

BETHLEHEM LAND TRUST BOARD MEETING
Minutes—September 10, 2014

Present: Emily Eisen, Doug Mahard, Mark Miller, Stuart Rabinowitz, Carol Spier, John Swendsen, Bob Ueberbacher

Call to Order: 7:00 p.m.

Secretary's report: The July 2014 minutes were approved (there was no August meeting).

Treasurer's report: Response to the annual appeal/newsletter has been good. Donors have made larger contributions on average than we have had in the past. We have enough money in the operating account to cover upcoming insurance bills and the down payment for the auction dinner.

Old Business:

Sherlock house: Lynn was not able to attend tonight but sent this update:

Gutters: Sandy [the tenant] cleaned them and straightened out the bent one by the kitchen door and replaced the screens. She said they should be fine for this season, but let's see how they handle the ice this winter. We should revisit condition of gutters in the spring.

Door Locks: Sandy was having trouble with the locks and had considered replacing them, but said the drier weather has helped and she does not think she will change at this time. If she does in the future she will let us know and get us a key.

Driveway erosion and road run-off issue: Sandy wants to be sure to send a BIG THANK YOU to John Swendsen and the town road crew for attending to and correcting the problem as well as making the repairs to the driveway! She was very happy about how quickly this was attended to!

However, John says the repair is somewhat of a band aid and we do need to have a permanent apron created at the street end of the driveway. Stuart will get estimates; the usual area is 9x12 feet.

Easements: Very good news: Michael and Ann Loeb have generously donated a conservation easement on approximately 22 acres of their property, Arrow Head Farm, on Carmel Hill North. The easement excludes an area around the house and other buildings (meaning we will not monitor that area and the present and future owners are free to put in a pool, build an addition, or otherwise use it as they wish). A motion was made and approved that the BLT formally accept this easement. This brings the total area we conserve to 360 acres.

Trees: The donated trees have been planted around town and are being regularly watered. There are 4 at Long Horizons arboretum. They are all doing fine.

Dinner/Auction: A motion was made and approved to engage River House caterers for the dinner. Stuart will schedule a meeting with Carol and Sandy to get the event in gear.

New Business:

Accreditation: Mary has been in touch with Weantinogue, the largest Land Trust in the state. They are working on becoming accredited and have solved many of the problems we would face were we to undertake this; they are offering to share information and provide some guidance. Of immediate concern would be the reserve funds needed should we have to defend an encroachment but there are other aspects such as monitoring and past record accessibility. We agreed this is an exciting opportunity and merits further discussion when Mary is able to attend.

Motion to adjourn at 7:45 . . . all in favor.

Respectfully Submitted: Carol Spier