extraordinary amount of work done by Jason in trimming and fall cleanup. He reminded owners that all maintenance requests are to be made via email to [alhabandg@gmail.com](mailto:alhabandg@gmail.com). Oral requests are no longer accepted.

In the spring, volunteers will be solicited to recarpet eleven sections of the outside docks.

Please review the section of the report regarding townhome owners' responsibilities in preparing for winter.

In response to a question, Purdy clarified that composite decking, such as Trex or TimberTech, can be used for the floorboards on lakefront decks, both upper and lower, and for the floorboards of entryway porches (porches on the parking lot side). The TimberTech color "Antique Leather" has been popular and is the only color approved for use on entryway porches. Note that all deck renovations/replacements, including color selection, require approval of Buildings and Grounds and the Architectural Committee (the board) prior to the commencement of work.

Kent Molino reminded owners that if they wish to store a trailer on ALHA's property, they need to send an email to [ALHATrailers@gmail.com](mailto:ALHATrailers@gmail.com). Storage at the sand pit is free. Storage in the garage area of one trailer is free for garage tenants; a fee of one-half of the Garage operating assessment per season is required from non-garage tenants. For 2026, that fee will be \$130 per season.

**Community Water System:** Co-operator Deb Karl gave an overview of her report (attached). She clarified that Morris Coolidge is her co-operator, not her backup. She urged all homeowners to please conserve water due to the ongoing drought in the eastern Adirondacks, and to remember to shut off their water when the unit is unoccupied.

Residents are urged to report water outages immediately, day or night, using the phone list on the CWS report.

Karl noted that ALHA has received a few thousand dollars from the class action lawsuit against the manufacturers of PFAS and PFOS chemicals, and we expect up to a few thousand more over the next several months.

Karl reported, in an update to the report, that ALHA will be replacing a 22-year-old booster pump. Mike Purdy will be the point person in dealing with the vendor and the installation.

**Insurance:** Chair Mike Purdy reported that he is in the process of renewing all of ALHA's policies, which will be in place for January. Kent Molino noted on behalf of Mary Lockwood that all homeowner's insurance policies are in place for the townhomes. Bob Brown reported that insurance on all "toys" (ATVs, snowmobiles, golf carts, etc.) is up to date for Mill Creek. Insurance on "toys" owned by townhome owners is monitored by Vince Pasqualino and is also up to date.

**Social:** President Molino noted that the Social Committee was active in 2025, and the cornhole tournament on Labor Day weekend was well attended.

**Rental:** Alice Lovely reported for Chair Elizabeth Muller that there were no rentals YTD in 2025. The committee will be reviewing the rental documents for 2026 and will present them to the board for approval at the January meeting.

**Compliance:** Chair Tom Lovely reported that there were no major issues. He reminded owners to remove their beach chairs from the plaza – this is not Jason's job. He also reminded owners that the trash bins are for household trash only. Items such as furniture need to be taken to the Horicon Transfer Station.

**Nominations Committee:** Chair Carol Molino reported that three homeowners submitted self-nomination forms by the October 1<sup>st</sup> deadline: Nancy Esterline, Kevin Granger and Gary Karl. The Nominations Committee recommended the three candidates for consideration. Alice Lovely made a motion that the board accept the nominations. The motion carried. Ballots will be mailed to all homeowners by the end of October.

## **OLD BUSINESS**

**Adopt a Highway:** Kent Molino conveyed the thanks of organizer Carol Molino and the board to all who helped pick up trash along East Shore Drive as part of the Adopt a Highway program.

### **Final Playground Committee report**

Kent Molino thanked the members of the Playground Committee: Kevin Granger (chair), Russ Esterline, Kara Pritchard, Mike Purdy and Mike Sposili. The playground was replaced at a total cost of \$17,807, less than the budgeted amount of \$19,000. Gary Karl noted that use of the playground appeared to be up this season.

**Adirondack Bridge replacement:** Gary Karl reported that the project is scheduled to start immediately following the 2026 ADK Marathon, which takes place in late September. This will shorten ALHA's boating season slightly, as everything on the waterfront will need to be removed before then – including boats, docks, kayaks, kayak

racks, etc. The county had initially planned to do the work in the summer of 2026, which would have eliminated our boating season entirely. The county was accommodating to our request (along with the request of the East Shore Dr. community generally) to split the work into fall of 2026 and spring of 2027.

The design of the new bridge will hopefully yield 8” of additional headroom under the bridge. The design of the bridge is trapezoidal, with the base of the bridge the same size as it is currently, but with the sides slanting out a bit, which will aid in water flow during high water periods. Karl noted that the increased width near the top of the bridge may give the impression that two boats can pass one another; however, that is not the case since the width at the base of the opening remains the same as it is currently.

As part of the project, the county will be replacing the ramps to the outside docks and to the kayak area. The ramp to the docks will be ADA compliant. The entrance to the dock and kayak area will be moved slightly, as will the double gates to the beach area.

## **NEW BUSINESS**

**Adirondack Bridge Compensation Proposal from the County:** Vice President Karl noted that the county will be taking a small amount of land on either side of the bridge as part of the reconstruction. The county originally offered a purchase price of \$1,000 for the land. Kent Molino was able to negotiate a final offer of \$13,500 from the county. Karl noted that under NY State law, ALHA’s option is to either accept the proposal or sue the county. Karl made a motion that the board authorize President Kent Molino to accept the purchase proposal from Warren County. The motion carried. The \$13,500 received will be deposited to the A3 capital account.

**Ratify actions taken since the last board meeting:** Kent Molino made a motion to ratify the following actions taken by the board since the August 3rd meeting:

- **Architectural requests approved:**
  - Install conventional a/c unit – Unit 9B
  - Install composite decking lakeside and on second floor lakeside deck – Unit 17B
  - Install handrail along new asphalt walkway – Unit 17A
  - Replace lakeside picture window – Unit 19A
  - Install gutters over lakeside deck – Unit 15B

All projects are at owners’ expense.

- Approve three applications of grass treatments by Grasshopper Gardens in 2026, at a cost of \$7,126.20

The motion to ratify the above actions carried.

## 2025 Budget Proposals

President Molino gave an overview of the budget categories: A2 expenses are allocated to the 54 townhomes, A3 expenses are “all community” costs that are borne by both the townhomes and the single-family homes (78 total), and “Garage” expenses are allocated to the 89 garage bays. Two committees are involved in recommending the budget to the board: the Infrastructure Committee and the Finance Committee.

Vice President Kent Molino explained the budget proposals and proposed assessments in detail, summarized as follows:

## Working Assessments 2026

Category	Total Projected Expenses	Change from 2025	Influencing Factors
<b>Garages</b> (89 bays)	\$ 22,888	Increase of \$1,780	<ul style="list-style-type: none"> <li>- Insurance costs (projected increase of \$715)</li> <li>- Electricity costs (projected increase of \$150)</li> <li>- Increase in taxes (\$650)</li> </ul>
<b>A3</b> (78 units/lots)	\$100,391	Decrease of approximately \$13,260	<ul style="list-style-type: none"> <li>- Due primarily to the use of prior years' accumulated operating balances of \$11,000, offset slightly by increases in:               <ul style="list-style-type: none"> <li>- Insurance (\$500)</li> <li>- Trash (\$500)</li> </ul> </li> </ul>
<b>A2</b> (54 units)	\$126,086	Increase of \$25,380	<ul style="list-style-type: none"> <li>- Reinstatement of staining expense after a one-year moratorium(\$30,000)</li> <li>- Decrease in septic of \$6,000 [Note: moved to Reserve Assessments]</li> </ul>

## Reserve Assessments 2026

Category	Reserve Amount	Change from 2025	Influencing Factors
<b>Garages</b>	\$ 22,250	Decrease of \$6,675	- We are caught up on garage maintenance. Saving for next round of staining and roofing slated to start in 2031.
<b>A3</b>	\$131,085	Decrease of \$85,700	- Sports Park is completed - Allocations: \$41k for dredging the channel in 2028, \$21k for roadways and culverts, \$21k for future work on the beach plaza, \$12.5k for harbor catwalk maintenance/repairs, \$8k for evaluation of beach plaza
<b>A2</b>	\$177,979	Decrease of \$60,825	- Includes an increase in roofing (\$11.7k), decks/siding repairs (\$9.5k) and planned evaluation of septic system (\$10k), offset by the completion of the paving projects which cost \$83,700 in 2025.

## Annual Homeowner Assessments

Based on the budgets approved, Kent Molino made a motion to set the assessments for 2026 as follows:

Working Assessments (due in January):	Garages (per bay)	\$ 260
	A2	\$ 2,335
	A3	\$ 1,150

Reserve Assessments (due in May):	Garages (per bay)	\$ 250
	A2	\$ 3,000
	A3	\$ 1,750

2026 resale fees, which apply to all "arm's length" title transfers, were recommended as follows:

A2 \$ 900  
A3 \$ 900

The motion carried to approve the assessments carried.

**PRIVILEGE OF THE FLOOR**

There were no comments or questions.

At 10:12 Alice Lovely made a motion to adjourn the meeting. The motion carried.

Respectfully submitted,

Alice Lovely, ALHA Board Secretary

aml 11/4/25

# Adirondack Lodges Homeowners Association

## Balance Sheet

As of September 30, 2025

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
A2 Reserve CD 02038	0.00
A2 Reserve CD 3128605	0.00
A2 Staining CD 3128603	0.00
A2- Checking 8034	5,500.76
A2- May Reserve 2324	119,091.45
A2- Staining 1518	55,602.52
A2- Working Reserve 3846	84,839.84
A3 GFNB&T Harbor Reserve 4727	0.00
A3 Reserve May CD 3128601	0.00
A3- Checking 8047	5,062.28
A3- Reserve May 4623	113,461.97
A3- Working Reserve 3859	77,517.43
Garage Checking 5727	26,546.00
Garage Reserve May 3087	15,311.07
Trust account	0.00
<b>Total Bank Accounts</b>	<b>\$502,933.32</b>
Accounts Receivable	
A3 - Wrk Assmnt Due & Unpaid	0.00
Assessments Receivable	0.00
Assmnt/fees Due & Unpaid	0.00
<b>Total Accounts Receivable</b>	<b>\$0.00</b>
Other Current Assets	
Exchange	0.00
Undeposited Funds	0.00
<b>Total Other Current Assets</b>	<b>\$0.00</b>
<b>Total Current Assets</b>	<b>\$502,933.32</b>
<b>TOTAL ASSETS</b>	<b>\$502,933.32</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	0.00
<b>Total Accounts Payable</b>	<b>\$0.00</b>
<b>Total Current Liabilities</b>	<b>\$0.00</b>
<b>Total Liabilities</b>	<b>\$0.00</b>

# Adirondack Lodges Homeowners Association

## Balance Sheet

As of September 30, 2025

	TOTAL
Equity	
Opening Bal Equity	0.00
Owner's Capital	0.00
Retained Earnings	453,852.86
Net Income	49,080.46
<b>Total Equity</b>	<b>\$502,933.32</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$502,933.32</b>

# Adirondack Lodges Homeowners Association

## Statement of Cash Flows

January - September, 2025

	A2 OPERATIONS	A2 RESERVE FUNDS	A2 STAINING	A3 OPERATIONS	A3 RESERVE FUNDS	GARAGE OPERATIONS	GARAGE RESERVE FUNDS	NOT SPECIFIED	TOTAL
<b>OPERATING ACTIVITIES</b>									
Net Income	41,985.94	25,097.07	-46,444.89	19,095.98	1,333.54	7,845.25	167.57		\$49,080.46
Adjustments to reconcile Net Income to Net Cash provided by operations:									\$0.00
Assessments Receivable	0.00	0.00		0.00	0.00	0.00	0.00		\$0.00
Exchange	-0.01						0.01	0.00	\$0.00
<b>Total Adjustments to reconcile Net Income to Net Cash provided by operations:</b>	<b>-0.01</b>	<b>0.00</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.01</b>	<b>0.00</b>	<b>\$0.00</b>
<b>Net cash provided by operating activities</b>	<b>\$41,985.93</b>	<b>\$25,097.07</b>	<b>\$ - 46,444.89</b>	<b>\$19,095.98</b>	<b>\$1,333.54</b>	<b>\$7,845.25</b>	<b>\$167.58</b>	<b>\$0.00</b>	<b>\$49,080.46</b>
<b>NET CASH INCREASE FOR PERIOD</b>	<b>\$41,985.93</b>	<b>\$25,097.07</b>	<b>\$ - 46,444.89</b>	<b>\$19,095.98</b>	<b>\$1,333.54</b>	<b>\$7,845.25</b>	<b>\$167.58</b>	<b>\$0.00</b>	<b>\$49,080.46</b>
Cash at beginning of period	48,354.67	93,994.38	102,047.41	63,483.73	112,128.43	18,700.75	15,143.49	0.00	\$453,852.86
<b>CASH AT END OF PERIOD</b>	<b>\$90,340.60</b>	<b>\$119,091.45</b>	<b>\$55,602.52</b>	<b>\$82,579.71</b>	<b>\$113,461.97</b>	<b>\$26,546.00</b>	<b>\$15,311.07</b>	<b>\$0.00</b>	<b>\$502,933.32</b>

# Adirondack Lodges Homeowners Association

## Profit and Loss by Location

January - September, 2025

	A2 OPERATIONS	A2 RESERVE FUNDS	A2 STAINING	A3 OPERATIONS	A3 RESERVE FUNDS	GARAGE OPERATIONS	GARAGE RESERVE FUNDS	TOTAL
Income								
A2- Reserve May Assessment		172,800.00						\$172,800.00
A2- Working Assessment	100,710.00							\$100,710.00
A3- Resale Assess					3,000.00			\$3,000.00
A3- Reserve May Assessment					152,100.00			\$152,100.00
A3- Working Assessment				102,960.00				\$102,960.00
A3- Wrkng Asses Late/Misc Fees	167.88	240.00		118.08	266.04	21.60		\$857.49
Garage May Reserve Assessment							28,925.00	\$28,925.00
Garage- Working January Assessment						21,360.00		\$21,360.00
<b>Total Income</b>	<b>\$100,877.88</b>	<b>\$173,040.00</b>	<b>\$0.00</b>	<b>\$103,078.08</b>	<b>\$155,366.04</b>	<b>\$21,381.60</b>	<b>\$28,968.89</b>	<b>\$582,712.49</b>
<b>GROSS PROFIT</b>	<b>\$100,877.88</b>	<b>\$173,040.00</b>	<b>\$0.00</b>	<b>\$103,078.08</b>	<b>\$155,366.04</b>	<b>\$21,381.60</b>	<b>\$28,968.89</b>	<b>\$582,712.49</b>
Expenses								
A2- Building Maintenance	3,158.68							\$3,158.68
A2- Contract Services	39,496.50							\$39,496.50
A2- Corporate Tax		1,104.00						\$1,104.00
A2- Electric	4,327.22							\$4,327.22
A2- Grounds Maintenance	9,327.05							\$9,327.05
A2- Insurance	633.00							\$633.00
A2- Septic System	-321.00							\$ -321.00
A2- Water System	2,684.44							\$2,684.44
A3 - Lot 70 Taxes				341.88				\$341.88
A3 corporate taxes					4,545.00			\$4,545.00
A3- Building Maintenance				62.22				\$62.22
A3- Contract Services				39,496.50				\$39,496.50
A3- Corporate Taxes				345.00				\$345.00
A3- Electric				1,199.53				\$1,199.53
A3- Equipment Maintenance				720.92				\$720.92
A3- Garage May Reserve Assessment				975.00				\$975.00
A3- Garage Working Assessment				720.00				\$720.00
A3- Grounds Maintenance				9,399.24				\$9,399.24
A3- Insurance				24,387.25				\$24,387.25
A3- Maintenance Office Propane				474.40				\$474.40
A3- Telephone/Postage/ Office				1,709.54				\$1,709.54
A3- Trash Disposal				4,538.07				\$4,538.07
Garage - Equipment Maint.						-980.00		\$ -980.00
Garage- Building/Grounds Maint.						400.11		\$400.11
Garage- Insurance						5,066.76		\$5,066.76
Garage- Taxes						9,056.71		\$9,056.71
<b>Total Expenses</b>	<b>\$59,305.89</b>	<b>\$1,104.00</b>	<b>\$0.00</b>	<b>\$84,369.55</b>	<b>\$4,545.00</b>	<b>\$13,543.58</b>	<b>\$0.00</b>	<b>\$162,868.02</b>
<b>NET OPERATING INCOME</b>	<b>\$41,571.99</b>	<b>\$171,936.00</b>	<b>\$0.00</b>	<b>\$18,708.53</b>	<b>\$150,821.04</b>	<b>\$7,838.02</b>	<b>\$28,968.89</b>	<b>\$419,844.47</b>
Other Income								
Interest Income	413.95	1,894.02	371.00	387.45	396.92	7.23	6.22	\$3,476.79
<b>Total Other Income</b>	<b>\$413.95</b>	<b>\$1,894.02</b>	<b>\$371.00</b>	<b>\$387.45</b>	<b>\$396.92</b>	<b>\$7.23</b>	<b>\$6.22</b>	<b>\$3,476.79</b>
Other Expenses								
A2 Staining Corporate Taxes			264.00					\$264.00
A2- Reserve Expense								\$0.00
A2 - Equipment Reserve Expense		3,265.45						\$3,265.45
A2 - General Reserve Expenses		3,675.00						\$3,675.00
A2 - Roads, Parking Reserve Exp		82,363.50						\$82,363.50
A2 - Roofs, Siding, Decks		59,130.00						\$59,130.00
A2 - Water System Reserve Exp		-344.78						\$ -344.78
<b>Total A2- Reserve Expense</b>		<b>148,089.17</b>						<b>\$148,089.17</b>
A2- Staining Expense			46,551.89					\$46,551.89
A3- Reserve Expense								\$0.00
A3 - Equipment Reserve Expense		643.78			3,717.96			\$4,361.74
A3 - General Reserve Expenses					107,385.55			\$107,385.55
A3 - Harbr, Dredg, Dcks, Beach					14,924.00			\$14,924.00
A3 - Roads Reserve Expense					23,856.91			\$23,856.91
<b>Total A3- Reserve Expense</b>		<b>643.78</b>			<b>149,884.42</b>			<b>\$150,528.20</b>
Garage Corporate Taxes							4.00	\$4.00
Garage Reserve Expense							28,803.54	\$28,803.54
<b>Total Other Expenses</b>	<b>\$0.00</b>	<b>\$148,732.95</b>	<b>\$46,815.89</b>	<b>\$0.00</b>	<b>\$149,884.42</b>	<b>\$0.00</b>	<b>\$28,807.54</b>	<b>\$374,240.80</b>
<b>NET OTHER INCOME</b>	<b>\$413.95</b>	<b>\$ -146,838.93</b>	<b>\$ -46,444.89</b>	<b>\$387.45</b>	<b>\$ -149,487.50</b>	<b>\$7.23</b>	<b>\$ -28,801.32</b>	<b>\$ -370,764.01</b>
<b>NET INCOME</b>	<b>\$41,985.94</b>	<b>\$25,097.07</b>	<b>\$ -46,444.89</b>	<b>\$19,095.98</b>	<b>\$1,333.54</b>	<b>\$7,845.25</b>	<b>\$167.57</b>	<b>\$49,080.46</b>

# Adirondack Lodges Homeowners Association

## Budget vs. Actuals: Budget\_FY25\_P&L - FY25 P&L

January - December 2025

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
A2- Reserve May Assessment	172,800.00	172,800.00	0.00	100.00 %
A2- Working Assessment	100,710.00	100,710.00	0.00	100.00 %
A3- Resale Assess	3,000.00		3,000.00	
A3- Reserve May Assessment	152,100.00	152,100.00	0.00	100.00 %
A3- Working Assessment	102,960.00	102,960.00	0.00	100.00 %
A3- Wrkng Asses Late/Misc Fees	857.49		857.49	
Garage May Reserve Assessment	28,925.00	28,925.00	0.00	100.00 %
Garage- Working January Assessment	21,360.00	21,360.00	0.00	100.00 %
<b>Total Income</b>	<b>\$582,712.49</b>	<b>\$578,855.00</b>	<b>\$3,857.49</b>	<b>100.67 %</b>
<b>GROSS PROFIT</b>	<b>\$582,712.49</b>	<b>\$578,855.00</b>	<b>\$3,857.49</b>	<b>100.67 %</b>
<b>Expenses</b>				
A2- Building Maintenance	3,158.68	5,000.00	-1,841.32	63.17 %
A2- Contract Services	39,496.50	51,082.00	-11,585.50	77.32 %
A2- Corporate Tax	1,104.00	500.00	604.00	220.80 %
A2- Electric	4,327.22	7,000.00	-2,672.78	61.82 %
A2- Equipment Maintenance		950.00	-950.00	
A2- Grounds Maintenance	10,190.51	15,000.00	-4,809.49	67.94 %
A2- Insurance	633.00	805.00	-172.00	78.63 %
A2- Legal and Professional Fees		100.00	-100.00	
A2- Miscellaneous		450.00	-450.00	
A2- Septic System	-321.00	10,000.00	-10,321.00	-3.21 %
A2- Water System	2,756.33	10,500.00	-7,743.67	26.25 %
A3 - Lot 70 Taxes	341.88	475.00	-133.12	71.97 %
A3 corporate taxes	4,545.00		4,545.00	
A3- Assn Social Events		500.00	-500.00	
A3- Bank Charges		25.00	-25.00	
A3- Building Maintenance	62.22	200.00	-137.78	31.11 %
A3- Contract Services	39,496.50	51,082.00	-11,585.50	77.32 %
A3- Corporate Taxes	345.00	500.00	-155.00	69.00 %
A3- Electric	1,199.53	1,300.00	-100.47	92.27 %
A3- Equipment Maintenance	720.92	1,200.00	-479.08	60.08 %
A3- Garage May Reserve Assessment	975.00	975.00	0.00	100.00 %
A3- Garage Working Assessment	720.00	720.00	0.00	100.00 %
A3- Grounds Maintenance	9,399.24	14,000.00	-4,600.76	67.14 %
A3- Insurance	24,387.25	16,500.00	7,887.25	147.80 %
A3- Legal/ Prof Fees/Permits		5,000.00	-5,000.00	
A3- Maintenance Office Propane	474.40	750.00	-275.60	63.25 %
A3- Miscellaneous		400.00	-400.00	
A3- Septic System		100.00	-100.00	
A3- Telephone/Postage/ Office	1,709.54	2,800.00	-1,090.46	61.06 %
A3- Trash Disposal	4,874.23	7,000.00	-2,125.77	69.63 %
Garage - Equipment Maint.	-980.00		-980.00	

# Adirondack Lodges Homeowners Association

## Budget vs. Actuals: Budget\_FY25\_P&L - FY25 P&L

January - December 2025

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Garage- Building/Grounds Maint.	400.11	2,000.00	-1,599.89	20.01 %
Garage- Contract Services		3,160.00	-3,160.00	
Garage- Electric		650.00	-650.00	
Garage- Insurance	5,066.76		5,066.76	
Garage- Miscellaneous		50.00	-50.00	
Garage- Taxes	9,056.71	8,650.00	406.71	104.70 %
<b>Total Expenses</b>	<b>\$164,139.53</b>	<b>\$219,424.00</b>	<b>\$ -55,284.47</b>	<b>74.80 %</b>
NET OPERATING INCOME	<b>\$418,572.96</b>	<b>\$359,431.00</b>	<b>\$59,141.96</b>	<b>116.45 %</b>
Other Income				
Interest Income	3,476.79		3,476.79	
<b>Total Other Income</b>	<b>\$3,476.79</b>	<b>\$0.00</b>	<b>\$3,476.79</b>	<b>0.00%</b>
Other Expenses				
A2 Staining Corporate Taxes	264.00		264.00	
A2- Reserve Expense				
A2 - Equipment Reserve Expense	3,265.45		3,265.45	
A2 - General Reserve Expenses	3,675.00		3,675.00	
A2 - Roads, Parking Reserve Exp	82,363.50		82,363.50	
A2 - Roofs, Siding, Decks	59,130.00		59,130.00	
A2 - Water System Reserve Exp	-344.78		-344.78	
<b>Total A2- Reserve Expense</b>	<b>148,089.17</b>		<b>148,089.17</b>	
A2- Staining Expense	61,011.89		61,011.89	
A3- Reserve Expense				
A3 - Equipment Reserve Expense	4,361.74		4,361.74	
A3 - General Reserve Expenses	107,385.55		107,385.55	
A3 - Harbr, Dredg, Dcks, Beach	14,924.00		14,924.00	
A3 - Roads Reserve Expense	23,856.91		23,856.91	
<b>Total A3- Reserve Expense</b>	<b>150,528.20</b>		<b>150,528.20</b>	
Garage Corporate Taxes	4.00	50.00	-46.00	8.00 %
Garage Reserve Expense	28,803.54		28,803.54	
<b>Total Other Expenses</b>	<b>\$388,700.80</b>	<b>\$50.00</b>	<b>\$388,650.80</b>	<b>777,401.60 %</b>
NET OTHER INCOME	<b>\$ -385,224.01</b>	<b>\$ -50.00</b>	<b>\$ -385,174.01</b>	<b>770,448.02 %</b>
NET INCOME	<b>\$33,348.95</b>	<b>\$359,381.00</b>	<b>\$ -326,032.05</b>	<b>9.28 %</b>

**Adirondack Lodges Homeowners Assoc., Inc. (ALHA)**  
**Community Water System (CWS)**  
**October 25, 2025**

1. ALHA's CWS provides the townhomes and ALHA's plaza and bathhouse with potable water for drinking and household use. The CWS also supplies the maintenance area yard hydrants. 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. 2025 SDWIS required tests were sampled in August.
2. Morris Coolidge co-operates ALHA's CWS as a contractor, along with volunteer operator 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 Uggla. All are thanked for their 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 represents the CWS on ALHA's Infrastructure subcommittee, maintaining a CWS assets survey for maintenance and financial reserve planning purposes. ALHA's CWS is funded solely by A2 assessments. Multiple components in the water plant have been identified as needing replacement over the next few years, including a 22-year-old booster pump and hydro-pneumatic tanks. An engineering consultant joined Deb and Morris on-site in late September to help assess and advise of potential options.
4. ALHA's water co-operators continue to evaluate potential SCADA (supervisory control and data acquisition) software and hardware technology that would allow local and remote monitoring, alerts and control of water plant processes. We continue to assess related variables, such as the vulnerability of SCADA electronic circuit boards to power surges and lightning strikes, as well as cybersecurity. This summer Deb toured a municipal system in the Adirondacks utilizing SCADA. The engineer consultant who came to ALHA recommended SCADA for our CWS.
5. Debbie Karl attended WaterPro, the National Rural Water Association's Technical Training Conference this September in New Orleans, after winning the trip at the NYRWA Conference this spring. Morris Coolidge, on behalf of NYRWA, was also there. It was another invaluable opportunity to learn and network with professionals and vendors from across the country. Gary Karl accompanied Debbie and attended some high-quality training sessions for board of director members of rural utilities.

6. Since 2021, ALHA has been required by NYS to annually test for per- and polyfluoroalkyl substances (PFOS and PFAS) via expensive laboratory analyses. Very low detections have been noted for ALHA, well below mitigation action levels. As recommended by the National Rural Water Association several years ago, ALHA joined a class action lawsuit against the manufacturers of these chemicals that have contaminated groundwater supplies across the country. As a member of this class action lawsuit, ALHA will benefit from resulting settlements or judgments, and disbursements in one of these cases is in process. We are now awaiting further payment and fee estimates from the law firm handling the class action suit for ALHA and other rural water providers. At WaterPro Debbie and Gary Karl had the unexpected opportunity to meet and speak with the actual lawyers representing ALHA in the class action.
7. ALHA's water operators investigate water waste on an on-going basis, assisted by Jason Younes. This fall Morris Coolidge is utilizing specialized equipment to locate, document and map water lines and valves in ALHA's distribution system, extending upon those identified during his leak detection with Jason Younes last winter. We continue to ask all townhome owners to make sure that water is not wasted from leaking faucets, running toilets or unattended taps. And we request you shut off your water when not residing at your unit. Our region is identified as being in a significant drought, so all are urged to please conserve use of ALHA's drinking water.

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

- Homeowners are reminded to shut off their water, open all taps and drain out water to the lowest level of their units when leaving campus during freezing weather. To monitor for potential heating failure, recommended is use of a phone notification system, Wi-Fi thermostat and/or "Winter Watchman" (temperature-controlled lamp which can provide a visible alert — red bulbs installed in alert lamps by several owners are especially visible). Also recommended is shutting off hot water heaters while away.
- Homeowners are reminded to NEVER USE A CURB-STOP VALVE for shutting off water to their unit. Instead, always use the inside water shut-off valve for this purpose. Curb-Stop valves are vulnerable to breakage (producing leaks) and cause problems in reverse-pressure situations such as outages. Curb-stop valves are intended to be used only for CWS maintenance and repair.
- Whenever you return from being away from your unit longer than a week, it is advised that water be run from the taps for FIVE (5) minutes before consuming it. This is to make sure that effectively treated water is supplying the taps, and to discharge lead or copper which may have accumulated.
- Homeowners should consider replacing older water heaters that could fail and leak.
- ALHA residents are encouraged to keep a supply of bottled water in case of water emergency.
- Please contact Debbie Karl if you have questions—Cell Phone: (585) 802-7370.

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

- 1. Debbie Karl (585) 802-7370**
- 2. 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: Board of Directors – ALHA  
From: Kevin Granger & Mike Purdy  
Date: October 25, 2025  
Re: Buildings and Grounds Report

1. Outside dock removal was completed by volunteers Kent Molino, Gary Karl, Gil Frank & his son Chris, John Uggla, Bob Lockwood, Kevin (unit 22B), Rich Lockwood, Russ Esterline, Bo Pritchard, Howie Woda, Tom Lovely, Kevin Granger, Karl Ulrich and of course Jason. It is possible that a new record was set. Thank you again to our volunteers.
2. ROW Docks were taken apart and towed to the lodges for storage. Thanks to volunteers, Mike Chaves & his nephew and friends, Kent Molino and of course Jason.
3. Thanks to Kevin Granger, Jason and his son Tyler for removing the swim ropes and buoys.
4. Jason completed a number of special projects with the help of a rented excavator and an 80-foot lift.
  - During extremely heavy rains, culverts back up from a neighbor's property and flood on to ALHA property behind Building 22. It runs across the lawn and to the stream creating erosion where it enters Mill Brook threatening the driveway to building 21. Jason has filled and fortified the eroded section with rip rap. We are continuing to evaluate further remedies if necessary.
  - Jason cut back the tree line behind units 13-16. He made the area more accessible to the lift and did a major tree trimming to improve the views from buildings 13-16 and 23&24. This was last done in 2022.
  - The wooded area to the east of Building 13 was thinned and trimmed.
  - The area next to the playground was cut back and thinned. Hopefully this will cut back on the mosquitoes and bugs that love the area.
  - A number of isolated trees were trimmed and dead branches cut away.
  - Jason has begun his fall cleanup projects.
5. Buildings 8, 19 and 23 were re-roofed. Several skylights were replaced at owner's expense. In 2026 buildings 1, 14 and 15 will get new roofs in the spring.
6. Buildings 3, 5, 23 and 24 were stained. Any needed repairs to the buildings were completed. Buildings 1, 14, 15 and 19 are scheduled to be stained in 2026.
7. Several upper decks got railing tops and deck board replacements. Included were 1B, 2B, 5A, 11A, 12B, 12A, 13A, 14A, 16A, 17B, 18A.
8. A number of other needs on buildings were addresses including replacement of bad deck boards, railing tops and siding. One deck was leveled.

9. New system for maintenance requests was implemented. The system basically required owners to send an email to buildings and grounds stating the request. No verbal requests. The system worked well.
10. Before the outside docks are installed 11 sections will be recarpeted. We are planning to make this a volunteer project so stay tuned in the spring for work parties.
11. The irrigation system has been winterized. Thanks to Mike Sposili for arranging.
12. Preparation of units for Winter
  - You are required to heat your unit as per Article X, Section 10.5 General, b, "Obligation to Maintain Utility Service."
  - Owners are reminded to have some type of monitoring system for their heat. Many owners use a winter watchmen hooked to a lamp that comes on when the temperature drops below a specific temperature. If you use this be sure it is plugged in to an outlet on an internal wall (not an inside outlet on an external wall,) place the light so it can be seen from your parking area and notify Jason where it is as he checks it daily. Other owners are installing thermostats that can be monitored on the internet by the owner or freeze alarms that call you when the temperature drops in their unit.
  - Turn off your hot water heater
  - It is extremely important that you turn off your water and drain your unit to the lowest level whenever you are not there.
  - Change batteries in smoke alarms, CO detectors and thermostat
  - Remove all hoses from outside faucets.

**RENTAL COMMITTEE REPORT TO THE BOARD OF DIRECTORS**

**OCTOBER 25, 2025**

Number of rental guests 2025 YTD: 0

Number of rental periods 2025 YTD: 0

Number of nights 2025 YTD: 0

Number of complaints since last report 0

The Rental Committee members will be working on updates for the 2026 documents and will present them for approval by the board at the January meeting.

Respectfully submitted,

Elizabeth Muller, Chairperson

Team Members:

Linda Fay (RA)	Sara Kremer
Connie Fenton (RA)	Mary Lockwood (RA)
Debbie Karl (alternate RA)	Bridget Rourke
RA= Rental Ambassador	