Adirondack Lodges Homeowners Association, Inc.

P.O. Box 335 Adirondack NY 12808

On the East Shore of Schroon Lake

ALHA BOARD MEETING
Saturday, August 1, 2026
9:00 am via Zoom video conference

The meeting was called to order at 9:00 am by President Kent Molino.

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

Owners signed on via Zoom: Marie and Roger Bombardier, Susan and Bob Brown, Debbie and Scott Chadbourne, Jim and Jeanne Clement, Russ Esterline, Connie Fenton, Dianna and Bill Firth, Jean and Gil Frank, Mary and Mike Geraci, Debbie Karl, Kathy and Jack Kavanaugh, Lisa Irwin and Brian Keane, Eileen and Kevin Lynch, Mary and Rich Lockwood, Judy and Jeff Miller, Carol Molino, Kim Molino, Ann and Brian Nobis, Alison and Jim Norton, Susan and Paul Spofford, Michele and Brian Tario, Rae and John Uggla, Kathleen and George VanderZwaag, Donna and Ted Ware, Tom Whalen, Doris and Bill Wildermuth.

Approval of Minutes: The minutes of the May 2, 2026 board meeting were approved following a motion made by Gary Karl.

REPORTS:

Officers
President Kent Molino welcomed Jim and Alison Norton, who recently purchased unit 10C.

Finance
Please refer to the 6/30/26 financial statements previously distributed and attached here.

Treasurer David Angliss reported that the association is in good shape and is on target with the 2026 budget.

He asked owners to please mark their calendars with a reminder to mail their January assessment checks in early to mid January. Invoices will be sent in December. For the May assessments, 9% of owners were late with their payments.

Building and Grounds
Please see the report previously emailed and attached here. Co-chair Kevin Granger informed of one new item since the report was written – the tractor needs a new plow and a new sander. This is in the works and will cost approximately $10k total.

Community Water System
Please refer to the CWS report previously distributed and attached here. Volunteer Operator Deb Karl reminded members that we are the owners of a regulated public water system (which provides water to the townhouses, beach plaza, bathhouse and maintenance area yard hydrants) and that we must test and report water quality in accordance with New York state regulations. Since 2021 we have been required to test for PFOS and PFAS. Our levels are very low, with no trace of either chemical detected in February.

Karl, co-operator Morris Coolidge (contractor) and volunteer Kevin Granger recently reviewed the ALHA water system. After finding that the humidity levels in the water plant were high, which could affect electronic components, a dehumidifier was installed. Karl also reported that one or more valves will be replaced or added for the water on Hummingbird Circle so that segments of the distribution system can be isolated during future repairs.

She noted that as the ALHA water plant approaches 40 years in service, some potential repairs and replacements can be expected. For example, the replacement cost for the water system generator is at least $40k, and it currently has a life expectancy of approximately five years.

Please note, at the end of the CWS report, the list of individuals to contact in the event of a water emergency.

Insurance
David Angliss reported for chair Mike Purdy that all the association's policies are up to date. Our insurance agent is Carpenter Insurance.

Rental
Please see the Rental Committee report. There have been no rentals recorded in 2026 to date. Chair Elizabeth Muller reminded homeowners that in addition to the "bed tax" imposed by Warren County, short term rental must be registered with the Town of Horicon and owners must have a permit.

She also noted that homeowners insurance policies may not cover home sharing, and suggested that owners who rent their homes check their policies.

Social
Alice Lovely reminded owners of the picnic tent setup scheduled for after the meeting, and reported that approximately 90 people were expected to attend.

Compliance
Alice Lovely reported for Compliance Chair Tom Lovely that a few issues that have been addressed via email, and compliance has been excellent. Thank you!

OLD BUSINESS:

Adirondack Bridge replacement project update
President Molino reported that the county just informed us that it is hoping to put the project out for bid this September and plans to start the project in September 2027. They will attempt to finish the project the winter of 2027-28.

Adopt a Highway reminder
Kent Molino reminded everyone that ALHA takes responsibility for helping to keep East Shore Drive litter-free from Blue Sky Estates to the General Store. He said that there are "grabbers" on his front porch (unit 6B) that owners are free to borrow and use to pick up any trash as they walk along the road.

NEW BUSINESS:
Ratify actions taken since the last meeting, May, 2, 2026:
Gary Karl made a motion, which carried, to ratify the following board actions:

- Purchased and placed an Otterbine aerating fountain in the Fire Pond to mitigate algae there and in the harbor. The cost of the aerator was approximately $5,200.

- Engaged CT Male for review and evaluation of the beach plaza. The purpose of the study is to estimate the remaining useful life of the structural foundation of the plaza. The cost of the study is $6,200, with the evaluation expected to take place in the early fall. Molino emphasized that the board is just gathering data and has no plans to repair or replace the plaza at this time.

Appoint Nominations Committee for ALHA Board elections
President Molino announced that Elizabeth Muller will chair the Nominations Committee. He asked that any owner who is interested in serving on the committee please notify Secretary Alice Lovely at alovelybus@gmail.com by August 28rd. Committee members must be able to be physically present on campus in early December to count the ballots. Molino will appoint the committee once the list of interested owners is received.

ESSLA membership
Kent Molino encouraged ALHA owners to join ESSLA (East Shore Schroon Lake Association). ESSLA's mission is to protect Schroon Lake by focusing on the environment and its watershed. (You can learn more about ESSLA and join on their website: https://essla.org)

Discussion of golf cart/ATV/e-bike/e-scooter usage
President Molino said that he has received at least six comments from owners about vehicles driven by children, some under the age of 12 and unsupervised. He stated that he wanted to open a discussion of the issue, and was seeking input from both board members and owners. He then gave a brief summary of New York State Laws regarding golf carts, ATVs, UTVs, LSVs, e-bikes and e-scooters that have been brought to his attention.

Following Molino's introduction, board members and owners voiced their thoughts. Comments included multiple accounts of children driving golf carts without supervision, concerns about safety, particularly with the heavy truck traffic that currently exists on Adirondack Lodges Road/Mill Creek Road due to construction in Mill Creek, and a suggestion to install a stop sign at the bottom of Mill Creek Road where it intersects Adirondack Lodges Road and Dumpster Road amongst others.

Drivers are encouraged to observe campus speed limits and be aware of children on motorized vehicles of all types, particularly at the entrance into the association from East Shore Drive, the intersection with Hummingbird Circle at the fire pond, and the intersection of Adirondack Lodges Road/Mill Creek Road/Dumpster Road. Parents and grandparents are encouraged to familiarize themselves with New York State regulations and exercise caution and good judgment in allowing children to drive motorized vehicles.

Next Quarterly Board Meeting
The next board meeting will be held on October 24th at 9 am via Zoom.

Privilege of the Floor
No questions or comments.

The meeting was adjourned at 9:55 am following a motion from Gary Karl, which carried.

Respectfully submitted,

Alice Lovely, ALHA Board Secretary

aml 8/14/26

Adirondack Lodges Homeowners Association

Balance Sheet

As of Jun 30, 2026

	TOTAL
Assets	
Current Assets	
Bank Accounts	
A2 Reserve CD 02038	0.00
A2 Reserve CD 3128605	0.00
A2 Staining CD 3128603	0.00
A2- Checking 7917	3,376.05
A2- May Reserve 2324	205,294.56
A2- Staining 1518	71,227.38
A2- Working Reserve 3846	89,489.30
A3 GFNB&T Harbor Reserve 4727	0.00
A3 Reserve May CD 3128601	0.00
A3- Checking 7958	5,603.39
A3- Reserve May 4623	255,535.22
A3- Working Reserve 3859	83,923.68
Garage Checking 5727	35,974.71
Garage Reserve May 3087	37,556.21
Trust account	0.00
Total for Bank Accounts	**$787,980.50**
Accounts Receivable	
A3 - Wrk Assmnt Due & Unpaid	0.00
Assessments Receivable	0.00
Assmnt/fees Due & Unpaid	0.00
Total for Accounts Receivable	**$0.00**
Other Current Assets	
Exchange	0.00
Undeposited Funds	0.00
Total for Other Current Assets	**$0.00**
Total for Current Assets	**$787,980.50**
Total for Assets	**$787,980.50**
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	0.00
Total for Accounts Payable	**$0.00**
Total for Current Liabilities	**$0.00**
Total for Liabilities	**$0.00**
Equity	
Opening Bal Equity	0.00
Owner's Capital	0.00
Retained Earnings	372,296.41

Adirondack Lodges Homeowners Association

Balance Sheet

As of Jun 30, 2026

	TOTAL
Net Income	415,684.09
Total for Equity	**$787,980.50**
Total for Liabilities and Equity	**$787,980.50**

Adirondack Lodges Homeowners Association

Profit and Loss by Location

January 1-June 30, 2026

	A2 OPERATIONS	A2 RESERVE FUNDS	A2 STAINING	A3 OPERATIONS	A3 RESERVE FUNDS	GARAGE OPERATIONS	GARAGE RESERVE FUNDS	TOTAL
Income								
A2- Resale Assessment		2,700.00						2,700.00
A2- Reserve May Assessment		162,000.00						162,000.00
A2- Working Assessment	126,090.00							126,090.00
A2- Wrkg Asses Late/ Misc Fees	-0.01							-0.01
A3 Reserve					33,500.00			33,500.00
A3- Resale Assess					2,700.00			2,700.00
A3- Reserve May Assessment					116,532.00			116,532.00
A3- Working Assessment				89,700.00				89,700.00
A3- Wrkng Asses Late/Misc Fees	175.68	90.00		273.50	89.64	15.72	22.50	667.04
Garage May Reserve Assessment							22,250.00	22,250.00
Garage- Working January Assessment						23,140.00		23,140.00
Total for Income	**126,265.67**	**164,790.00**		**89,973.50**	**152,821.64**	**23,155.72**	**22,272.50**	**$579,279.03**
Gross Profit	**126,265.67**	**164,790.00**		**89,973.50**	**152,821.64**	**23,155.72**	**22,272.50**	**$579,279.03**
Expenses								
A2- Building Maintenance	459.17							459.17
A2- Contract Services	33,000.00							33,000.00
A2- Corporate Tax	145.85	692.97						838.82
A2- Electric	4,613.52							4,613.52
A2- Equipment Maintenance	832.26							832.26
A2- Grounds Maintenance	11,443.13							11,443.13
A2- Insurance	685.00							685.00
A2- Septic System	330.00							330.00
A2- Water System	5,255.68							5,255.68
A3 - Lot 70 Taxes				177.37				177.37
A3- Contract Services				33,000.00				33,000.00
A3- Corporate Taxes				137.74				137.74
A3- Electric				1,065.69				1,065.69
A3- Equipment Maintenance				376.72				376.72
A3- Garage May Reserve Assessment				750.00				750.00
A3- Garage Working Assessment				780.00				780.00
A3- Grounds Maintenance				5,730.78				5,730.78
A3- Insurance				10,882.12				10,882.12
A3- Maintenance Office Propane				599.73				599.73
A3- Telephone/Postage/ Office				1,266.37				1,266.37
A3- Trash Disposal				2,515.71				2,515.71
Garage- Building/Grounds Maint.						84.10		84.10
Garage- Insurance						5,477.89		5,477.89
Garage- Taxes						4,509.71		4,509.71
Total for Expenses	**56,764.61**	**692.97**		**57,282.23**		**10,071.70**		**$124,811.51**
Net Operating Income	**69,501.06**	**164,097.03**		**32,691.27**	**152,821.64**	**13,084.02**	**22,272.50**	**$454,467.52**
Other Income								
Interest Income	284.93	993.08	156.03	252.20	472.38	5.13	5.14	2,168.89
Total for Other Income	**284.93**	**993.08**	**156.03**	**252.20**	**472.38**	**5.13**	**5.14**	**$2,168.89**
Other Expenses								
A2 Staining Corporate Taxes			124.24					124.24
A2- Reserve Expense								
A2 - Roofs, Siding, Decks		19,815.00						19,815.00
A2 - Water System Reserve Exp		10,009.67						10,009.67
Total for A2- Reserve Expense		**29,824.67**						**$29,824.67**
A3- Reserve Expense								
A3 - General Reserve Expenses					158.11			158.11
A3 - Harbr, Dredg, Dcks, Beach					10,840.21			10,840.21
Total for A3- Reserve Expense					**10,998.32**			**$10,998.32**
Garage Corporate Taxes						2.70		2.70
Garage Reserve Expense							2.39	2.39
Total for Other Expenses		**29,824.67**	**124.24**		**10,998.32**	**2.70**	**2.39**	**$40,952.32**
Net Other Income	**284.93**	**-28,831.59**	**31.79**	**252.20**	**-10,525.94**	**2.43**	**2.75**	**-$38,783.43**
Net Income	**69,785.99**	**135,265.44**	**31.79**	**32,943.47**	**142,295.70**	**13,086.45**	**22,275.25**	**$415,684.09**

Adirondack Lodges Homeowners Association

Statement of Cash Flows

January 1-June 30, 2026

ACCOUNT NAME	A2 OPERATIONS	A2 RESERVE FUNDS	A2 STAINING	A3 OPERATIONS	A3 RESERVE FUNDS	GARAGE OPERATIONS	GARAGE RESERVE FUNDS	NOT SPECIFIED	TOTAL
OPERATING ACTIVITIES									
Net Income	69,785.99	135,265.44	31.79	32,943.47	142,295.70	13,086.45	22,275.25		415,684.09
Adjustments to reconcile Net Income to Net Cash provided by operations:									
Assessments Receivable	0.00	0.00		0.00	0.00	0.00	0.00		0.00
Exchange	-30,000.00		30,000.00					0.00	0.00
Total for Adjustments to reconcile Net Income to Net Cash provided by operations:	**-30,000.00**	**0.00**	**30,000.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**$0.00**
Net cash provided by operating activities	**39,785.99**	**135,265.44**	**30,031.79**	**32,943.47**	**142,295.70**	**13,086.45**	**22,275.25**	**0.00**	**$415,684.09**
NET CASH INCREASE FOR PERIOD	**39,785.99**	**135,265.44**	**30,031.79**	**32,943.47**	**142,295.70**	**13,086.45**	**22,275.25**	**0.00**	**$415,684.09**
Cash at beginning of period	**53,079.36**	**70,029.12**	**41,195.59**	**56,583.60**	**113,239.52**	**22,888.26**	**15,280.96**	**-0.00**	**$372,296.41**
CASH AT END OF PERIOD	**92,865.35**	**205,294.56**	**71,227.38**	**89,527.07**	**255,535.22**	**35,974.71**	**37,556.21**	**-0.00**	**$787,980.50**

Adirondack Lodges Homeowners Association

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - December 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
A 2 Staining Transfer		30,000.00	-30,000.00	
A2- Resale Assessment	2,700.00		2,700.00	
A2- Reserve May Assessment	162,000.00	162,000.00	0.00	100.00 %
A2- Working Assessment	126,090.00	126,090.00	0.00	100.00 %
A2- Wrkg Asses Late/ Misc Fees	-0.01		-0.01	
A3 Reserve	33,500.00		33,500.00	
A3- Resale Assess	2,700.00		2,700.00	
A3- Reserve May Assessment	116,532.00	116,532.00	0.00	100.00 %
A3- Working Assessment	89,700.00	89,700.00	0.00	100.00 %
A3- Wrkng Asses Late/Misc Fees	667.04		667.04	
Garage May Reserve Assessment	22,250.00	22,250.00	0.00	100.00 %
Garage- Working January Assessment	23,140.00	23,140.00	0.00	100.00 %
Total Income	**$579,279.03**	**$569,712.00**	**$9,567.03**	**101.68 %**
GROSS PROFIT	**$579,279.03**	**$569,712.00**	**$9,567.03**	**101.68 %**
Expenses				
A2- Building Maintenance	459.17	5,000.00	-4,540.83	9.18 %
A2- Contract Services	33,000.00	53,136.00	-20,136.00	62.10 %
A2- Corporate Tax	838.82	150.00	688.82	559.21 %
A2- Electric	4,613.52	6,000.00	-1,386.48	76.89 %
A2- Equipment Maintenance	832.26	950.00	-117.74	87.61 %
A2- Grounds Maintenance	12,361.19	15,000.00	-2,638.81	82.41 %
A2- Insurance	685.00	900.00	-215.00	76.11 %
A2- Miscellaneous		450.00	-450.00	
A2- Septic System	330.00	4,000.00	-3,670.00	8.25 %
A2- Water System	5,255.68	10,500.00	-5,244.32	50.05 %
A3 - Lot 70 Taxes	177.37	475.00	-297.63	37.34 %
A3- Assn Social Events		500.00	-500.00	
A3- Building Maintenance	72.23	200.00	-127.77	36.12 %
A3- Contract Services	33,000.00	53,136.00	-20,136.00	62.10 %
A3- Corporate Taxes	137.74	150.00	-12.26	91.83 %
A3- Electric	1,065.69	1,300.00	-234.31	81.98 %
A3- Equipment Maintenance	376.72	850.00	-473.28	44.32 %
A3- Garage May Reserve Assessment	750.00	750.00	0.00	100.00 %
A3- Garage Working Assessment	780.00	780.00	0.00	100.00 %
A3- Grounds Maintenance	6,028.70	14,000.00	-7,971.30	43.06 %
A3- Insurance	10,882.12	17,000.00	-6,117.88	64.01 %
A3- Maintenance Office Propane	599.73	750.00	-150.27	79.96 %
A3- Septic System		100.00	-100.00	
A3- Telephone/Postage/ Office	1,266.37	2,900.00	-1,633.63	43.67 %
A3- Trash Disposal	3,652.71	7,500.00	-3,847.29	48.70 %
Garage- Building/Grounds Maint.	84.10	2,000.00	-1,915.90	4.21 %
Garage- Contract Services		3,288.00	-3,288.00	

Adirondack Lodges Homeowners Association

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - December 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Garage- Electric		700.00	-700.00	
Garage- Insurance	5,477.89	7,500.00	-2,022.11	73.04 %
Garage- Miscellaneous		50.00	-50.00	
Garage- Taxes	4,509.71	9,300.00	-4,790.29	48.49 %
Total Expenses	**$127,236.72**	**$219,315.00**	**$ -92,078.28**	**58.02 %**
NET OPERATING INCOME	**$452,042.31**	**$350,397.00**	**$101,645.31**	**129.01 %**
Other Income				
Interest Income	2,168.89		2,168.89	
Total Other Income	**$2,168.89**	**$0.00**	**$2,168.89**	**0.00%**
Other Expenses				
A2 Staining Corporate Taxes	124.24		124.24	
A2- Reserve Expense				
A2 - General Reserve Expenses	819.06		819.06	
A2 - Roads, Parking Reserve Exp	1,980.06		1,980.06	
A2 - Roofs, Siding, Decks	19,815.00		19,815.00	
A2 - Water System Reserve Exp	10,009.67		10,009.67	
Total A2- Reserve Expense	**32,623.79**		**32,623.79**	
A2- Transfer to Staining Res		30,000.00	-30,000.00	
A3- Reserve Expense				
A3 - General Reserve Expenses	3,626.43		3,626.43	
A3 - Harbr, Dredg, Dcks, Beach	10,840.21		10,840.21	
Total A3- Reserve Expense	**14,466.64**		**14,466.64**	
Garage Corporate Taxes	2.70	50.00	-47.30	5.40 %
Garage Reserve Expense	2.39		2.39	
Total Other Expenses	**$47,219.76**	**$30,050.00**	**$17,169.76**	**157.14 %**
NET OTHER INCOME	**$ -45,050.87**	**$ -30,050.00**	**$ -15,000.87**	**149.92 %**
NET INCOME	**$406,991.44**	**$320,347.00**	**$86,644.44**	**127.05 %**

Adirondack Lodges Homeowners Assoc., Inc. (ALHA)
Community Water System (CWS)
August 1, 2026

1. ALHA's CWS provides the townhomes and ALHA's plaza, bathhouse and maintenance area yard hydrants with potable water for drinking and household use. ALHA's CWS is funded solely by A2 assessments. Townhome owners co-own the community water system and are collectively responsible for its integrity.

2. 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. Water sampling of contaminants as required per SDWIS (the Safe Drinking Water Information System, US EPA's database for tracking public water systems compliance with federal drinking water regulations) will be drawn on Monday, August 3, 2026, with drop off to lab collection for analysis. ALHA's 2026 sampling includes: Total Coliform, Gross Alpha Particle Activity, Nitrate, Primary Inorganic Chemicals, Secondary Inorganic Chemicals, Principal Organic Chemicals, and Synthetic Organic Chemicals, as well as Per-and Polyfluoroalkyl Substances. This year's sampling entails a particularly large and expensive panel of tests, some of which are due only every three to six years.

3. Since 2021 ALHA has been required by NYS to test annually for per- and poly-fluoroalkyl substances (PFOS and PFAS) via costly laboratory analyses, now being required to test twice per year. Very low detections have been noted for ALHA that are well below mitigation action levels. ALHA's most recently required PFOS and PFAS sampling in February 2026 found no detections in the 27 classes of compounds included for testing. 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 benefitted from resulting settlements when several of these cases were settled and payments received over time.

4. Morris Coolidge 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 CWS Assistant. ALHA's substitute volunteer CWS assistants are Gil Frank, Kevin Granger, Mike Purdy and John Uggla. All are thanked for their service to ALHA!

5. To promote optimal functioning of the CWS, ALHA's Water 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. Several components in the CWS have been identified as needing repair or replacement over the next several years, including PVC pipes, fittings and valves in the water plant and distribution system that have been weakened by age and hydraulic shock during various events. A dehumidifier was purchased for the water plant to protect electronics within.

6. ALHA has a service contract with Capital Power for maintenance of our 20-year-old emergency

standby generator providing back-up power to the water and wastewater systems, garages and maintenance office. Their fall service will include oil and filter changes. The generator's expected useful life is estimated to be around five years, and replacement cost currently runs $40-50,000.

7. In coordination with National Grid, on May 15, 2026, Capital Power installed an outdoor power disconnect switch for the water plant which is tied to the electric meter. Underwriters Laboratory inspected the installation.

8. One or more valves will be replaced and/or added to the Hummingbird Circle water main in early fall 2026, so that segments of the distribution system can be isolated during future repairs. Morris is providing a cost estimate soon. Overseen by Morris, a record of ALHA's CWS curb stop and valve locations will also be transitioned from paper to Diamond Map, a digital/GPS-based platform.

9. ALHA's water operators continually monitor for water leaks and waste, assisted by Jason Younes. In April 2026 meters were installed by Morris and Jason on distribution lines in the water plant to help track leaks. We continue to ask all townhome owners to make sure water is not wasted from leaking faucets, running toilets or unattended taps. We request that you shut off your water when not residing at your unit. When water—a valuable resource—is wasted, ALHA also incurs unnecessary cost for the electricity powering the well pumps and booster pumps. Please make sensible use of our valuable natural and capital resources.

10. **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 an anti-siphon 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 need a "vacuum breaker".

• Homeowners are reminded to NEVER USE A CURB-STOP VALVE for shutting off water to their units. Instead, always use the water shut-off valve inside your unit for this purpose. 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 you run water from all taps for FIVE (5) minutes before consuming it, 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 should 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. Mike Purdy (518) 423-9028
4. Kevin Granger (518) 810-2002
4. Morris Coolidge (518) 929-3560
5. 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 1, 2026
Re: Buildings and Grounds Report

1. Jason has done his usual great job getting the campus in order for the summer season. He also completed spreading 5 loads of top soil, spreading grass seed and haying of the areas that were cleared by the playground and between the playground and building 16. This also included the area behind building 13-16 where the trimming was done last fall.

2. B&G did a walkaround to identify maintenance items that need attention. Special attention was paid to the units that will be stained this year. Some of the items will be addressed by outside contractors and other by Jason. The last two weeks Jason has concentrated on items such as railing repair and staining, deck board replacement, etc. that were on the list.

3. A new procedure for requesting maintenance to units was implemented last year. A reminder that all requests are to be submitted to B&G by emailing ***alhabandg@gmail.com.*** Mike Purdy will monitor this web site and respond to all requests.

4. Roofs have been completed at buildings 1, 14 and 15.

5. Buildings 1, 14, 15 and 19 are scheduled to be stained this year.

6. Grasshopper Gardens has completed the 3 applications of fertilizer for this year.

7. Blue Spruce Landscaping completed Spring refreshing of the gardens and planting around the harbor. Fresh mulch was applied.

8. ALHA has hired Patrick Kushi to weed the harbor gardens as needed

9. The new Otterbine aerator fountain has been installed in fire pond. The purpose of this device is to aerate and agitate the fire pond in an effort to decrease the amount of stagnant water which is conducive for algae growth.

10. Volunteers and Jason re-carpeted 13 docks this spring. During the process 30 pieces of treated plywood were replaced.

11. New Pollywood Adirondack chairs have been ordered for the fire pond to replace the old worn out ones that are there currently.

12. We are looking at pricing for 2 storage bins at the garage area to hold winter sand and mulch.

RENTAL COMMITTEE REPORT TO THE BOARD OF DIRECTORS

AUGUST 1, 2026

Number of rental guests 2026 YTD: 0

Number of rental periods 2026 YTD: 0

Number of nights 2026 YTD: 0

Number of complaints since last report : 0

- The Rental Committee again notes that a Warren County rental "bed tax" was imposed in September 2020 requiring that short term rental homeowners in the county register with the Treasurer's Office. This information is provided as a service to our homeowners.
- 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 on the homeowners, the rental homeowner, and the rental guests.

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	