

BETHLEHEM LAND TRUST BOARD
Minutes—April 10, 2013

Present: Mary Hawvermale, Doug Mahard, Jean Melita, Mark Miller, Bev Mosch, Stuart Rabinowitz, Vera Rosa, Sandra Ruzicka, Carol Spier, Bob Ueberbacher

17:30, prelude—Public Access Cable: Mark Ingram, Public Access Coordinator of Community Vision 21, explained the services and opportunities offered by the local public access cable TV channel:

- Free production training (in their facilities) for endeavors aimed at communicating with the local community
- Loan of equipment once we know how to use it
- TV production truck that can be requested to use at worthy events (at no cost). A 3 to 4 month lead-time is advisable for this as there is only one such truck.
- Broadcast of any videos we might have ready or produce in the future
- Potential for BLT board to be a guest on "Local Edition," the public affairs program (interview or panel format).
- Community Bulletin Board postings, which are broadcast as on-screen graphics.
- Develop and broadcast studio programs, usually these are done as series, for instance broadcast twice a month.
- Showcase for local performers (we could "speak" between acts).

In essence: the channel is federally mandated and locally licensed; Charter Communications manages it in CT. If the channel and its resources are not used the mandate could be rescinded in the future. The type of program or communication that can be shown is very broad, the idea being anything deemed of public interest is acceptable; however no direct solicitation of funds or selling of tickets, etc., is permitted. Channel 21 is the overall community channel; Channel 17 is the comparable educational channel, available to schools.

The public access channels are not shown on satellite TV.

There are no viewer statistics or ratings for this channel. Mark Ingram made the point that programs can be promoted via other means (such as newsletters or websites) and those that air regularly can build audience over time.

To contact Mark Ingram:
203 304-4035 or 203 304-4050
mark.ingram@chartercom.com

Call to Order: 7:50 p.m.

Secretary's report: The March minutes were approved.

Treasurer's report: Mary has the check for the Canfields and will send or deliver it to them, with a cover letter noting it is a \$15,000 payment toward our \$50,000 mortgage.

Bob handed out a summary of the expenses associated with the Sherlock house; it appears the income outweighs the cost of owning it (see detail at end of these minutes).

Bob also presented a statement of our current funds (see end of minutes) and suggested we move more of our assets into the T. Rowe Price account, which is performing well. We concurred.

Old Business:

Website: Marianne Greco, who produced the new website, is ready to transfer it to the BLT. She does not wish to provide technical support once the transfer is complete. Carol thinks we will be able to do most of it ourselves and will investigate other sources of tech support if we need it.

Preserve signage: Sandy is working with a Quality Signs in Watertown to create a sign for the Canfield Preserve. She showed us a mockup; we asked for some adjustments to the type but it is essentially good. Cost will be \$260 for a 24 x 36-inch metal sign with embossed vinyl letters. We will install it ourselves.

Sherlock: Bob will check with our Chubb agent to see if and how our existing policy covers liability at the house and if it does not, he'll find out if they would provide it as well as property insurance.

Mary will contact Flanders to find out how they insure their rental properties. Little Town tested the water, it is not as acidic as they feared. We might consider having them put in a water treatment system, cost would be somewhere around \$2500 plus the a couple of hundred a year for the salt.

Auncient Oak: The Brothers Tree Service has removed the fallen limb and cabled the tree; the Republican American did a nice write-up of the event.

Bellamy Preserve: Stuart will contact Tom March to have the stumps cut level with the ground or otherwise tidied up where he has cut the trees along the cornfield on Munger Lane. Also to remind him that he is not to cut trees along the forest edges of the field.

Arboretum at Long Horizons: Doug has arranged for students from Woodhall School to assist with maintenance and mulching on April 29 at 3 p.m.; Stuart will arrange for delivery of the mulch. All Board members and friends are welcome to assist!

Assard Conservation Easement: The Bethlehem Conservation Commission is buying a conservation easement on the Jerry Assard property.

New Business:

Garlic Festival: We will share an informational table with the Conservation Commission.

Office Space: Mary would very much like to have all BLT documents removed from her house. We may be able to rent office space upstairs at the Bellamy Ferriday House very inexpensively. This would be for storage only. We discussed the merits of having an office in which we could meet in a more visible location, perhaps the ATT building on Main Street (Bev is investigating a courtesy lease) or in the empty space next to the Masonry Supply. (N.B. much email discussion of the various merits/pitfalls and costs associated with these followed the meeting. Bellamy space would be \$35 per month. ATT building is in very poor repair.)

Annual Meeting: We agreed there will be no program at the annual meeting this summer. It has not proved an attractive time to the public and attendance has been poor. We will give thought to holding some sort of program next winter.

Next Newsletter: We will create the newsletters quarterly. Content for the next one (or two, depending on space required) will include:

- Land Acquisition criteria

- The work at the Auncient Oak

- A call for volunteers to help with trails and stewardship, especially at Canfield

- Announce the new website (when it is truly ready)

The summer edition of the newsletter should announce the next Auction and solicit good auction item donations that we can mention when we promote the auction.

Motion to adjourn at 9:30 . . . all in favor.

Respectfully Submitted: Carol Spier

(Sherlock rental income is \$12,000.00 annually)

Sherlock expenses 2012	
\$1842.73	real estate taxes
1646.86	maintenance, Little Town Mechanical
170.00	Chimney cleaning
79.76	Propane tank rental
1827.58	Real estate taxes
\$5566.93	total

Sherlock expenses 2013	
\$175.09	Radon test
1827.58	real estate taxes
286.32	maintenance, Little Town Mechanical
174.00	Chimney cleaning
322.46	maintenance, Little Town Mechanical
30.11	Maintenance, stove
79.76	Propane tank rental
134.75	Maintenance, L. Low, electric
\$3030.07	(Total to date. Note with taxes and another radon test at least \$2,000 more will be spent)

BLT Account Balances	Approximate, as of mid-April
\$2,808	TSB checking
9,159	TSB
26,031	TSB (after paying Canfield 15K)
39,115	TSB Bellamy fund
59,012	T. Rowe Price, Stafford Fund
\$136,125.00	total