

**BETHLEHEM LAND TRUST BOARD**  
**Minutes—November 14, 2012**

**Call to Order:** 7:30 p.m.

**Present:** Lynn Baker, Mary Hawvermale, Jean Melita, Bev Mosch, Stuart Rabinowitz, Vera Rosa, Anneke Rothman, Sandra Ruzicka, Steve Sabatini, John Swendsen, Carol Spier, Bob Ueberbacher.

**Secretary's report:** The October minutes were approved.

**Treasurer's Report:** There was no particular news. However, Bob clarified for us that our Acquisition Funds can be available at short notice.

Bob reported the Morris Land Trust Wine Tasting was financially successful; tickets were \$25.00. This led to a general discussion of other potential fundraising activities for us. There was some feeling that we would not want to do the same thing as Morris (or any other Land Trust) because it is best the Trusts complement one another and not infringe on one another's efforts. But the idea is worth exploring—sensitively.

Also Bob suggested that after our auction we let the patrons know how successful it was, give a status report and announce fundraising plans. The Land Acquisition Committee suggested we hold off discussing this until after it updated the board on ongoing negotiations.

**Old Business:**

**Land Acquisition:**

**Still Hill Property:** Bev announced that her negotiation with the Canfields has been successful: They will sell the property to the Land Trust for \$200,000.00—\$150K to be paid on closing and they will hold an interest-only mortgage at 1% for 10 years. Bob Hanahan has agreed to provide legal services for the closing to us at no charge. The closing can happen within the next few weeks but we will not announce it at the Dinner/Auction as the contract will not have been signed at that time.

**N.B.** November 28, 2012, the following email was circulated:

Dear BLT Board Members,

In our excitement over Bev's successful negotiation for the purchase of the Still Hill property we neglected to make and approve a formal motion to accept the terms. We must do this in order for Bob Hanahan to complete the contract. I hereby move the following, which Carol has seconded. Please respond with your approval by return email.

**Motion:** That the Bethlehem Land Trust enter into an agreement with Boyd and Marian Canfield to purchase property they own on Still Hill Road (approximately 31 acres) for \$200,000.00; with the terms to be a cash payment of \$150,000.00 and

the Canfields to hold a mortgage for the remaining \$50,000.00 at the rate of 1% for 10 years, interest only, with no penalty for early payment of the full balance; also the preserve is to be named for the Canfields.

Thanks!  
Mary

The motion was approved by return email.

**Open Space Committee:** Mary reported the Committee may be able to contribute funds to the Still Hill acquisition. They are assuming responsibility for and funding the easement on the Gerry Assard farm property. It should be noted the BLT has contributed funds to the Open Space Committee in the past.

**Dinner/Auction:**

(To be held 11.17, three days hence.) Plans for producing the event were finalized and everyone is on target and on notice to participate. Attendance is expected to be very good.

**Stewardship:**

**Auncient Oak Easement:** Brothers Tree Service will remove the fallen branch at no charge and proposes to cable the tree for \$1,000.00. We agree to pay this fee in its entirety without help from the property owners. (This work is for the Auncient Oak itself, not in the preserve. The Oak is on private property and visible from the street, the Preserve is diagonally across the street and not accessible.)

We need to clarify the status of the easement; it is unclear whether it was ever filed. Mary is to follow up.

Motion to adjourn at 9:40 . . . all in favor.

**Respectfully Submitted:** Carol Spier