

BETHLEHEM LAND TRUST BOARD
Minutes—March 15, 2012

Call to Order: 7:30 p.m.

Present: Lynn Baker, Mary Hawvermale, Jean Melita, Bev Mosch, Vera Rosa, Anneke Rothman, Sandra Ruzicka, Steve Sabatini, Carol Spier, Bob Uberbacher

Secretary's report: The February minutes were approved.

Treasurer's report: Bills have been received and paid for the annual chimney cleaning and also the plumbing repairs (new water heater and miscellaneous small things) at the Sherlock property.

Bob is preparing an overview of BLT income and expenses for the last three years so we can see our normal cash flow.

Bob is nearly finished with the annual tax report for the accountant.

Old Business:

Strategic Plan: It was moved and accepted that the Board's priorities for this year shall be:

- Expansion of our preservation holdings through acquisition of a new property
- Building the Board
- Improved stewardship of our holdings

Land Acquisition Committee: Bev gave an update: We have been in contact with the owners of property on Cabbage Lane and Still Hill Road. Mary is contacting the owners of property adjacent to Two Rivers Preserve to indicate our interest in a potential easement or gift. (Names of owners not being included in this record as it is too early to be public about potential deals.)

The Committee hopes to have a recommendation for action in April.

Mary gave an update on the Nichols property on Arch Bridge Road. The estate has not been settled and the owner knows we would be interested but probably will not be ready to negotiate for several years. There is some confusion as to whether or no this property could be subdivided due its frontage and the moratorium on new roads in Bethlehem.

Bob asked if anyone knows the status of the Town's Open Space Fund. Carol will try to find out.

Executive Committee: The following motion was made and approved:

That an executive committee be formed consisting of the officers of the Board of Directors: The president, vice president, treasurer, corporate secretary, and corresponding secretary; and that this executive committee be empowered to meet at its discretion and otherwise to act as empowered by the BLT bylaws.

Voting by email: The following motion was made and approved:

That, when time is of the essence, actions required to maintain public safety or ensure good stewardship of our properties or to fulfill the Board's obligations as a landlord may be approved via email or fax provided: 1) a formal motion to do so is circulated electronically, 2) a majority of the directors approves the motion, 3) the approval is announced electronically to all board members, and 4) a record of the action is entered into the minutes of the next regular board meeting.

New Business:

Website: (this item left from February, since Stuart was not able to attend March meeting but follow up is still of interest:) Stuart to contact Marianne Greco to see if she would be interested in bringing it up to par.

Bellamy Preserve: We approved a proposal from Arbor Services to treat the American Elm (we have been doing this annually for several years). Cost is approximately \$200.00.

The Land Acquisition Committee suggests we try to have the stone wall along Route 61 cleaned up. Steve volunteered to pull together criteria for this so we can put it out to bid. (determine length of area to be cleaned; describe project—spray, pull and discard vines etc; cut saplings and chip; contractor must be insured and licensed to spray)

Schwartz Preserve: Bob and Gary Giordano walked the access (Old Town Highway) from Rte 61 to the Schwartz Preserve and put up some flag markers. The passage is badly eroded and overgrown. We own this right-of-way, part of which runs along the edge of Bethlehem Fair property; it is about 4 acres and we are unclear if that acreage is included in or additional to the 25 acres commonly stated to be comprised by this preserve. For anyone interested, the access is adjacent to the end of Tyrrel Farm Road—walk forward (north) at the end of the road and immediately turn left.

Motion to adjourn at 9:00 p.m. ...all in favor.

Respectfully Submitted: Carol Spier