

**“”DRAFT”” BHVA
Environmental Committee Meeting Minutes
Monday, January 25, 2010**

MEMBERS PRESENT: Dick Scott, Dave Allen, Don Titus, Barbara Hunt, Mary Murphy, Rob Silva.

GUESTS: Muriel Coleman, John Constance.

Meeting called to order at 7:01 pm by Dick Scott, and guests were welcomed.

A motion was made and approved to accept the October 2009 minutes.

OLD BUSINESS:

1. Dick Scott updated those in attendance on the status of the brush along golf course property line. Further meetings with neighbors will be required to gain agreement on the proper trimming of foliage on and off golf course property. Further discussion will take place at the next EC meeting.

2. There is a set of stairs that belongs to Graywood that has been left on a vacant lot off Vardon Dr. for an extended period of time. Don made a motion to send a letter to Graywood to request its removal. The motion was seconded by Rob Silva and approved by the committee.

3. Regarding the Villas project: Dick received an update from Chris Iversen, the developer who said that updated documentation was being prepared requesting condominium status for the Villas, which was expected to be sent out to the Albany this month. This status means that approval would not be expected before summer and possibly not until fall. Dick will e-mail electronic versions of the DRAFT Villas declaration and by-laws to EC committee members.

John Constance brought up two concerns about the Villas project.

He asked whether there would be an expansion of the compactor building. Would this be an expense incurred by all homeowners or just Villas owners? Leo Raab of the BHVA Facilities Committee met with Chris Iversen and has been working this issue of capacity and growth of refuse facilities at the BHVA Board level.

The geo thermal heat currently proposed for the Villas will be installed under the roads at the Villas. Who is responsible if something goes wrong? Dick's understanding is that the Villas pay, but since the roads are BHVA maintained where is the delineation in responsibility?

Final plans and documents for the Villas still have to be submitted to the EC. EC has given preliminary approval but any changes will require additional approvals.

Finally the RGE power issue was raised again. Is there enough power for Villas? Will there be a power drain on BHVA? Dick will prepare and send a letter to Board so it is aware of our discussion on all of the outstanding Villas matters.

5. A possible Master Plan for BHVA environmental conservation and safety was discussed. Bernadine Ticonchuk of FLCC was contacted for an update of her support to use students in the

tree maintenance course for BHVA projects. Berna is still supportive but wants to review short and long term plans prior to engaging.

Chris Luley a conservation consultant was recommended by Berna to help develop a Master Plan. Chris lives on Hicks Road and knows the local soil and foliage and could help develop plans for conservation monitoring and maintenance including new and replacement plantings. Also, Steve Lewandowski from the Cornell Extension is also a resource that might be able to support BHVA at minimal cost. These are people that Dick Scott has contacted who we might use as resources to help preserve and protect what is already here. Also, Don Titus will try to locate a topographical map for the committee to keep track of all BHVA properties and lots for the EC committee and help with investigating a Master Plan.

Dick thanked the guests for coming and dismissed them.

NEW BUSINESS:

Dick discussed the addition of Tim Harrington of Lakewood Trail, as a new member of the EC. Tim will be invited to attend the next meeting for an interview.

This opened a discussion on a document Dick drafted regarding EC committee size and structure. Current membership is 7 active members with 4 members forming a quorum. Dick is proposing moving to 9 active members with 5 rotating voting members and a quorum of 3 members. Other ideas surfaced including moving to 5 members and having additional at large non-voting members. The committee decided to table the discussion for further review and brainstorming. Dick will e-mail drafts of proposed EC committee composition and responsibilities for review by members

APPLICATIONS:

10-01: 5549 Hagan Trail – Shelley Gerstner – New Double Window. The committee discussed the application and reviewed the drawings. There are no external contractor insurance issues, since they are doing the work themselves. Don made a motion to approve; Rob seconded. All approved the application as submitted.

Next meeting dates:

Monday, February 22, 2010 at 7:00 pm

Monday, March 15, 2010, 7:00 pm

Meetings will be held the third Monday of each month at 7:00 PM for the remainder of 2010.

Meeting adjourned at 8:30 pm