



March 30, 2023, ALCA Meeting Minutes

ALC Board Members in Attendance: M. Ladd, T. Burke

ALCA Board Members by Phone: V. Holland, R. Locher

ALCA Board Members Absent: D. Khadra, (T Burke had DK proxy); Metro Management: P. Hushen

Business Meeting call to Order: 5:02 pm

Board Business

1. President Report – Spring Preparedness
2. Treasurer Report
 - o \$58K in Operating Budget
 - o \$254K in Reserve Budget
 - i. ALCA ran a surplus Jan - Mar 2023
 - ii. ALCA Apr -Sept will run higher
 - iii. ALCA will run a surplus Oct – Dec 2023

Community Projects

1. Building A. Updates
 - a. Electrical panel - waiting for schedule from Hutchinson, parts delay
 - b. De-humidifier work in Building A is scheduled for April 5th
2. Tree trimming accomplished this winter
 - a. Arbor Tree performed the work on Wednesday, February 15th
 - i. Additional work is needed behind 3370 ASD garage and LLC dumpster
3. Spring Walk Around Inspection
 - a. M. Ladd, V Holland and P. Hushen will walk the property on April 5th at 2 pm
 - b. Repairs list was prepared for ACE from winter snow removal
 - c. A second walk around will be conducted to inspect:
 - i. Lawn, Grounds and Sprinklers
 - ii. Roadways
 - iii. Building Entrance Walkways and Doors
 - iv. Building Common Area Windows
 - v. Building Common Area Carpet
 - vi. Garage Floors, Aprons and Doors
4. Pool Opening – P. Hushen H to schedule Pristine (May 26th)
5. Sprinklers – P. Hushen to schedule Sunrize (mid-April)
6. Window cleaning for Common Areas – P. Hushen to schedule contractor
7. Crawl Space Inspection – T. Burk to schedule B-Dry
8. Goose Repellent Proposal from D Fordon
 - a. Approved 4/1 at a cost of \$800 – P. Hushen & D. Fordon to schedule work
9. Beach Proposal from D Fordon
 - a. Vote to replenish sand along beach – Vote No - 5/0
 - b. Look at alternative solutions in 2024



10. Building K entrance window replacement
 - a. P. Hushen has assigned contractor to repair this window
11. Status for Deck replacement or Building A
 - a. Board to meet, review, discuss and select a contractor
12. Status of staining Deck bids
 - a. Board to meet, review, discuss and select a contractor

Status of ACE Projects

1. Lawn Cutting and Snow Contract
 - a. Board to meet, review, discuss and select contractor
 - i. V. Holland proposed replacing ACE due to poor quality of work
 - ii. T. Burke proposed keeping ACE due to cost factors
2. ACE to clean-up winter damage from plowing

Work Orders

1. D. Khadra & P. Hushen to review all Work Orders and streamline reporting process

New Business

1. Structural Engineer from EFI Global came out to take measurements of Clubhouse
 - a. No additional structural repairs are recommended at this time
 - b. No future re-measurement of the foundation is recommended at this time
2. Update of kayak rack placement and contract
 - a. Board voted to approve kayak rack placement only along Snug Harbor Wall – 4/1
 - i. Vote: 4 Yes – T. Burke, D. Khadra, V. Holland, R. Locher / No: 1 – M. Ladd

Lawsuit Updates

1. Snug Harbor Mediation
 - a. Upon an order from the Mediator, Kieft Engineering has completed a Swale Plan
 - b. Plan was submitted to both Adams Landing and Snug Harbor for approval
 - c. Kieft Engineering will solicit bids for construction of the swale
2. 3444 Adams Shore Drive Update
 - a. Both parties approved a Settlement Agreement to find a mutually agreed upon 4th Engineering Company to re-inspect the unit
 - b. Opposing party asked to change the Agreement to allow “Destructive Inspection” in unit at 3442 ASD – Board refused to accept new language and a new Agreement
3. Clubhouse Renovations Update
 - a. Renovation Committee will schedule a time to present plans to the Community

Next meeting April 27, 2023, in ALCA Clubhouse at 5:00 pm

Meeting Adjournment: 6:50 pm