



Board of Directors Meeting

4pm, June 22, 2021

AGENDA

Zoom link: <https://zoom.us/j/91086172093?pwd=RWZhZQmhEYWo0WUIxWVVI4MFk0V0REZz09>

Welcome: Emily McDevitt, Guest

Ben Thereyl, Development & Communications Coordinator

- A. **What's Coastal Mountains Land Trust got going on right now?** (see pg. 4)
- B. **Board Learning Session:** Background on Land for Maine's Future Program (see pg. 5)
- C. **Land Trust History:** Dodge Conservation Easements, Rockport
- D. **Land Trust History:** Main Stream Preserve, Stockton Springs & Prospect
- E. **Board Focus on Development:**
 - Recent Success Stories
 - Donor Profiles
 - New property buyers program assignments
 - Capital Campaign Timing Updates

F. **Action Items:**

1. Proposed Board Motion: To approve minutes from the June 22, 2021 monthly meeting of the Board, (see pg. 7)

2. Proposed Board Motion: Approval of providing public support for the Land for Maine's Future (see page 12)

The Board of Directors, at the recommendation Public Issues Research Committee, hereby approves advocating and providing public support for the passage of an additional bond to provide funding for the Land for Maine's Future program which is currently being considered by the Maine legislature. Public support for the LMF bill shall include submission of letters to the local papers highlighting what LMF has previously accomplished locally, outreach to local representatives, encouragement of Land Trust members to reach out to their legislators, and consideration of a financial contribution to any Land Trust wide lobbying effort for LMF should that emerge.

3. Proposed Board Motion: Approval of Calcagni property purchase, Brooks (see pg. 13)

The Board of Directors approves the fee acquisition of a 89-acre property located off Route 137 in Brooks, Maine owned by Louis Calcagni with funds to be raised through a grant from the Maine Natural Resources Conservation (MNRCP) grant program. The Board hereby authorizes its President, or in her absence another officer of the Board of Directors, to execute all documents necessary to enter into a purchase and sale agreement, contingent on funding availability and appraisal that confirms the purchase price is equal to or less than the market value of the property. In addition, the Board of

Directors approves the allocation of funds for the stewardship of the property at the closing of the acquisition, or as soon thereafter as funds are available. The estimated total cost of all such financial allocations will be no more than \$25,000 to cover survey, legal, and appraisal expenses, and to set aside money for future stewardship. Funds for said stewardship costs will be made available from the Land Trust general acquisitions account as available or raised as part of the eventual effort to develop a connection with the local Brooks Memorial Elementary School.

3. Land Trust Office Expansion Project Updates and Case Statement Overview – Ian Stewart

- Summary of Case Statement for building expansion
- Presentation of Building Plans
- Discussion of existing foundation repair options
- Overview of financial model for financing building work

4. Proposed Board Motion: Approval of Campaign for the Land Trust's Office Expansion

The Board of Directors hereby approves the formation of a capital campaign committee to develop a plan including a case statement, giving pyramid, recognition plan and timeline to raise \$500,000 necessary to complete the addition to and modification of the Land Trust's offices at 101 Mount Battie Street needed to support the operations of the organization's board, staff and volunteer programs for the next 20 years. The Land Trust will raise the funds needed from the following sources: \$50,000 from the funds previously set aside for building renovation, \$150,000 from the Conservation Land Defense Fund, and \$300,000 to be raised privately through donations and grant opportunities.

5. Proposed Board Motion: Approval of use of \$150,000 from the Conservation Lands Defense Fund for the building addition campaign

The Board of Directors hereby approves redesignating \$150,000 in Board Designated Funds in the Conservation Lands Defense BDF fund to a new Land Trust office project BDF.

G. Priorities We're Working On – Executive Director report

- a. Community Engagement Coordinator Position Hiring Process Update
- b. Land Protection Updates
- c. Round the Mountain trail work & permitting
- d. Megunticook River Restoration project update
- e. Future board meeting (July) planning

H. Committee Updates

2. **Major Gifts Committee** (*minutes, pg. 15*)
3. **Membership & Marketing Committee** (*minutes, pg. 17*)
4. **Finance and Investment Committee** (*minutes at 4pm, pg. 18*)
5. **Land Protection Committee** (*minutes, pg. 25*)
6. **Stewardship Committee** (*no meeting, no minutes*)

7. **Building Committee** (*minutes, pg. 28*)
8. **Board Advancement Committee** (*minutes, pg. 30*)
9. **Executive Committee** (*no minutes*)

I. New/Future Business

J. Executive Session:

Upcoming Committees / Board Meetings:

TBD, asap	Building Committee
TBD	DEI Workgroup meeting
Thurs., July 8 th	Waldo County House Party @ Gianne Conard's
Monday, July 12 th	12 noon: Membership & Marketing Committee
Tues., July 13 th	1:15pm Stewardship Committee
	4:00pm Executive Committee
Weds., July 14 th	2pm Major Gifts Committee
	3:30pm Land Protection Committee
Weds, July 21 st	1:00pm Finance Committee
	2:30pm Board Advancement Committee
Tuesday, July 27 th	4:00pm Board Meeting
Thurs, July 29 th	5:00pm: Conservation Partners Party
Friday, Sept. 10 th	tbd: Beech Hill Trail Extension Dedication
Tues., Sept. 28 th	5:00pm: Annual Meeting



What's Going On at the Land Trust Now?

June 2021

Drafted by Polly Jones, Office Manager

Stewardship

- Beech Hill Extension trail construction is well underway. We anticipate Erin to be finished up before the end of the month.
- MCHT Intern Anthony Romano is finishing his second week at coastal mountains, clearing trailheads, maintaining trails and getting involved in the volunteer work crew days.
- Preliminary trail counter data is very good! working out a few bugs but there are car, trail, or people counters at Ducktrap, Thorndike Brook, Snowbowl, Fernalds Neck and Beech Hill.
- Pruning of this year's harvestable blueberry fields will begin next week and we have sent in our application to MOFGA for recertification of our organic farm.
- Comprehensive trail inventory of the Bresnahan Tract will begin this week, both interns will be taking the lead on this project!
- A community member has offered use of their drone (and piloting skills), equipped with LIDAR (Light Detection and Ranging) technology. The data collected from the drone will be extremely accurate and close-range elevation data, which we will be able to utilize in many ways.
- We are busy taking care of trails in the northern service region, which is much easier thanks to the new truck.
- Pendleton Intern Dillon Mulhern is finishing his second week as Pendleton Intern, working outside and helping with mapping work.
- Jack is working with the soon to be formed Belfast Area chapter of the New England Mountain Biking Group on their trail project on City of Belfast Property.
- Jack has been doing prep work for the Mill Brook Preserve (Babb), planning bridging that will make the new preserve usable this summer.

Development

- I (Ben) am here.
- Preliminary plans are being made to raise capital for building expansion project. Presenting to Board next week.
- Partner walks/outings are happening; if any staff have ideas/want to join, please do.

Community Engagement

- Interviews for the Community Engagement Coordinator position are going well.

Land Protection

- We are closing on the Babb Project June 30th.
- There are two projects in Brooks and Knox we are looking into grant funding to conserve.

Natural Phenomenon

- A family of finches have taken over the phoebe nest on our porch's light fixture.



Accomplishments

Established by Maine voters in 1987, the Land for Maine's Future (LMF) Program has conserved more than 600,000 acres of land, including: working farms, forests, and waterfronts; trails for snowmobilers, hikers, bikers, and ATV enthusiasts; access to rivers, ponds, lakes, and the ocean; community parks; town forests; beaches; and mountaintop vistas. On six occasions, Maine people have given the LMF program resounding support at the ballot box – passing six bond measures in 1987, 1999, 2005, 2007, 2010, and 2012. These LMF investments have strengthened some of our state's most important industries, such as tourism, forest products, agriculture, and fishing, while making Maine a more desirable place to live and raise a family.

The LMF program succeeds in large part because it is designed to be inclusive, drawing on the creativity and problem-solving skills of Maine citizens all over the State who are working for a better future in their communities. LMF projects represent partnerships with local sporting groups, towns, businesses, land trusts, state agencies and many others. The LMF board, comprised of state office holders and private citizens appointed by the governor, reviews proposals from Maine citizens, municipalities, agencies and land trusts and decides which provide the greatest public benefits.

The LMF program's enacting 1987 legislation declared that the, "future social and economic well-being of the citizens of this State depends upon maintaining the quality and availability of natural areas for recreation, hunting and fishing, conservation, wildlife habitat, vital ecological functions and scenic beauty and that the State, as the public's trustee, has a responsibility and a duty to pursue an aggressive and coordinated policy to assure that this Maine heritage is passed on to future generations." Here are some highlights from the program's first three decades:

LMF Accomplishments

- 62 water access sites
- 41 farms of more than 9,755 acres
- 26 commercial working waterfront properties
- Acquisitions include more than 1,272 miles of shore lands, and 158 miles of former railroad corridors for recreational trails.

- Over 604,000 acres of conservation and recreation lands that guarantee access for traditional outdoor recreational opportunities, including hiking, hunting, birdwatching, fishing, and trapping.
- More than 333,000 acres of working forestlands that remain in private ownership with permanent land conservation agreements.

Search

Recent Posts

Maine Sportsmen and Sportswomen call for LMF bond in 2021

(<https://www.landformainesfuture.org/2021/02/maine-sportsmen-and-sportswomen-call-for-lmf-bond-in-2021/>)

Land for Maine's Future coalition hosts event with members of the Maine Legislature

(<https://www.landformainesfuture.org/2019/05/lmf-hosts-event-with-maine-legislature/>)

Portland Press Herald: Coalition calls for state to borrow funds to get conservation 'back on track'

(<https://www.landformainesfuture.org/2019/03/portland-press-herald-coalition-calls-for-state-to-borrow-funds-to-get-conservation-back-on-track/>)

WCSH: Conservation groups asking for bond for land and parks

(<https://www.landformainesfuture.org/2019/03/wcsh-conservation-groups-asking-for-bond-for-land-and-parks/>)

Bangor Daily News: Land trusts get high marks from legislature

(<https://www.landformainesfuture.org/2018/03/how-to-explore-maine-by-snowmobile-starting-in-newport-2/>)

Contact us

Email: info@landformainesfuture.org (<mailto:info@landformainesfuture.org>)

PAID FOR BY LAND FOR MAINE'S FUTURE COALITION



Minutes
Coastal Mountains Land Trust
Board of Directors Meeting
May 25, 2021

Board members present: Wallingford, President; Call, Collins, Conard, Gabel, Johnson, McLaughlin Pike, Moore, Rittmaster, Urey, White, Wolfe

Staff present: Stewart, Gates, Jones, O'Neill, Rogers, Shaida

The virtual meeting came to order at 4:02 p.m. A quorum was present throughout. Rittmaster joined the meeting from the Marshall Islands in the South Pacific.

A. What's Coastal Mountains Land Trust Got Going On Right Now?

Ryan Gates is leading an evening work party of southern weekly workers and TROMM runners to help clear the Beech Hill Extension trail. On June 7 some new people start work: Development Associate Ben Thereyl; MCHT intern Anthony Romano; Pendleton intern Dillon Mulhern; Erin Amadon, Town 4 Trails Services, for the Beech Hill Extension; and Jed Talbot and his crew from Off the Beaten Track. Ryan O'Neill took fifth- and sixth-graders from Lincolnville Central School to do an intertidal crab inventory at Penobscot Park, as part of a citizen science project designed by the Gulf of Maine Research Institute. Most of the crabs found were invasive green crabs. Rittmaster's guided Nature Program walks will resume in July for vaccinated participants. Four Arts on the Hill performances are scheduled this summer at Beech Hill.

B. Board Learning Session: Trails – O'Neill and Shaida

Trail work starts on June 7 for the Round the Mountain Trail Phase II (cutting the corridor) and the Beech Hill Extension Trail. Erin Amadon of Town 4 Trails Services will work on clearing a corridor for the Beech Hill Extension Trail. A ~2500' trail will go from the Erickson Fields Preserve to Beech Hill. Shaida will work at Mt. Tuck on an old trail project that crosses the Haas and Smith parcels, with help from Boy Scouts and other volunteers.

A two-day Sustainable Trails workshop is planned, involving O'Neill, Ryan and Shaida, at the Hidden Valley Nature Center, a Midcoast Conservancy property in Jefferson. "Sustainable" does not necessarily mean "big" or "graveled". It refers to a trail that can take essentially unlimited traffic and remain in good condition. Most trails in New England are not sustainable in this sense. Water is a big issue. There are a variety of techniques for fixing problems. You can either improve the existing trail or relocate it to avoid or cure problems.

C. Land Trust History: "Facilitated" Land Projects

The Land Trust has done trail work on some 20 parcels of land, including our own preserves and conservation easement properties and some 1500 acres of land that we neither own nor control – projects with State agencies, Inland Fisheries and Wildlife, state parks, Sears Island, and the Rail Trail. Seven or eight trails we have worked on are located on additions to Camden Hills State Park; others are in the Ducktrap River watershed. Stewart showed trail locations on area maps. We aim to monitor the trails every 3 - 5 years. He asked Board members to think about our obligation to these places long-term.

D. Land Trust History: Upper Ducktrap River Preserve Projects, Lincolnville and Belmont

A map was displayed showing protected lands in the upper Ducktrap watershed. The Lacombe Tract (see F.2 below) will be transferred to the State of Maine but will continue to be protected. Tanglewood is State-owned land.

E. Board Focus on Development: Recent Success Stories; Donor Profiles

Stewart reported that we have received a \$15,000 grant from the Maine Outdoor Heritage Fund. We have submitted two grant applications for support of community engagement, through the Bangor Savings Foundation and the Nellie Leaman Taft Foundation. We plan a new staff position in community engagement. We have received \$15,000 from the Onion Foundation for community engagement work. The Onion family has also given money to a local nonprofit mountain biking organization to help fund trails.

Lisa Gorman has donated \$50,000 to the Round the Mountain campaign. Sue Conard and David Randall have donated their property on Piper Stream in Northport, along with \$22,500 in funds for stewardship of the property. Randall also plans to leave the Land Trust \$100,000 in his will. Camden Real Estate recently joined as a \$2,000 Business Member. Several donations have been received in memory of Charlie Dodge, who died recently.

Longtime volunteer and supporter Bud Spalding passed away this week, at age 97. He will be missed.

Former Development Director Kathy Young is now Executive Director of the Woodlawn Museum and Gardens in Ellsworth.

F. Action Items

F 1. Approval of Minutes of April 27, 2021 Board Meeting

On motion of Johnson/Collins, the minutes of the April 27 Board meeting were unanimously approved as distributed.

F 2. Approval of Lacombe Transfer to Maine Dept. of Inland Fisheries and Wildlife

The Lacombe property on the upper Ducktrap River is located next to several other larger parcels that have been acquired for conservation and transferred to the State of Maine for conservation. The State is refunding the purchase cost of the Lacombe parcel, plus expenses. On motion of Conard/Call, Board members voted unanimously to approve the sale of a 3.21-acre property, currently owned by Coastal Mountains Land Trust and formerly owned by Bryan Lacombe, in Lincolnville, to the Maine Dept. of Inland Fisheries and Wildlife for \$13,000, and in addition a \$3,137.35 reimbursement of the Land Trust's acquisition expenses. The Board hereby authorizes its President, or in her absence another officer of the Board of Directors, to execute all documents necessary to close on this sale. In addition, the Board of Directors approves the allocation of funds at the closing of the acquisition, or as soon thereafter as funds are available, to the Ducktrap Temporarily Restricted Fund as described in the policies of the Land Trust.

F 3. Board Focus on Development: New Property Buyers Program Outreach

Stewart described the current outreach program to contact new property buyers in each town in our service region. New owners of properties valued at over \$150,000 - \$250,000 receive a letter introducing the Land Trust and a one-year gift membership, and are placed on the mailing list to receive newsletters, etc. We hope that many of these people will decide to become regular dues-paying members. Two or three such renewals have been received recently.

The Major Gifts Committee recommends a more hands-on approach to new owners of properties valued at over \$600,000. These people might get letters with personal notes from current Board members introducing the Land Trust, asking them for financial support, and inviting them to come for a walk with you this summer.

F 4. Board Focus on Recruitment

a. Brainstorm Names of Committee and Board Candidates

A list of 30 - 35 likely prospects to serve on committees or on the Board of Directors is in Board packets for today's meeting. Board members were asked to score each person for diversity, connections, fundraising ability, and readiness. Board members are encouraged to suggest additional names of prospects. We need to pay attention to geographic diversity in selecting new Board prospects. Names mentioned favorably included Carol Chen, Maizie (*verify spelling*) Cox, Jeff Davis, Wing Goodale, Sadie Lloyd, Tony Oppersdorf and Stephanie Smith. Johnson has taken down names of people mentioned during today's discussion. Wallingford sent a follow-up e-mail to Board members the day after the meeting (see Action Items at the end of these minutes).

b. Update/Discussion of Student Board Members

Wallingford said that part of the Land Trust's Strategic Plan is to add students as full members of the Board of Directors, participating also on committees. Adding students as full Board members would require approval of the concept by the Board of Directors. Johnson said that the Board Advancement Committee is interested in having two students as full Board members: one from the Belfast area, the other from Camden/Rockport. Collins and Wolfe could go to Belfast to talk to students and get names of likely prospects. Someone could go to Camden Hills High School and do likewise. If student Board members graduate from high school and go on to college, they could participate in meetings remotely via Zoom. Or, would we prefer current students, rather than ones who graduated several years ago? White noted that the Board packet says the student Board members would not have voting rights. That is wrong; he thought that had been corrected prior to packet distribution.

Johnson asked Board members to send him comments between now and the next Board Advancement Committee meeting, June 16.

Wallingford suggested going slow on this now. We cannot decide to add student Board members and get anything accomplished in a month, before the end of the school year in June.

Collins wanted more discussion of the legal status of student Board members. Perhaps they should be in a special category, and serve for a shorter term, less than three years. We should be aiming to make appointments in the fall, September or October. Don't start anything in May or June.

Moore thought that there should be no difference between a student member and any other Board member. Not all high school graduates go on to college.

White thought we could publicize the new positions over the summer.

O'Neill asked whether it is important that the student Board members remain students. What about people who take a gap year?

Conard said that if the purpose of the proposed appointments is to involve young people in the Land Trust's work at a high level, we should not call them "student members".

Having student Board members will be discussed further at the next Board Advancement Committee meeting.

F 5. Board Focus on Office Building Addition Design: Input/Questions about Building Plans

The Building Committee meets this Friday, May 28, at 9:30 a.m. The staff held a good discussion this morning about the plans for the proposed office expansion. Architect Meg Barclay, who designed the original building, is available during the next two weeks. The proposed addition would add another 1,000 s.f., and increase potential building capacity to 14 staff members. The plans in Board packets for today's meeting are preliminary. Stewart will ask Barclay to continue work on the plans. The final plan should include planned seating on the new terrace, and boundary benches.

Moore liked the preliminary design. It is simple. Relocation of Polly Jones's workstation is the most important change to the configuration of the existing building. The area next to the deck, including Polly's present space, would become a waiting room.

G. Priorities We're Working On – Executive Director Report

a. Community Engagement Coordinator Position: Hiring Process Update

We have 13 applicants. The deadline for applications is June 10. We are reviewing candidates, and hope to fill this position by mid- to late June.

b. Land Protection Updates

The Haas property has closed. This adds approximately 50 acres to the Mt. Tuck Preserve in Stockton Springs.

High Street easement, Lincolnville: Dave Barrows owns 80 acres abutting Lys McLaughlin Pike's property. Rogers has been approached by an anonymous donor who offered to help pay for placing a conservation easement on this land. There may be a neighborhood outreach to fund stewardship of the property.

c. Round the Mountain Trail Work and Permitting

If the Land Trust has more than three acres of developed space at the Snow Bowl, we may need to go through a formal site planning process. A stormwater permit is required for over three acres of disturbance. We have asked DEP if we need a permit. Stewart and Gates will talk with DEP about this tomorrow.

Rittmaster asked Stewart to explain more about the permit issue. Stewart said that there is a 20-acre limit of site development, above which you need to go to a different level of review. We don't want to trigger a new level of review if we can avoid it. It is not an issue of malfeasance. The site planning process involves public meetings to which we can have input. The rules went into place in 1970. We may trigger over three acres of disturbance this year in Phase 2, involving not digging but tree removal.

d. Building Committee Updates: Foundation and Building Plans

There are two alternative options for the foundation. Harbor Builders is willing to undertake remediation of the existing foundation and creation of a new foundation under the addition. The Board will be involved in the final decision.

e. Annual Audit – FY 2020-21 Financial Statements

The annual audit went well. We received the 990 form this afternoon. Great thanks to Polly Jones for her help with this. White asked for the 990 form to be put on the Board page of the web site. Stewart will do so.

f. Website Development

Jones is working with Sean Carnell on website development.

H. Committee Updates

Major Gifts Committee (minutes, p. 15): Moore went over the thinking about approaching new owners of properties over a certain value, to introduce them to the Land Trust and try to interest them in becoming members, and later, donors. We plan to send another letter to major donors and Conservation Partners. Stewart calls the Partners to thank them, and sends them a letter, on which Board members write a note

thanking the people for their support. The Major Gifts Committee has agreed to develop a planned giving campaign approach, first reviewing where we are with each donor.

Membership and Marketing (minutes, p. 16): Nothing to add beyond what is in the minutes.

Finance and Investment Committee (minutes, p. 18): White said the finances are in good shape.

Land Protection Committee (minutes, p. 27): Rogers had nothing to add beyond the minutes.

Stewardship Committee (minutes, p. 29): Gates had nothing to add to the minutes. McLaughlin Pike questioned the minutes, where it says that the new Development and Communications Coordinator will handle the bulk of the development/fundraising work. Stewart agreed that this is misleading.

Building Committee (minutes, p. 31) Call asked if there was anything to add to the Building Committee minutes. There is not.

Board Advancement Committee (minutes, p. 32) Johnson asked Board members to give him any suggestions for prospective Board members, including possible student members.

Executive Committee (minutes, p. 34)

I. New/Future Business

Next regular Board meeting: Tuesday, June 22, 4 p.m.

The meeting was adjourned at 5:37 p.m., followed by an executive session.

Respectfully submitted,

Susan S. R. Alexander
Recording Secretary

Action Items:

Wallingford's summary list of action items was sent to Board members on May 26:

1. Please send any names of possible committee and/or Board members to Dan Johnson.
2. Please send your thoughts and ideas about the student Board member concept to Dan Johnson.
3. Please send your comments about the proposed building addition to Ian.
4. Ian will send out the position posting for the new Community Engagement Coordinator to all the Board.
5. Ian will post the draft Form 990 on the Board portal for your review before it is officially filed.
6. Look for note cards coming your way, as we ask Board members to send personal notes to those making Partner level gifts.
7. Send any ideas about how to connect with the new property buyers to Tom Moore.

Minutes
Coastal Mountains Land Trust
Public Issues Review Committee

June 2, 2021

Present: Roy Call, Landis Gabel (Chair), Dan Johnson, Jack Shaida, Ian Stewart

The ad hoc meeting, held via Zoom, came to order at 10.00am. The meeting was called at Ian's request to decide whether to recommend to the Board that the Land Trust take an advocacy position on a bond issue for "Land for Maine's Future", and if so, what sort of advocacy.

Ian presented the case in favor of our support for the bond issue. His argument is attached. Regarding modes of advocacy, several possibilities were mentioned: outreach to our political representatives, letters to media editors, requests for members' support, and an article in October's Newsletter.

Committee members had a brief discussion of the proposal and quickly decided that the case for support was very strong. A motion for support was thus made and seconded, and a positive vote was unanimous.

Following that, Roy spoke briefly about what may be a future advocacy proposal, which relates to Wabanaki tribal sovereignty. No action was proposed at the meeting.

The meeting was adjourned at 10:26am.

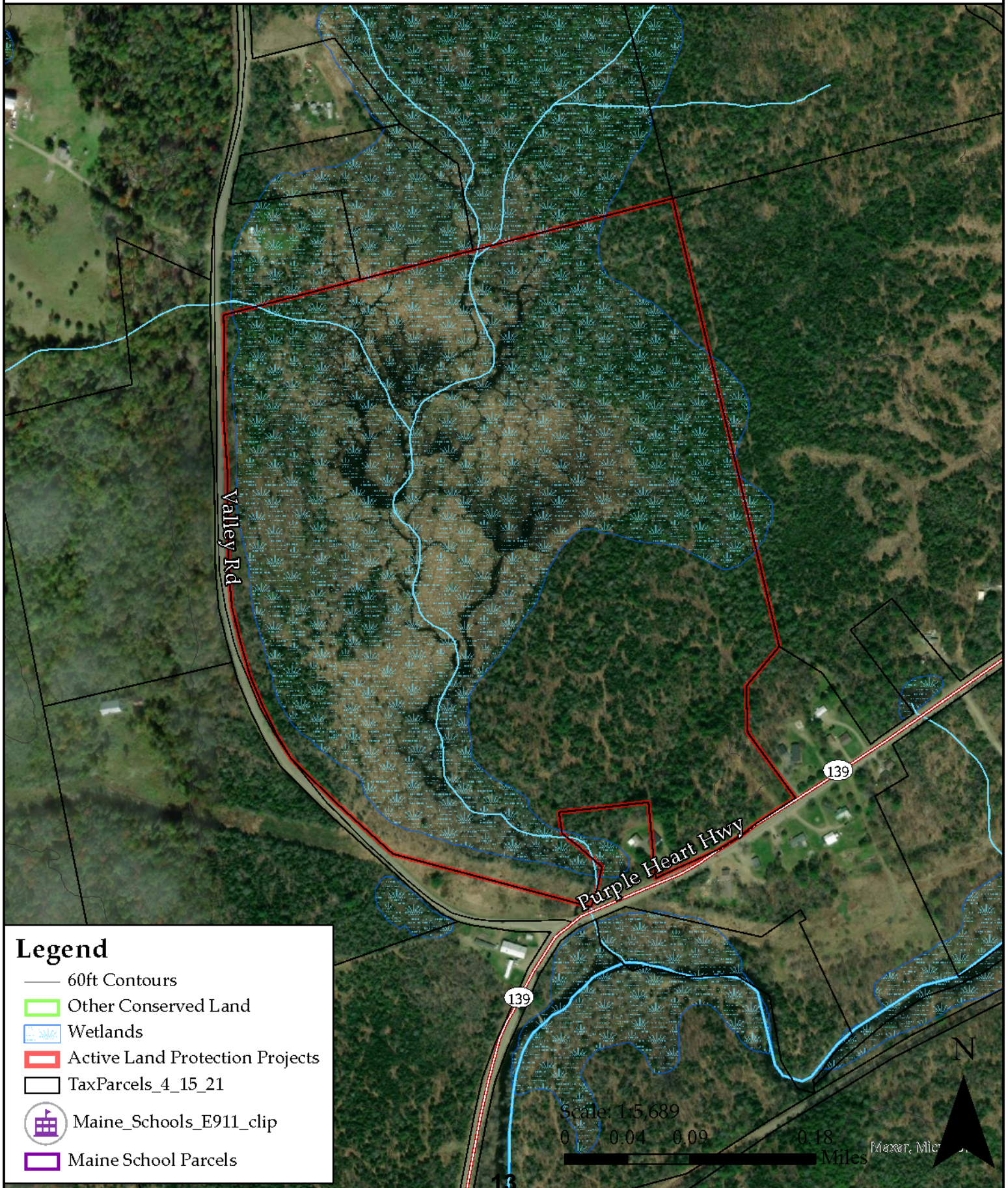


COASTAL MOUNTAINS Calcagni Project Map

LAND TRUST

Map 6/18/2021

Path: G:\GIS2\Maps\LandProtection\Calcagni (Brooks)\Calcagni Project Map - 6_16_21.aprx



Legend

- 60ft Contours
- Other Conserved Land
- Wetlands
- Active Land Protection Projects
- TaxParcels_4_15_21
- Maine_Schools_E911_clip
- Maine School Parcels

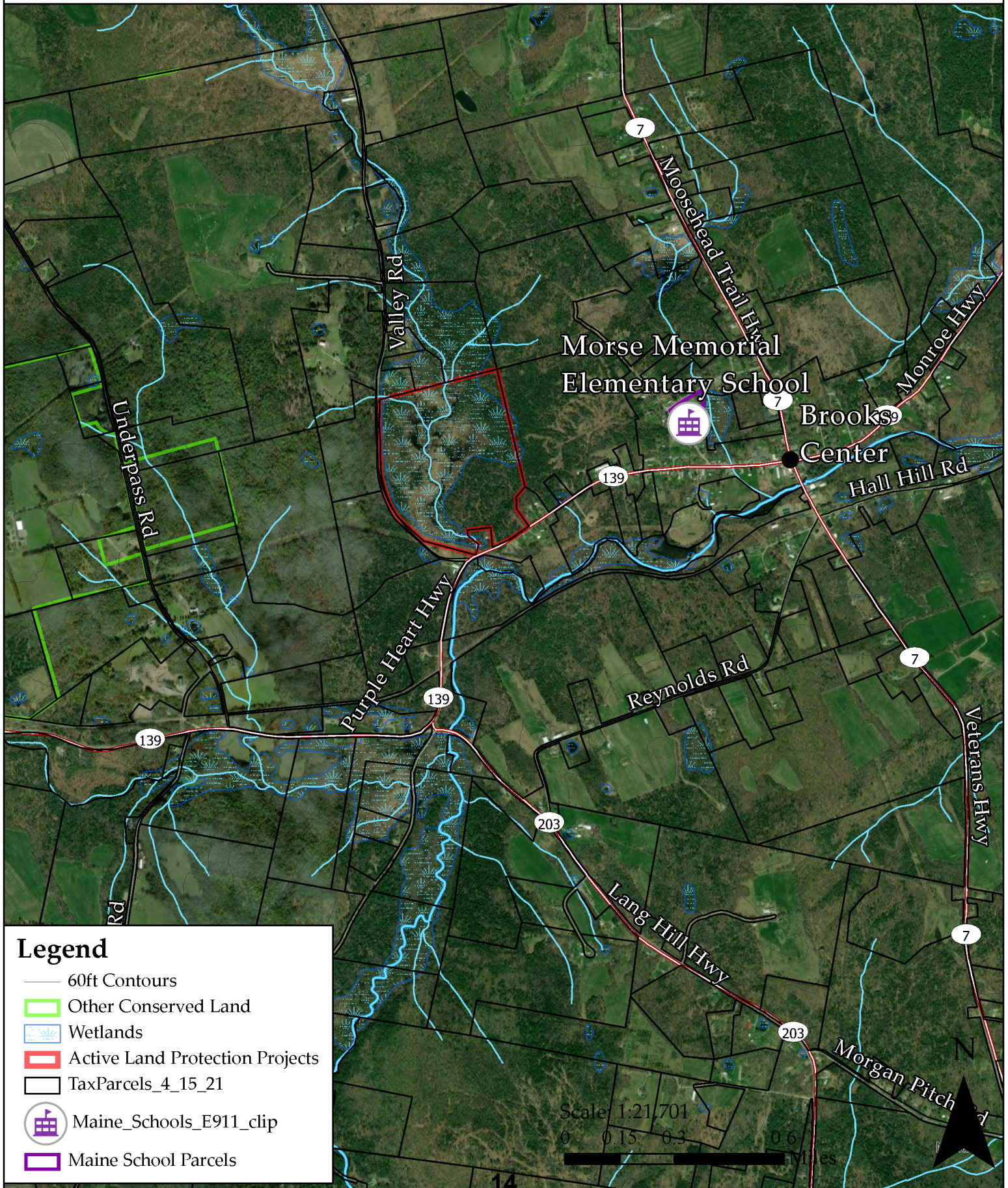


COASTAL MOUNTAINS Calcagni Context Map

LAND TRUST

Map 6/16/2021

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Minutes
Major Gifts Committee meeting
Tuesday, June 15, 2:00 pm

Attending: Tom Moore, Ian Stewart, Judy Wallingford, Courtney Collins, Nick Ruffin, Lys Pike, Ben Theyerl

1. Hiring Update. 30 applications have been received and candidate interviews have started. Ian expects a decision by June 30, and it is likely to have the new hire in place sometime in August.

2. Major Gifts/grants update. Discussed several new gifts, including a potential new donor \$25K pledge.

3. Donor attention. Discussed the list of Megunticook society members and determined several contact actions to take place this month. Ian and Ben will further review the list and identify future actions to ensure good engagement with each of these donors.

Partner renewal letters have recently gone out. Each partner renewal, receives a signed letter and a call from Ian. From now on in addition to this, Judy, Tom and Dan will share in sending out brief, hand written note cards to each renewing partner as well.

Plans for the partners party on July 29 are proceeding. It will be at the Hope street trailhead. The invitation list will include other major donors who have made the RTM possible. There will be no outside speaker this year. We agreed that we will again recognize long time continuous giving at the partner level by having stars (or dots) on their name tags, one star for each 5 years of continuous partner level giving.

4. Prospect Research: We will reach out to new homeowners who purchase a \$650K+ home this past year. They already received complimentary memberships. Now we will have a board member send them a brief note card to encourage their continuing interest in CMLT

5. Board Training. Will consider a role playing training exercise when the board begins to meet in person.

6. Demont/Conkling resources - The COPE evaluation will begin in September, and will involve interviews with staff & board, and some homework.

Tom will set up a meeting with Phil Conkling and Nick to discuss future fundraising opportunities.

7. Building expansion – The project will be discussed at the June board meeting, and likely presented for approval at the July meeting. At that time will need to consider the need for a capital campaign and several people to head it up.

8. Planned Giving: Tom will further review current data with Ian & Ben. Goal is to analyze and present our current planned giving status to the board. Next steps will be to consider enhancing our position with the idea of a possible campaign

Discussed hosting a Summit circle recognition event in September, possibly at the Murray boathouse on Rockport harbor.

**COASTAL MOUNTAINS
LAND TRUST**



Membership & Marketing Committee Meeting

June 14, 2021, 12:00 – 1:30 pm

ZOOM

<https://zoom.us/j/99102604612>

MEMBERSHIP DISCUSSION

1. Annual Meeting Ideas
 - Discuss format and content for Annual Meeting scheduled for Sept. 28th at the Belfast Boathouse

COMMUNITY ENGAGEMENT DISCUSSION:

1. Summer Events check in / discussion
 - Arts on the Hill events – committee suggestions for August event/band?
 - Full Moon picnic at Beech Hill
 - Others

2. Trails Challenge
 - Timeline: July 31 – September 30
 - Prizes – suggestions from committee
 - Business sponsors – suggestions from committee

3. Update on Community Engagement Position

**COASTAL MOUNTAINS
LAND TRUST**



Finance and Investment Committee
May 16th, 2021, 1pm

Minutes

Invited: Malcolm White (Treasurer), Roy Call, Landis Gabel, Judy Wallingford, Malcolm White, Brad Hennemuth, Dan Johnson, Polly Jones and Ian Stewart.

Regrets: Tom Moore, Jay Freedman

Discussion Items

1. Review of Monthly Financial Reports

Reports look good. CEC position budgeted for 10 months this fiscal year.

2. Report from Malcolm White on follow-up with Trillium re: beginning of the year

Trillium still underperforms compared to other investment firms; although the cost of their managed rate is lower. Landis would like Fidelity to make a presentation to the FC and will work to get their rates prior to scheduling.

3. Review of CMLT Investments

4. Status of Capital Campaigns

a. Round the Mountain - \$140K (includes Griffin)

b. Beech Hill - \$15K

c. Mt. Tuck - \$75K (does not include \$15K grant that has been approved but not yet received)

d. Building Expansion – budgeted for \$475K, which includes \$50K that has already been budgeted to fix the current foundation.

5. Discussion of Building Expansion funding options

\$150K could be taken from Conservation Lands Defense Fund, \$150K bank loan (with 3% interest, approximately \$1,400/month), leaving \$280K left to raise. FC prefers to borrow rather than takin out of investments. Ian will call BSB re increasing credit line. Begin raising funds quietly by calling on Land Trust friends, with public building campaign beginning in September.

<i>Period</i>	<i>Account Performance</i>	<i>S&P Performance</i>	<i>Russell 2000 Small Cap</i>
<i>Past Month</i>	<i>-0.1</i>	<i>0.7%</i>	<i>.02%</i>
<i>Past 3 months</i>	<i>8.9%</i>	<i>10.7%</i>	<i>3.3%</i>
<i>YTD</i>	<i>11.4%</i>	<i>12.6%</i>	<i>15.3%</i>
<i>Since Inception</i>	<i>14.5%</i>	<i>15.85</i>	<i>14.3%</i>

Status of Credit Line Loan, April 30, 2020: \$ 0 principal balance due.

Transfers already completed for FY 2021-22 include: \$ 0

Transfers Available: \$ 146,600

Coastal Mountains Land Trust
Monthly Financial Dashboard

	April 1st - May 31st	Annual Budget	
	5.31.21 YTD Monthly Analysis		
	Percentage of fiscal year complete	17%	100%
Income			
	Total YTD income*	93960	745,800
	Income as percentage of budget	13%	100%
Cash position			
	Remaining Unrestricted Carryover Reserve	295268	
	Total endowment transfers available/not yet withdrawn	146600	146,600
	Combined Total of Unrestricted Operating Carryover and Reserves to draw	441868	
	Credit Line Cash Availability/not yet withdrawn	100000	
Expenses			
	Total YTD expenses	82392	675,882
	Expenses as percentage of budget	12.19%	100%
Campaign Income (subtracting 7% allocation to operating)			
	Bald & Ragged Mountains	51169	186,000
	% of 2021-22 Needed B&R funds raised	28%	100%
	Mt. Tuck Region of Interest	20	75000
	Hurds Pond project	0	0
	Beech Hill Expansion Project	0	30000
	Other Projects	0	30000
Internal Land Protection Project Debts			
	Remaining Mortgage for Mt. Tuck acquisition	2700	
	subtotal	2700	

Investment Performance

<i>Period</i>	<i>Trillium Account Performance***</i>	<i>S&P Performance</i>	<i>Russell 2000 Small Cap</i>
<i>Past Month</i>	-0.1%	0.7%	0.2%
<i>Past 3 months</i>	8.9%	10.7%	3.3%
<i>YTD</i>	11.4%	12.6%	15.3%
<i>Since Inception</i>	14.5%	15.8%	14.3%

*** Note these performance figures only reflect the equity portion of our Reserves & Endowments assets invested with Trillium

Summary of Reserve Funds	April 1st, 2021	Last Month	This Month
General Reserves and Endowments	\$3,216,535	\$3,350,140	\$3,341,195
Total Land Protection Reserves	\$1,478,169	\$1,468,183	\$1,482,405 Cash (w/o pledges)
Total Round the Mountain Funds	\$851,560	\$814,747	\$854,896 Cash (w/o pledges)
Total Land Protection Reserves minus Round the Mountain funds	\$626,609	\$653,436	\$627,509
Total Stewardship Reserves	\$60,952	\$62,171	\$62,363 Cash***

Coastal Mountains Land Trust

Balance Sheet

As of May 31, 2021

	May 31, 21	Apr 30, 21	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
1010 · Bangor Savings Bank #1898	78,259.11	29,136.41	49,122.70
1015 · CNB Operating Checking #6521	0.00	25,059.40	(25,059.40)
ACQUISITION ACCOUNTS			
1110 · BSB Acquisition ICS #8375	576,612.13	566,735.65	9,876.48
1115 · Trillium Fernald's Nk Acq #1778	422,480.92	421,054.62	1,426.30
1120 · Trillium Land Acquisition #0685	483,311.95	481,713.15	1,598.80
Total ACQUISITION ACCOUNTS	1,482,405.00	1,469,503.42	12,901.58
STEWARDSHIP ACCOUNTS			
1150 · BSB Stewardship Savings #0691	3,548.08	3,547.82	0.26
1155 · Trillium Stewardship #5932	56,464.24	56,272.51	191.73
1160 · CNB Unrestricted Checking #0093	2,350.21	2,350.18	0.03
Total STEWARDSHIP ACCOUNTS	62,362.53	62,170.51	192.02
RESERVES & ENDOWMENTS			
1170 · Trillium Res & Endowments #1928	3,341,195.17	3,350,139.75	(8,944.58)
Total RESERVES & ENDOWMENTS	3,341,195.17	3,350,139.75	(8,944.58)
1180 · State Unemployment CD #9286	4,924.82	4,923.81	1.01
1185 · Petty Cash	200.00	200.00	0.00
Total Checking/Savings	4,969,346.63	4,941,133.30	28,213.33
Accounts Receivable			
1200 · Pledges Receivable			
1205 · Pledges Rec-Bald & Ragged	47,833.32	47,833.32	0.00
1230 · Pledges Rec-Operating	30,000.00	30,000.00	0.00
Total 1200 · Pledges Receivable	77,833.32	77,833.32	0.00
Total Accounts Receivable	77,833.32	77,833.32	0.00
Other Current Assets			
1330 · Prepaid Insurance	4,629.05	4,629.05	0.00
1335 · Prepaid Exps-Other	4,725.00	6,525.00	(1,800.00)
1340 · Prepaid Land Costs	7,900.00	13,217.00	(5,317.00)
Total Other Current Assets	17,254.05	24,371.05	(7,117.00)
Total Current Assets	5,064,434.00	5,043,337.67	21,096.33
Fixed Assets			
1510 · Building-Office	268,004.91	263,004.91	5,000.00
1520 · Landscaping-Office	10,433.25	10,433.25	0.00
1530 · Land-Office	43,083.00	43,083.00	0.00
1540 · Furniture & Equipment	126,239.69	126,239.69	0.00
1550 · Vehicles	37,784.23	6,000.00	31,784.23
1580 · Beech Hill Property			
1581 · Beech Hill Barn	24,494.35	24,494.35	0.00
1582 · Beech Nut Renovation	564,242.73	564,242.73	0.00
Total 1580 · Beech Hill Property	588,737.08	588,737.08	0.00
1590 · Less accumulated depreciation	(511,278.40)	(511,278.40)	0.00

Coastal Mountains Land Trust

Balance Sheet

As of May 31, 2021

	May 31, 21	Apr 30, 21	\$ Change
Total Fixed Assets	563,003.76	526,219.53	36,784.23
Other Assets			
1700 · Split-Interest Agreements			
1710 · Beneficial Interest in CRUT	15,537.90	15,537.90	0.00
1720 · Beneficial Int. in CRUT/BELL	240,769.95	240,769.95	0.00
Total 1700 · Split-Interest Agreements	256,307.85	256,307.85	0.00
1740 · Steven GRLE	189,820.23	189,820.23	0.00
1800 · Conservation Preserves			
1805 · Conservation Preserves-FMV/Cost	25,666,697.64	25,639,247.34	27,450.30
1810 · CMLT Allowance for Impairment	(24,041,521.97)	(24,041,521.97)	0.00
1815 · Preserve Improvements	95,300.15	95,300.15	0.00
Total 1800 · Conservation Preserves	1,720,475.82	1,693,025.52	27,450.30
1850 · Conservation Easements			
1855 · Easements-Basis	3,652,024.00	3,652,024.00	0.00
1860 · CMLT Allowance for Easement	(3,652,024.00)	(3,652,024.00)	0.00
1865 · Easement Improvements	928,545.81	923,897.41	4,648.40
Total 1850 · Conservation Easements	928,545.81	923,897.41	4,648.40
Total Other Assets	3,095,149.71	3,063,051.01	32,098.70
TOTAL ASSETS	8,722,587.47	8,632,608.21	89,979.26
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2000 · Accounts Payable	2,177.89	1,812.16	365.73
Total Accounts Payable	2,177.89	1,812.16	365.73
Other Current Liabilities			
2110 · Accrued Vacation	3,373.65	3,373.65	0.00
2150 · Accrued Interest	1,678.52	1,678.52	0.00
Total Other Current Liabilities	5,052.17	5,052.17	0.00
Total Current Liabilities	7,230.06	6,864.33	365.73
Long Term Liabilities			
2512 · Mortgage Payable-Trumbull	2,700.00	5,400.00	(2,700.00)
Total Long Term Liabilities	2,700.00	5,400.00	(2,700.00)
Total Liabilities	9,930.06	12,264.33	(2,334.27)
Equity	8,712,657.41	8,620,343.88	92,313.53
TOTAL LIABILITIES & EQUITY	8,722,587.47	8,632,608.21	89,979.26

Coastal Mountains Land Trust
Restricted Funds and Grants Report

	Balance as of	Activity Apri-May, 2021 -----						Fund	Less		Cash
	March 31, 2021	Contributions	Grants	Inv Income	Release of	Capital	Interfund	Balance as of	Outstanding	Cash	Fund Balance
		(Excl in-kind)		& Appreciation	Funds	Purchases	Transfer	May 31, 2021	Pledges	Advance	May 31, 2021
				(Net of Fees)	or Withdrawal		(& surplus fd transfers)				
RESERVES & ENDOWMENTS											
Permanently Restricted Funds (PRFs): Managed for long-term protection:											
Land Trust Endowment PRF - Corpus \$47,738.60	69,226.19	0.00		2,957.47	0.00	0.00	0.00	72,183.66			72,183.66
McLellan Poor Preserve Endowment PRF-Corpus \$22k	33,330.68	0.00		1,423.95	0.00	0.00	0.00	34,754.63			34,754.63
Fernalds Neck Preserve Endowment PRF-Corpus \$550k	713,471.46	0.00		30,480.78	0.00	0.00	0.00	743,952.24			743,952.24
Temporarily Restricted Funds (TRFs): Managed per restrictions:											
Land Trust Stewardship Reserve TRF-Contributions total-\$334,819.38)	337,319.38	17,543.00		0.00	0.00	0.00	0.00	354,862.38			354,862.38
Conservation Lands Defense TRF-Contributions total-\$224,896.28	229,396.28	1,500.00		0.00	0.00	0.00	0.00	230,896.28			230,896.28
Beech Hill Preserve TRF-Contributions total \$280,000	280,000.00	0.00		0.00	0.00	0.00	0.00	280,000.00			280,000.00
Pendleton TRF - Goal \$50,000	50,378.72						0.00	50,378.72			50,378.72
Howe Hill Farm TRF - Goal \$75,000	49,459.76	0.00		0.00	0.00	0.00	0.00	49,459.76			49,459.76
Board Designated Funds (BDFs): Managed for growth of BDFs											
Land Trust Operating Reserve BDF	266,280.15	0.00		11,375.97	0.00	0.00	0.00	277,656.12			277,656.12
Bald & Ragged BDF - Baseline total \$200,000	215,309.45	0.00		9,198.41	0.00	0.00	0.00	224,507.86			224,507.86
Land Trust Stewardship Reserve BDF - income from line above	325,948.10	0.00		28,355.94	0.00	0.00	0.00	354,304.04			354,304.04
Beech Hill Preserve BDF - income from line above	92,563.41	0.00		15,916.58	0.00	0.00	0.00	108,479.99			108,479.99
Conservation Lands Defense BDF	267,554.63	0.00		21,232.34	0.00	0.00	0.00	288,786.97			288,786.97
Pendleton BDF	39,281.90	0.00		3,830.46	0.00	0.00	0.00	43,112.36			43,112.36
Howe Hill Farm BDF	17,708.28	0.00		2,869.54	0.00	0.00	0.00	20,577.82			20,577.82
Unrestricted Invested Funds: Surplus operating funds managed for growth											
Surplus Operating Funds-Short Term Investment	229,306.36	0.00		9,760.22	(31,784.23)	0.00	0.00	207,282.35			207,282.35
TOTAL Reserves & Endowments Investment Account	3,216,534.75	19,043.00	0.00	137,401.65	-31,784.23	0.00	0.00	3,341,195.17	0.00	0.00	3,341,195.17
ACQUISITION FUNDS											
Fund managed with unpredictable, near-term use of corpus:											
Fernalds Neck Acquisition Reserve TRF	409,955.49			12,525.43				422,480.92			422,480.92
Funds managed with frequent, unpredictable income and expense:											
Ducktrap River Watershed TRF	1,352.50							1,352.50			1,352.50
Bald & Ragged Mountains TRF	771,893.03	51,168.60						823,061.63	(47,833.32)		775,228.31
Bald & Ragged Mountains BDF	79,667.31							79,667.31			79,667.31
Beech Hill Expansion TRF	8,953.25					(4,648.40)		4,304.85			4,304.85
Beech Hill Expansion BDF	8,093.03							8,093.03			8,093.03
Morgan / Hurds Pond TRF (Morgan donation balance)	97,966.42							97,966.42			97,966.42
Meadow Brook/Hurds Pond TRF (D. Thanhauser donations balance)	16,383.58					0.00		16,383.58	0.00		16,383.58
Mt. Tuck Region of Interest TRF	22,116.47	483.60				(22,133.30)		466.77		2,700.00	3,166.77
Mt. Tuck Region of Interest BDF	30,000.00							30,000.00			30,000.00
General Acquisitions BDF	31,788.24			11,973.07				43,761.31			43,761.31
TOTAL Acquisition Funds	1,478,169.32	51,652.20	0.00	24,498.50	0.00	-26,781.70	0.00	1,527,538.32	(47,833.32)	2,700.00	1,482,405.00
STEWARDSHIP FUNDS											
Funds managed to expend corpus as soon as possible:											
Beech Hill Preserve 100th Anniversary Capital Campaign TRF	17,836.03							17,836.03			17,836.03
Mount Percival Preserve Stewardship TRF	12,695.00							12,695.00			12,695.00
Long Cove Hdwaters/Main Stream Prsvs (CMP) Stewardship TRF	6,541.19							6,541.19			6,541.19
RunBelfast	439.60							439.60			439.60
General Stewardship BDF	23,440.30			1,410.41				24,850.71			24,850.71
TOTAL Stewardship Funds	60,952.12	0.00	0.00	1,410.41	0.00	0.00	0.00	62,362.53	0.00	0.00	62,362.53
PROOF	4,755,656.19	70,695.20	0.00	163,310.56	(31,784.23)	(26,781.70)	0.00	4,931,096.02	(47,833.32)	2,700.00	4,885,962.70

Coastal Mountains Land Trust
Profit & Loss Prev Year Comparison
April through May 2021

	Apr - May 20	Apr - May 21	Budget 21-22
Ordinary Income/Expense			
Income			
Operating Income			
4000 · Contributions Income	36234	66756	375750
4080 · Capital Campaign Allocations	1829	3888	23450
4100 · Grants	17000	23317	127500
4200 · Event Income & Expenses	2060	0	5000
Total Operating Income	57123	93960	531700
Use of Reserves			
4910 · Release of Restricted Funds	10000	0	146600
4900 · Use of Unrest Op Funds	0	0	67500
Total Use of Reserves	10000	0	214100
Total Income	67123	93960	745800
Gross Profit			
Expense			
6000 · Advertising	0	45	450
6142 · Community Engagement Exps.	900	100	10000
6150 · Fees	1086	5400	21500
6180 · Insurance	4880	5412	40500
6230 · Property Management Expenses	15366	4860	56650
6246 · Newsletter Expenses	2937	2743	9500
6250 · Office Expenses	1160	1561	12250
6256 · Postage and Delivery	460	859	4500
6258 · Printing & Publication Exps	1357	538	18000
6260 · Professional Fees	1408	1596	29250
6297 · Real Estate Taxes	0	0	4750
6300 · Repairs & Maintenance	514	1513	8250
6340 · Telephone & Internet	310	514	3000
6350 · Travel & Ent	150	489	21500
6400 · Utilities	200	289	2500
6560 · Payroll	68496	56472	503200
Total Expense	99225	82392	745,800.00
Net Ordinary Income	-32102	11569	0.00
Total Investment Income***			
Reserves & Endowments	300595	137402	0
Land Acquisition funds	44236	24499	0
Stewardship Funds	7304	1411	0

*** Sum of 7800, 7805, 7810 and 8800

Coastal Mountains Land Trust
Land Protection Committee Minutes
June 9, 2021

Members Present: (at a video conference meeting due to the pandemic) Heather Rogers (chair), Ian Stewart, Roger Rittmaster, Sadie Lloyd Mudge, Scott Hoyt, Ryan Gates, Margo Davis, Lys Pike, David Noble, Jack Shaida, David Thanhauser, Judy Wallingford, Ryan O'Neill, Ben Theyerl
Members Absent: Malcolm White, Courtney Collins, Jim Krossschell,

Active Projects

Camden, Rockport, Lincolnville & Hope Area

Town of Lincolnville Property swap, Lincolnville

- This project has closed!

Slab City Conservation Co. LLC, Lincolnville

- The attorney representing the three families that own the property (as an LLC) has begun to review the project and discuss the details of the transaction with our attorney.
- The Committee visited this property on May 4, 2021.

Lacombe Tract, Lincolnville

- We have entered into a purchase agreement with the Maine Department of Inland Fisheries and Wildlife to sell this 3+ acre inholding. The state is going to reimburse the Land Trust for the cost of acquiring the parcel and all of our expenses, including appraisal, title work, and taxes. The closing should be sometime in July.

Bald & Ragged Mountains Focus Area

Longfellow Property, Hope

- This 30-acre property was recently listed for sale for an asking price of \$295,000. We have commissioned an appraisal and spoken with the realtor representing the seller about our process and need for an offer to be based on an appraisal.
- The Committee visited this property on May 21, 2021.

Belfast, Belmont, Northport, Swanville Area

Stephenson/ Four Seasons Rec Area Connector trail – 23 Waterville Rd.

- The landowners have decided not to pursue developing a subdivision and are listing the entire property for sale.

Welsh Property, Swanville

- This landowner owns about 150 acres on Toddy Pond and is interested in donating land to the Land Trust.

Searsport, Stockton Springs, Prospect

Babb Property, Searsport

- The closing is planned for the last week of June.
- The survey is due by June 25, and the title work is underway.

Haas Property, Mount Tuck

- This project has closed!

Smith Property, Mount Tuck

- Closing will be sometime in the fall.

Waldo, Morrill, Knox & Brooks Area

Wagner/Bloomstein/Smith, Knox

- We have officially entered a purchase agreement with Bloomstein.
- We have begun the process of substituting this parcel with the NAWCA grant.
- An appraiser is going to start work soon.

Agnew, Knox

- We have co-commissioned an appraisal with the landowner.
- Roger Rittmaster and Gary Gulezian spent two days documenting the exceptional habitat values on the property, and Heather walked with an ecologist from the Maine Natural Areas Program to document the vernal pools and other habitats on the property. This documentation will be important for our MNRCP grant application.
- The MNRCP application is due June 30th.

Projects with potential or possible perceived conflicts of interest with Committee Members

*Lys Pike left the meeting before this discussion began, as she is an abutter to this property and has a potential conflict of interest as a result.

Barrows Property, Lincolnville

- An attorney representing the estate of David Barrows contacted the Land Trust to explore our interest in purchasing a conservation easement on this property, which abuts the Woodcock Farm Conservation Easement (owned by Lys McLaughlin Pike, Committee Member). We have identified an anonymous donor who is willing to fund the Land Trust's purchase of the easement.
- The 85-acre property is on both sides of High Street, and includes a portion of the ridgeline of Moody Mountain. The easement would be based on similar terms to the Woodcock Farm Conservation Easement.

Active Land Protection Projects, No Updates

Beck Property, Belfast

Eurovia Properties, Belfast

Grove Property, Searsport

Griffin, Camden

Hope Orchards, Hope
Elder, Northport
Little River-Lower Reservoir Parcels, Northport & Belfast
Stevens Life Estate Additions, Searsport
Bowden Point Subdivision, Prospect
Perkins Property, Lincolnville
MacManus/Filmeridis Property, Camden
Sherman's Point Realty Trust, Camden
Little River Restoration Project

Building Committee Meeting 5/28/21

Attending: at CMLT Office porch — Roy Call, Ryan Gates, Dan Johnson, Ian Stewart. By Zoom conference call — Gianne Conard, Malcolm White.

1. Foundation

Ian said that he had sent the soil test results from Summit Geoengineering Services to H.B. Fleming and to TC Hafford and that Meg Barclay had sent the soil test results to Gartley & Dorski. H.B. Fleming reported back that they saw no cost savings from their original proposal to stabilize the building's foundation, based upon the soil test results. Fleming continues not to provide a warranty on their proposed work. TC Hafford has not reported back after receiving the soil test results.

Ryan said that he had talked to the Camden Code Enforcement Officer that morning and there are no set-backs from the property line. Ian said it could be a month and a half before Meg Barclay has completed final drawings for the Addition.

Harbor Builders is interested in this project and can do all aspects of the project: replacement of the foundation and basement wall where needed, the roof work and building the Addition.

Malcolm expressed his concern that if the basement wall is removed the support for the building will be undermined, for example, by earth movement. Gianne advised that a structural engineer be consulted about how to do the foundation work without compromising support for the building.

The committee needs a cost estimate for replacement of the foundation and the basement wall. A cost estimate for the Addition is also needed. Gianne recommended that the cost for the Addition include the cost of building and capping the foundation / basement of the Addition and for enclosing the Addition itself (the walls & roof).

Action Steps: Ian will meet with Harbor Builders and Gartley & Dorski together for them to hear our concerns about the risks associated with the foundation work and to hear their response. A cost estimate for the work will be obtained.

Ian will also talk to one or two more builders, peers of Harbor Builders, for cost comparison purposes.

Note: the full Board needs to approve contracting with a builder and spending the money.

2. Plan for the Addition.

Ian reviewed the most recent drawings and ideas from Meg Barclay. She likes the idea of having a full basement under the Addition, and the committee viewed this idea favorably. There was discussion of exit doors from the basement. The committee viewed favorably having a wider, double door for the existing basement entry & egress and that the basement under the Addition have its own door.

3. Financing the Project

How to pay for this entire project, which will likely be in the neighborhood of \$400,000, was next discussed. Ideas mentioned were use of Land Defense Funds, borrowing via a mortgage, and fundraising of one-third to one-half of the cost. Fundraising thoughts were: offering naming opportunities for rooms in the Addition, selling pavers on the proposed terrace, getting the Major Gifts Committee involved and having a Capital Campaign Committee. Information, including estimates, should be presented at the June Board Meeting. It was noted that some aspects of this project could be viewed as options to be done at a future date, such as having a driveway down to the basement doors and the terrace outside the Addition.

Minutes by Roy Call



Minutes for Board Advancement Committee Wednesday June 16, 2021

1. Reports on Action Steps from May meeting (listed below).

1. Dan

A. Will call Courtney and Elisabeth to ask them to undertake contacting the north area high schools and overseeing the Student board member process. *Not necessary after board meeting.*

B. Will call Landis and inquire about his willingness to become an officer. *Completed*

C. Will call Emily McDevitt to confirm her willingness to join the board and complete the necessary paperwork. *Done, and she is willing and has submitted her bio*

D. Will place another call to Jen Chipman *This was done but no reply has been received.*

E. Complete and send final draft of Student Application. *Done*

F. Will speak at the board meeting to ask for names of people to approach and explain the Student Board Member position. *Done, This will be taken up again by the committee after a better explanation to the board in July*

2. Judy

A. Will call David Thanhauser and Jane and Rob Merrill *Judy talked to Jane and she is quite interested. She will call David soon.*

3. Gianne

A. Will place another call to Sadie Lloyd and call Marion Brown *Will do this month*

B. Will proceed with gathering with Ian's assistance *Ian and Gianne are meeting to plan this*

4. Ian

A. Will add job description and contact info to Student Application - *Not necessary at this time*

B. Will send out Board Candidate list to whole board and ask for comments and suggestions. *will do prior to board meeting*

C. Will contact Camden Hills High School about student board candidates. *Not necessary at this time*

2. Discuss Vice President(s) and succession.

Landis was asked but after careful consideration he declined. Gianne will become Vice President this fall

3. Student Board Member and Board Reactions. Comments from Board are below.

This topic will be revisited at the July board meeting. Dan will prepare and explanation of the committees process and reasoning in this matter and present it at that time.

Board member comments are included below.

4. Emily McDevitt, election to Board timeline.

All her paperwork is in and she will be invited to the June Board meeting as a guest. If all goes well she will be voted on by the board at the July meeting and by the entire membership at the Annual meeting in September.

Action Steps

1. Dan

A. Will send letter to board regarding Jane Merrill.

B. Will prepare a presentation t the board about Student Board Membership for July Board Meeting.

2. Judy

A. Will speak with D. Thanhauser.

3. Gianne

A. Will call Sadie Lloyd and Marion Brown again.

B. Will work with Ian on north area gathering

4. Ian

A. Will invite E. McDevitt to June board meeting as a guest

B. Will send out prospective board list to entire board

Tom

A. Will assist Dan in editing board presentation on student members

Board Comments on Student Members

I reviewed the Maine Non-Profit Corporation Act and cannot find anything requiring a set age for a director.

Here is a link for more information on a national level which also indicates that Maine is silent on this point.

Best,
Darby

Lys - I think a special category for them. With limited responsibilities: attendance at Board meetings; voting if that doesn't make them liable in some way; perhaps a Committee membership; no fundraising obligations meaning getting \$\$\$ for org but yes to a moderate contribution/year. We want student participation / thoughts and ideas but a lot of responsibilities go along with full Board membership and it might be taxing to a student and too time consuming.

Malcolm - <https://www.harborcompliance.com/information/nonprofit-governance-by-state>

f we decide to bring students on as full Board Members, that is what we should call them. Being a student is just the demographic that we are pulling them from to get the desired Board diversity. They should have a three year term. They can decide for themselves whether they need to terminate early or if they want to go for subsequent terms based upon their interest and availability.

What to call a student serving as a Board Member would be similar to naming of women in the military in WW II. The Navy called them WAVES and the Army had WAACS. When the Marines started to take women, a list of possible acronyms was taken to the Commandant. He said that if they are going to be Marines, call them Marines.

Landis

1. Is there any reason to imagine the youth Board members being our liaison with the schools? If so, it would be important that they actually be students.

Roy - Here are my thoughts:

(1). While well-intentioned, the proposal presented at last week's board meeting is off-track from the original idea which is written into CMLT's Strategic Plan for 2020-2025. Look at the language in the Introduction to the Strategic Plan, 3rd paragraph, 1st bullet point, and also in Strategy 4.a. The idea, as I recall, was to reach out to the next generation of conservationists to give them opportunities to get involved and to get their input / perspectives. The idea was to involve high school students on committees and with two board seats, but these were to be high school students. They were not to be regular board members with the usual terms and full responsibilities. They were not to be high school students who joined the board and who would continue on the board after they left high school. As I recall, the Board's discussion of this matter was not lengthy and did not flesh out a lot of details, but I came away thinking the opportunity to serve on CMLT's board would be open to new students almost every year, unless an underclassman student (e.g., a 10th grader) came on the Board and wanted to continue to serve until he or she graduated from high school. If we want to engage the next generation of conservations, shouldn't we be trying to offer this opportunity to quite a few students not just to two in 2021 who might "lock up" the board seats until 2030?

(2). If we have to amend our bylaws to create a new Student Board Member category, so be it. I suggest their terms be for one year which can be renewed for another term if they have not graduated from high school and if they have been a contributing member of the board. If the student does not attend the vast majority of board meetings, his or her term will not be renewed. "Mature" behavior would also be expected. (There's a better way to word this, I'm sure.). The student board member should probably also be required to serve on one committee so she/he gets to learn about the role

and function of committees.

(3). Student board members should not be given all the expectations that adult board members have (fundraising & thank you phone calls, for example). These are kids after all. Even the best and the brightest are still kids who are figuring out who they are, what they want to do with their lives, and where their interests lie.