

**Minutes**  
**Dunhams Bay Association (DBA) Annual Meeting**  
[www.dunhamsbayassociation.com](http://www.dunhamsbayassociation.com)  
July 16, 2022

**Board Members Present:** Cheryl Baldwin, Joanne Maddocks, Kathy Ervolina, Kate Lapham and Lenton Simms.

**Welcome:** The meeting was called to order at 11:00 AM by Association President, Cheryl Baldwin. Cheryl began by welcoming members and noting the loss of several members around the bay in the past months, hoping for a “Lake George in the Great Beyond” where we’ll all meet again.

**Acceptance of the 2021 Minutes:** Cheryl Baldwin asked for a motion approving the minutes of the 2021 Annual Meeting. The motion was presented and seconded and the 2021 minutes were unanimously approved as submitted.

**Financial Report:** The report (see page 6 of this document) was given by Treasurer, Len Simms.

- The accounts have been reconciled to Glens Falls National Bank and Trust statements and show a positive cash balance of \$2,642 with income of \$2,034 and expenses of \$1,277.
- The \$2,642 cash balance reflects uncommitted DBA funds (\$1,842) and the balance of funds donated to the Association’s Water Quality Committee (\$800).
- Income: membership dues (\$820), luncheon reimbursement (\$518) and additional donations to the DBA totaling \$696 as follows: the Francis family (\$480); the Cadena family (\$30); Mitchell family (\$18) and other anonymous contributions (\$168).
- Expenses: donations to other organizations (\$600), luncheon costs (\$514), association expenses (\$160).

Cheryl Baldwin asked for a motion approving the 2021 Financial Report. The motion was presented and seconded and the 2021 Financial Report was unanimously approved as submitted.

**Donations to Other Organizations:** After discussion it was decided to make an inflationary adjustment to the donations to other organizations (+\$25 each), continue to earmark the Lake George Association donation for the Lake George Waterkeeper Program and include a donation to the North Queensbury Fire and Rescue Squad (it has been subsequently confirmed that Fire Rescue and EMS Rescue are separate entities).

Cheryl Baldwin asked for a motion approving the 2022 DBA donations to other organizations as follows:

- \$325 Lake George Association Waterkeeper Program
- \$125 Lake George Land Conservancy
- \$125 Mountainside Free Library
- \$125 North Queensbury Fire and Rescue
- \$125 North Queensbury Rescue Squad (EMS)

The motion was presented, seconded and unanimously approved.

**Nomination and Election of Officers/Directors:** A motion was presented, seconded and unanimously approved to accept the 2022 slate of officers/directors as submitted:

- Cheryl Baldwin (President)
- Phill Mitchell (Vice-President)
- Lenton Simms (Secretary and Treasurer)
- Directors:
  - Kathy Ervolina (Grey Ledges)
  - Mary Lou Lempert (Burnt Ridge)
  - Joanne Maddocks (Sign Post)
  - Kate Lapham (Sign Post)

**Committee on Nominations:** Cheryl Baldwin indicated 2022 will be her final year as Dunhams Bay Association (DBA) President. Indications are that other long-serving board members may wish to “retire” as well. Therefore, a primary challenge for 2023 is the identification of the “next generation” of board members. In response to a request for volunteers to form a five member Committee on Nominations (pursuant to Article V of the DBA By-Laws), four members volunteered. Subsequent to the meeting, a fifth member volunteered and the Board formally appointed the following members to the 2023 Committee on

Nominations: Todd Bodeau, Allison Branson, Stephen Lapham, Peter Lempert and Matt O'Hara.

**Dunhams Bay Association Water Quality Committee (DBAWQC):** The committee was inactive this past year.

### **Old Business:**

#### **Speed Limit on NYS Rt. 9L:**

As requested at last year's meeting, the DBA wrote to the NYS Department of Transportation (NYSDOT) regarding the safety concerns about the speed limit on NYS Rt. 9L around Dunhams Bay (see pages 7 and 8 of this document). This past March the NYSDOT responded indicating a study would be conducted this summer (see page 9 and 10 of this document). The DBA also sent a letter to Dan Stec asking for his help. (Note: Sen. Stec's staff contacted Cheryl Baldwin after receiving the letter to discuss the situation.)

### **New business:**

#### **Lake George Association - Dunhams Bay Walking Tour and Community Presentation**

It was requested that the notice from the Lake George Association regarding these two Dunhams Bay events (on August 23rd and 24th) be resent to members.

Please note that registration for the event on the 23rd is limited. The website link to register is:

<https://lakegeorgeassociation.org/act-now/bay-by-bay/dunhams-bay>

#### **Dunhams Bay Boat and Beach Club**

The estate of John Salvador Jr. sold the Dunham's Bay Boat & Beach Club on the southeast part of the bay according to deeds that were filed in March in Warren County.

Two Florida holding companies managed by wealth management adviser Michael Chrys purchased the 9.2-acre marina on Lake George. The purchases were made under the names Mirada 7 LLC and Garner Holdings II LLC, according to the deeds.

### **Request for E-mail Addresses**

Len Simms reminded members that a few year's ago the DBA adopted electronic transmission (e-mail) for all Association correspondence. Consequently, maintaining at least one member's e-mail address per family/cottage is important. Please remember to let the DBA know e-mail address changes by contacting the DBA at: [dunhamsbayassociation@gmail.com](mailto:dunhamsbayassociation@gmail.com).

There's no limit to the number of e-mails per family cottage. We'll gladly accept all the e-mails you send us.

In a few weeks members will receive a list of cottages/families for which the DBA has no e-mail addresses seeking the help of neighbors and friends.

**Remember...the DBA does not share your e-mail address with anyone else.** Occasionally we receive requests for an e-mail address...in that case we send the request to the individual involved and let them decide if they want to respond to the requestor or not.

### **Speeders Ignoring 5 MPH/No Wake Zone at the Bridge**

It was pointed out that some boaters entering the bay from the wetlands (Bay Road Marina) appear to interpret the 5 MPH/No Wake Zone speed buoys to be the end of the speed zone rather than the start.

That was a concern when we installed the 5 MPH buoys 2 years ago and the reason we placed a sign at the marina warning about the speed zone in the bay.

Allison Branson asked if the DBA would reimburse her if she purchased a sign to be placed on JRC property beside the bridge indicating the 5 MPH/No Wake Zone extends .6 mile beyond the bridge. The DBA authorized reimbursement up to \$200 for such a sign and left open the possibility of raising the limit if necessary.

Len Simms indicated he would provide Allison with information on the company from which he purchased the semi-custom metal sign that was installed at the marina.

**Call and complain!**

Members were reminded of the importance of reporting speeders to the Lake George Marine Patrol by calling 518-743-2500 (press 1 for non-emergency). If you can provide the boat registration number, it will be helpful.

**Status of Milfoil in Dunhams Bay?** - Members were encouraged to raise the issue with the LGA at the Bay by Bay event.

**2023 Annual Meeting and Luncheon:** It was unanimously agreed that the 2023 annual meeting be held on Saturday, July 15, 2023 at the Dunhams Bay Resort. (NOTE: If the new owners of the Dunhams Bay Resort are not willing to host the 2023 annual meeting, Matt O'Hara has offered the use of the new deck at the Freedom Boat Co.)

**Meeting Adjournment:** The meeting was adjourned at 12:00 pm.

# Dunhams Bay Association

Treasurer's Report for the Period  
July 1, 2021 to June 30, 2022

Opening Balance - July 1, 2021 (Glens Falls National Bank and Trust) \$1,885.06

## Income

Dues	\$820.00
Luncheon	\$518.00
Donations to DBA*	\$544.91
Donation to DBAWQAC**	\$0.00
Website Underwriting (Anonymous)	\$150.88
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	\$2033.79
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## Expenses

### Contributions to Other Organizations

Lake George Association	\$300.00
Lake George Land Conservancy	\$100.00
Mountainside Library	\$100.00
North Queensbury Rescue Squad	\$100.00
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Subtotal	\$600.00

### Other Expenses

Luncheon	513.67
Supplies, Copying, Postage	\$12.41
DBA Website	\$150.88
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Subtotal	676.96
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	1276.96
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Closing Balance - June 30, 2022 (Glens Falls National Bank and Trust) \$2,641.89\*\*\*

\* Dunhams Bay Association

\*\* Dunhams Bay Association Water Quality Awareness Committee

\*\*\* Uncommitted Balance Distribution: DBA = \$1,841.89; DBWQAC = \$800

Prepared and submitted by L. Simms, Treasurer

# Dunhams Bay Association

7728 Dryer Road  
Victor, NY 14564

February 14, 2022

Ms. Marie Therese Dominguez, Commissioner  
New York State Department of Transportation  
50 Wolf Road  
Albany, NY 12232

Dear Commissioner Dominguez:

I am writing to you on behalf of the members of the Dunhams Bay Association, Lake George, New York. The Dunhams Bay Association is an organization of over 60 Dunhams Bay area property owners and their families formed to address matters of common interest affecting our bay in particular and Lake George in general.

Association members are increasingly concerned about traffic conditions on the 1 mile section of US Route 9L that borders Dunhams Bay. This 1 mile section along Dunhams Bay is home to:

1. 3 major marinas with scores of rented boat slips (with lots of day use vehicle traffic);
2. Freedom Boat Club's 20 boat fleet that is in constant use through two time slots per boat per day;
3. 1 proposed tour boat operation;
4. over 300 boats, the majority in rented boat slips;
5. more than 75 homes;
6. a busy resort hotel with restaurant, lounge and rental cabins and a swimming beach across US Route 9L; and
7. the Mountainside Free Library/Reading Room.

On summer weekends Route 9L is extremely congested with vehicle traffic and people on foot and on bicycles.

1. The recent introduction of Freedom Boat Club has increased the vehicle and foot traffic in the area of Old Dunhams Bay Road across from the Dunhams Bay Resort. At this point, southbound Route 9L bends around the end of the bay shortly after the end of the 55 MPH

zone. Consequently, southbound traffic often exceeds the 45 MPH speed limit through this busy area.

2. The very narrow bridge area over the inlet to Dunhams Bay is a popular fishing spot. Unfortunately, the bridge and road guard rails make the road so narrow that people fishing (often including children) are forced to walk in the road. The congestion is further compounded because US Route 9L is the only way to get from Lake George village to several large marinas and hundreds of summer homes along the lake shore north of Dunhams Bay.

Currently, there is a 45 MPH speed limit for 5 miles from Lake George Village until it increases to 55 MPH about  $\frac{1}{4}$  mile before the intersection with Assembly Point Road.

We are writing to request that the US Route 9L speed limit be reduced, ideally to 35 MPH, for a  $1 \frac{1}{4}$  mile section beginning  $\frac{1}{4}$  mile before the intersection with Bay Road and ending past the intersection with Assembly Point Road.

Your consideration of this request is appreciated.

Sincerely,

Cheryl Baldwin  
President





March 29, 2022

Cheryl Baldwin  
President, Dunham Bay Association  
7728 Dryer Road  
Victor, NY 14564

RE: SAFETY CONCERNS  
ROUTE 9L  
TOWN OF QUEENSBURY

Dear Ms. Baldwin:

Thank you for your February 14, 2022 correspondence to NYS Dept. of Transportation Commissioner Marie Therese Dominguez requesting a speed limit reduction on Route 9L, between a point approximately ¼ mile south of bay Road and Assembly Point Road in the Town of Queensbury. Your request was forwarded to the Region One Traffic Safety and Mobility group for our review and response.

The Traffic Safety and Mobility group will initiate a review of your concerns. However, many of the activities outlined in your letter occur during the summer months. Therefore, to understand the impacts these activities have on the traffic utilizing Route 9L, we will delay our field investigation of this area until early summer. Once we have completed our investigation, we will respond to you with our findings.

Thank you for bringing this concern to our attention. In the interim, if you have any additional questions regarding this matter, you may contact myself or Reed Sholtes of this office at (518) 457-5283.

Sincerely,

Mark Pyskadlo, P.E.  
Regional Traffic Engineer

cc: A. Dickson, Warren County Residency

**bcc: Sam Zhou, Assistant Commissioner for Operations & Asset Management  
Tom McIntyre, Assistant Commissioner for Regions 1, 8 & 9  
Joseph Morrissey, Director of Communications  
Mark Casellini, Director of External Relations  
Scott Prividera (COM-22-24477)**

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