

Horizons For Youth Reuse Committee

Sharon, Massachusetts

Meeting of September 24, 2007



Minutes of September 24, 2007

In Attendance: Mike Bossin, Ed Welch, Gary Bluestein, Marc Bluestein, Jane Desberg, Glenn Allen, Barbara Kramer, Jane Desberg, Diane Pankow, Lauren Hyman, Walter Newman, Jay Bronstein, Andy Nebenzal

- 1: 7:10 **Meeting called to order** by Chairman Michael Bossin.
- 2: 7:11 **Minutes** from September 11, 2007 meeting needed to be amended with following changes page 5:4 delete complete paragraph. Motion to accept the minutes with the changes was made by Ed Welch with Barbara Kramer seconding the motion. All in favor....yes.
- 3: 7:13 **Correspondences**
Email received from Jennifer Goldson to Gary Bluestein accepting the invitation to meet with the group on October 8th after 7:30pm.
- 4: 7:15 **Open House Planning**
 1. Lauren Hyman designed a flyer, which was viewed by all the committee attendees for comments or corrections. It was suggested to add to the bottom of the page of the flyer the Selectman's telephone number just in case people needed additional information or have questions.

October 14th is the date as indicated on the flyer and it was agreed by all of the committee that there be no alternate date i.e. inclement weather.

The flyer was approved unanimously with the addition of the Selectmen's office number.

2. Andy Nebenzahl will make color copies of the flyer to be used for postings in the downtown area by Mike Bossin, in the Heights Shopping area by Glenn Allen, and Jane Desberg will do the local supermarkets.

A cover letter of introduction will accompany the emailed flyer for general distribution. Barbara Kramer asked that it should be kept as simple as possible Gary Bluestein will create and distribute it to all the committee members.

3. The Open House Committee decided to:
 - Serve cookies and apple cider as snacks (*Barbara Kramer to contact Saphire Manor for cookies*), Marc Bluestein will get Cider and cups he was asked if could get organic cider he will look into it. He did say that he would bring bio-degradable cups made from corn or bio-degradable paper cups.
 - Handout a map showing the lay of the property
 - Open the Main Dining Hall, infirmary, cabins, the arts and crafts/boat house and possibly the environmental cabin .
 - Accessibility of bathrooms will be in the dinning hall. (*Mike Bossin to contact the DPW to make sure the bathrooms are open and useable.*)
 - The yellow marked trail behind the camp will be open .
 - *Boy Scouts will be contacted to help clear the trail and/or help with the trail walk/tours.*
 - Have a suggestion box available
 - Have take-along applications for those interested in the property
4. Signs will be posted around the property stating that all children must be accompanied by a parent or adult at all times.
5. Police detail for the Open House is still undetermined.
6. A few tables will be moved from the dinning hall to the outside to be used at the check-in area.

5: 7:45 **Marketing**

1. Gary Bluestein said that the bulleted follow-up letter was finalized and would mailed next week along with the request for information letter .
2. Glenn Allen said that he was going to check on the School Department's interest in a letter for 6-7 acres of the property for a school location.
3. Walter Newman said that the fact sheet is ready to get packaged. All he needs are the envelopes and labels. He requested to change Horizon to Horizons on the letterhead. Everyone agreed to do the change.

Jane Desberg offered to do the labels for the mailing.
Lauren Hyman offered to enhance the map.

4. Jay Bronstein will be doing some follow-up investigation on campsites (lessee and/or renter) using the American Camp Association link.
5. Mike Bossin sent a note to Colleen Tuck asking for some TV exposure/spot on her show. He is waiting for an answer back.
6. Mike Bossin to contact Sharon Cable to see if they would video a walk-through tour of the property.

6: 8:00 **Operating Budget**

1. Mike Bossin met with Eric and Joe Kent to discuss the yearly operating budget for maintaining the property.

The figure came to approximately \$35K this year which included \$10K to reset the property for camp usage.

2. Andy Nebenzahl said that we should start the conversation to the Selectman with a figure of \$25K
3. Marc Bluestein seemed to think that there could be a request for a emergency reserve fund transfer through the Finance Committee that we could utilize in maintaining the camp property this year.
4. Mike Bossin would like to discuss all of the above further with Ben. Ed Welch and Gary Bluestein said that they would also like to be there in conversation. Mike Bossin is looking at this coming Wednesday as the meeting date.

7: 8:15 **Formal/Public Meetings**

1. Before the committee goes in front of the Selectman we first need to set dates for a formal meeting and/or a public hearing.

8: 8:17 **Town Meeting**

1. The Committee discussed the upcoming Town Meeting article that will create a revolving fund for the property, this will allow any income generated by rentals up to \$100000 to be used on the property. Andy Nebenzahl said that we need something to draw attention about the property and felt all we need to present is one article at the Town meeting. Ed Welch felt we need a second article to create a yearly operating budget that will be funded yearly.
2. Consensus amongst the committee is that there is not enough time to present this at the next Town meeting, November 5.

- 9: 8:20 **Chabad Meeting**
1. Mike Bossin scheduled a meeting with Chabad personnel on Tuesday morning to ask how their summer went for them and if there is any interest in the property for 2008.
- 10: 8:24 **Town Staff Meeting**
- Mike Bossin attended a town staff meeting to ask if there was interest from any of the Departments in Town for needs that they may have for the property currently they had no need other than the interest shown by the Recreation Department in the property.
- 11: 8:30 **Property Options to Consider**
- Summer cottages
 - Historic commission to create a historic district
- 12: 8:35 **Fire Alarm System**
1. Fire Chief said that it would take approximately \$3K to bring the alarm system up to code. Since the existing alarm is still in working condition it thought best to leave well enough alone until replacement is so needed.
- 13: 8:37 **Correspondence**
1. Walter Newman suggested sending a letter to the Selectman saying that the Town showed no interest in the property.
 2. Glenn Allen said that he would send an email to Phil Sinrich asking if he had any interest in using the buildings/property.
- 14:8:41 **Building Structure Update**
1. There are two cabins #1 and #2 that may not be worth saving and eventually may need to be removed. All the other cabins are in decent shape for there age. A full report is being created.
- The buildings along the waterfront are in decent shape.
- 15: 8:45 **Old Business**
1. Assign Open House work detail
- 16: 8:47 **New Business**
1. Mike to get together will Bill Heitin
 2. Mike Bossin to draft a letter to the Board of Selectman.
 3. Mike Bossin to contact DPW to make sure bathrooms in the Dining Hall are operational for open house.

4. Mike Bossin to contact DPW to make sure there are trash barrels on the property for open house.

17: 8:47 **Meeting Calendar**

1. The Committee will continue to meet at 7pm 121 Lakeview Street facility until mid-November when we will need to decide on another location.

October 8

October 22

November 12

November 26

December 3

December 17

- 18: 8:50 **Motion to Adjourn** meeting by Jay Bronstein and seconded by Marc Bluestein.

Respectfully Submitted
Gary Bluestein

/Micki Baker