



Board of Directors Meeting

3:30pm, September 20th, 2022

AGENDA

Hybrid meeting zoom link: <https://us06web.zoom.us/j/84693452233>

- A. Highlights of What's Coastal Mountains Land Trust got going on right now?
- B. Thank You / Acknowledge of Departing Board Members: Tom Moore & Nick Ruffin (Dan Johnson)
- C. Board Focus on Development:
- a. Open Sharing of Success Stories & Member / Donor Profiles
 - b. Waldo County Conservation Initiative update
 - c. Learning Landscapes fundraising update
 - d. Discussion of Fall Appeal letters
- D. Action Items:
1. **Proposed Board Motion:** To approve minutes from the July 26, 2022 monthly meeting of the Board.
(see pg. 4)
2. **Proposed Board Motion:** Approval of the 2022-23 Board Leadership Slate
The Board of Directors hereby nominates the following boards members to fill the board leadership positions for the 2022-23 year.
- Board President: E. Daniel Johnson
 - Vice President: Gianne Conard
 - Treasurer: Malcolm White
 - Secretary: Landis Gabel
- E. **Priorities We're Working On**
- a. Executive Committee
 - i. Discussion of Sears Island Wind Power Development Proposal
 - b. Executive Director report
 - i. Land Protection
 - 1. Site Visit to Courtney Collins property, 1pm, Weds., Sept 21
 - ii. Stewardship
 - 1. Goose River Trails Partnership update
 - 2. Thorndike Brook privy project
 - 3. Howe House CE Violation status report

iii. Community Engagement

1. Waterfall Arts Collaboration

iv. October Board / Staff Retreat – choose a date

F. Committee Updates

1. **Major Gifts Committee** (*meeting 9/27/22*)
2. **Community Engagement Committee** (*no September meeting*)
3. **Finance and Investment Committee** (*meeting 9/21/22*)
4. **Land Protection Committee** (*site visit 9/21/22*)
5. **Stewardship Committee** (*no September meeting*)
6. **Board Advancement Committee** (*meeting 9/27/22*)
7. **Executive Committee** (*minutes*)

Upcoming Committees / Board Meetings:

Weds., Sept. 21	1:00pm Land Protection Committee Site Visit 4:00pm Finance Committee
Tuesday, Sept. 27 th	12pm Access & Inclusion Discussion Group: <i>Notes on a Lost Flute</i> 2:30pm Major Gifts Committee 4:00pm Board Advancement
Tuesday, October 4 th	10am: Community Engagement Committee
Tuesday, October 11 th	1:15 pm Stewardship Committee 4:00 pm Executive Committee
Weds., October 19 th	1:00 pm Land Protection Committee 2:30 pm Major Gifts Committee 4:00 pm Finance Committee
Thurs, Oct. 20 th	1:00pm New Hope for Women training
Oct. TBD	Board & Staff Retreat – Review of Strategic Plan
Tues., Nov. 1	Flat Bread Pizza Benefit Dinner

Minutes
Coastal Mountains Land Trust
Board of Directors Meeting
July 26, 2022

Board members present: Johnson, President; Call, Conard, Davis, Gabel, Moore, Noble, Rebordao, Wallingford, White, Wolfe

Board members absent: McDevitt, Rittmaster, Ruffin, Thanhauser

Staff present: Stewart; O'Neill, Rogers

Guest speaker: Ciona Ulbrich, Maine Coast Heritage Trust

The meeting came to order at 3:01 p.m. on the deck of the Land Trust office in Camden. Several Board members participated remotely. A quorum was present throughout.

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

See Polly Jones's summary, p. 3- 4 in Board packets for today's meeting. The blueberry free pick at Beech Hill started on Sunday July 24 and runs through Wednesday Aug. 3. LL Bean has donated backpacks for teachers participating in Learning Landscapes outdoor education programs at local schools.

B. Conservation and Partnership Opportunities on the Lower Penobscot River – Ciona Ulbrich, Senior Project Manager, Maine Coast Heritage Trust

Ulbrich has been a member of the land protection staff at MCHT since 1998. She helped draft the conservation easement on Beech Hill. She has worked as a close partner with CMLT since 2000, starting with conservation along the Ducktrap River.

There has been a lack of cohesion in conservation planning in the area of the lower Penobscot River, from Bangor to Cape Jellison. Several major industries in the area have closed, but others are being developed. The Cole Brook Watershed Association held several conservation easements, but is now disbanded. Landmark Heritage Trust, an all-volunteer land trust in Winterport-Frankfort, established in 1992, held five conservation easements, but has disbanded. The 17-mile Bucksport Branch rail line that runs along the east bank of the river below Bangor, has been defunct for years, but was recently sold. The river frontage along the rail line is undeveloped. The railroad property is wide enough to allow development of a hiking trail alongside the tracks. There is a need for effective, coordinated regional conservation planning, including planning for future sea level rise and its effects on places like Mendall Marsh on a tributary on the west side of the Penobscot. Local land trusts in Bangor, Brewer and Holden are not really interested in working on a regional approach. The Penobscot Nation owns several sites, but is not interested in acquiring more land because of property tax.

Ulbrich's presentation ended at 3:45 p.m. She was thanked for an interesting and enlightening talk.

C. Open Sharing of Success Stories; Member-Donor Profiles

Members of the Waldo County Conservation Initiative will meet on July 27.

Biz Gilmore is hosting a party tonight at her home on Beauchamp Point for 40 - 45 people who have recently bought property in Camden and Rockport, to introduce them to the work of the Land Trust and encourage them to support local land conservation. 115 invitations were sent.

The 2022 Conservation Partners Party will be held on Tuesday, August 2 at Hope Orchards, with Hannah Pingree as guest speaker. She is Director of the Governor's Office of Policy Innovation, and the future co-chair of the Maine Climate Council. Board members are asked to arrive at 4:15 p.m. The Megunticook Society gathering starts at 4:45 p.m. The general party starts at 5:30 p.m. Board members should try to talk to people they don't know, who may be new members.

The Maine Water Company contributed \$10,000 to the Land Trust in honor of its long-time employee Rick Knowlton, who recently retired. The money will be used for stewardship of Water Company land in the Grassy Pond/Mirror Lake watershed, on which the Land Trust holds easements.

D. Summary and Discussion of Diversity, Equity and Inclusion (DEI) Committee's Initial Findings – O'Neill

Stewardship Project Manager Ryan O'Neill's summary of the initial work and findings of the ad hoc DEI Committee is on pages 8 - 9 in Board packets for today's meeting. The Committee has been meeting for a year, and participated in a four-part intensive workshop series facilitated by the Southern Maine Conservation Collaboration. We seek to address inequities of opportunity and make local preserves and trails accessible to differently-abled people. The Committee recommends investing resources in increasing our understanding of the human and cultural history of the western Penobscot Bay region, including the history and current role of indigenous peoples. The Land Trust should work to engage and recruit individuals and groups that are representative of the diverse local community. Board members, staff members and committees should give time over the coming year to developing an action plan for the next three to five years to further our commitment to access and inclusion.

O'Neill summarized the DEI Committee's recommendations: 1) continuing education; 2) history and culture of the local landscape; 3) improve access to local lands and trails; 4) continue development of inclusive programming; 5) expand community engagement and representation on Land Trust working groups, committees, and the Board; 6) protect land for community and cultural values.

E. Action Items

E. 1. Approval of Minutes of June 28 Board Meeting

On motion of Gabel/Noble, Board members voted unanimously to accept the minutes of the June 28, 2022 Board meeting as distributed.

E. 2. Approval of Nomination of Margo Davis for the Zwartjes Volunteer Award

Davis was the principal at Good Deeds Surveying for many years. On motion of Call/Conard, Board members voted unanimously to approve the nomination of Margo Davis for the Zwartjes Volunteer Award, in recognition of her efforts in support of the Land Trust and its land protection program, specifically for her assistance with deed research relating to proposed projects and troublesome rights-of-way.

E. 3. Approval of Nomination of Coastal Healthcare Alliance's Journey to Health Program for the Connecting Nature and Community Award

On motion of Davis/Call, Board members voted unanimously to approve the nomination of the Coastal Healthcare Alliance's Journey to Health Program for the Connecting Nature and Community Award, in honor of its many years of work dedicated to getting people outside on Land Trust preserves and beyond, for healthy outdoor activities. Coastal Mountains Land Trust is currently partnering with Journey to Health to lead the Happy Wanderers hiking series. This is a joint effort involving the Waldo County Hospital and Penobscot Bay Medical Center in Rockport.

Discussion: White asked why there was no conservation award this year. Stewart said that the staff did not recommend this award this year.

F. Priorities We're Working On - Stewart

Stewart complimented the staff on working hard with a smile during the busiest two weeks of the year.

Diversity, Equity and Inclusion/First Light

Stewart said that in order to continue the process, with donations to the Wabanaki Stewardship Fund, we need a written commitment from each participating organization. He and Land Protection Program Director Rogers will work on this. How likely is First Light to be dealing with land in our service region? We are supposed to work through a Wabanaki advisory board. Board training at the November Board meeting is expected to give more clarity.

Development

Rogers said that the Mitigation Fund has invited us to submit applications for the Clements and Doak properties. We have \$10,000 to work on the Bresnahan property with two other organizations. We have \$15,000 with which to match community donations for the Trails Challenge. We have \$90,000 in a stewardship grant for the Goose River Trails Partnership, working with McNEMBA. We have asked the Town of Camden to allow access for parking on a five-acre parcel adjacent to the Bresnahan Tract of the Ragged Mountain Preserve.

Stewardship – Hemlock Woolly Adelgid Partnership/12 Rivers Collaboration

Infestation by the woolly adelgid has been observed at the Hodson Preserve and other Land Trust properties. For \$250 you can buy 100 beetles that eat woolly adelgids, but this is only enough to treat a couple of trees. The 12 Rivers Collaboration seeks regional funding to combat adelgids.

Conservation Easement Violation

The landowner who violated the terms of a conservation easement (see June 2022 Board minutes, p. 4) has sent a check for \$6,500. The homeowners' association sent a letter saying that they are involved. The association was formed in January, 2022, after the date of the violation. The easement violator is the chair of the homeowners' association.

Land Protection

A 31-acre parcel with ~2,000' of river frontage on the lower Ducktrap River below Tanglewood has come on the market. Stewart offered to buy it for the Land Trust at the appraised value. The owners, two brothers, declined the offer. Stewart will talk with some Ducktrap landowners to see if any of them want to try to buy the land. It is a very important piece.

Community Engagement

Community Engagement Coordinator Trommer is working with a group of teachers who are very enthusiastic about helping to develop a program of Learning Landscapes in local schools. We should think about what we want to accomplish with this program.

Stewart on Leave Aug. 30 - Sept. 12

Stewart's father-in-law has died. He will be away from the office the first two weeks in September.

Adjournment: The regular meeting adjourned at 4:30 p.m., followed by an executive session.

Next regularly-scheduled Board meeting: Tuesday, September 27. There is no scheduled Board meeting in August.

Respectfully submitted,

Susan S. R. Alexander

Recording Secretary

Attachment: Ciona Ulbrich's summary of her talk at the 7/26 Board meeting (p. 7 - 8 in Board packets)

A Snapshot of Current Conservation Efforts and Priorities in the Lower Penobscot River Watershed

Ciona Ulbrich, Maine Coast Heritage Trust May 2022

Background: At 8,570 square miles, the Penobscot River watershed is the largest in Maine and the second largest in New England. Beyond its sheer size, the Penobscot River has significant ecological, cultural, and historical resources that could benefit greatly from a coordinated conservation strategy, and an influx of funding support for conservation and restoration work. The lower watershed region includes some of the earliest known sites of human habitation in Maine, with evidence of people living from rich fisheries along the lower Penobscot for thousands of years. The tidal estuary in the lower Penobscot provides a nutrient-rich environmental that supports a broad range of species including 11 migratory fish and the largest breeding population of Atlantic salmon left in the United States along with two other endangered fish species. NOAA identified the whole river as a national priority for fish passage restoration, habitat conservation, and restoration work through its Habitat Blueprint designation. And, the Penobscot River Restoration Trust's effort to enhance fish passage have resulted in significant gains for migratory fish passage through the watershed. The river also has recognized recreational value: the main stem was designated an "A" river by the Maine Rivers Study in 1982, signifying that it is a natural and recreational resource with greater-than-state significance. It is notable that this focus on the river's fisheries and recreational resources has not yet been supported by a coordinated approach to land conservation – in part because of the river's large size. While there have been multiple conferences and coalitions attempting to bring people and organizations together around the lower watershed, including a "Greenprinting" effort by Trust for Public Lands and multiple Penobscot Bay and river watershed conferences, these efforts have yet to coalesce into a cohesive strategy and have suffered from a lack of available, focused funding. If significant funding were to become available for conservation and restoration in this lower watershed region, many of the pieces are in place for significant, coordinated and focused conservation planning and work to finally take place. The summary below and the attached map describe a number of current focus area for conservation.

Conservation Entities Here Now: Currently, much of the land conservation work in the lower watershed is done by local land trusts with defined, finite territories, as well as the State. Through the Maine Land Trust program (<https://www.mltn.org/>), Maine Coast Heritage Trust is helping bring land trusts together in this region. The entities currently focused on active land conservation include: Holden Land Trust, Bangor Land Trust, Brewer Land Trust, Great Pond Mountain Conservation Trust, Islesboro Islands Trust, Coastal Mountains Land Trust, Landmark Heritage Trust, and Maine Coast Heritage Trust. The land trusts are generally supported in voluntary conservation by town commissions, as well as State and federal agencies including the Maine Department of Inland Fisheries and Wildlife, NOAA, and US Fish and Wildlife Service, as well as by state and national conservation groups including the Forest Society of Maine, The Maine Island Trail Association, and The Nature Conservancy. If significant funds were to become available for work in this region, it seems an opportune time for a coordinated strategy

and plan, if not a new regional entity, to be brought together to increase the pace of land conservation and restoration work in the lower watershed.

Conservation Focus Areas: The map shows a number of places with high value habitat and/or recreational values, identified as priorities for significant conservation and restoration efforts.

- **Mendall Marsh and Marsh Stream** is a focus area for protection of tidal marshes and marsh migration space. With near 350 areas of marsh, Mendall Marsh is the largest tidal marsh in the Penobscot estuary, formed by the confluence of the North and South branches of Marsh Stream and the Penobscot River. (also one of the largest marshes in eastern Maine, i.e. east of the Kennebec. The only marshes complexes comparable in size are the Pleasant River Marsh and the Machias River Marsh). It provides valuable nursery habitat for a broad range of aquatic and marine species, as well as foraging areas for wading birds, waterfowl and migratory shorebirds.

Maine Coast Heritage Trust is currently working with the Maine Department of Inland Fisheries and Wildlife to enhance protection of the marsh, as well as pursuing conservation of identified migration areas and upland buffers, to improve the marsh's resilience to sea level rise. But there are additional nearby opportunities, including additional lands along the shoreline at Bowden Point, as well as additional opportunities on the other side of the marsh.

- **Bucksport Branch Former Railway** (currently out of service, and in new ownership) presents an unusual opportunity to protect multiple miles of shoreline on the east side of the lower Penobscot from division and development, while also potentially providing a bicycle and pedestrian connection between two of the largest communities along the lower Penobscot. In addition to significant shoreline protection, if for instance the State were to acquire this and build a multi-purpose trail, it could create an impressive economic development/ecotourism opportunity that would reconnect riverfront cities.

- **The Lower Penobscot Water Trail** is multi-year effort to secure and create a water trail through the lower watershed. Multiple partners and organizations are focused on working with the Penobscot to create water access opportunities, campsites and day use areas along this part of the river which has been a travelway for humans for millenia. Several exciting projects have already been completed and more are underway.

- **Mount Waldo trails, plant and wildlife habitat:** Building on an existing land trust 150-acre property including trails and one of two summits on Mount Waldo in Frankfort, there are potential opportunities for additional conservation of adjacent large tracts of land sloping down to the Mendall Marsh Estuary. This work could connect the tallest mountain and namesake of Waldo County with the shores of the marsh, and conserve hundreds of acres of wild land with impressive variety of plant and animal species.

- **Caribou Bog Complex** – A portion of this extensive, ecological hot spot and focus area extends into Veazie and Bangor and would be important to conserve (much of it is north of the “lower Penobscot”).

**Executive Committee discussion of
Sears Island industrial development
9/12/22**

At our request, on 9/7 Scott Dickerson made a presentation about a prospective Sears Island industrial development to a dozen members of the CMLT Board and staff, including all members of the Executive Committee.

Scott's presentation outlined the environmental impact of the contemplated development of an offshore wind turbine manufacturing facility on Sears Island. The position he advocated is that of Friends of Sears Island (FSI), an organization Scott is part of. FSI opposes the siting on Sears Island and proposes instead that it be sited on Mack Point.

Scott said he hoped the CMLT would support this position in one or more of the following ways (in descending order of preference).

- 1) publicly endorse the FSI citizens' petition
- 2) nominate a representative of CMLT to join CROWS (don't know what that stands for)
- 3) circulate a petition in support of FSI at the annual meeting

At its regular meeting on 9/12, the Executive Committee discussed Scott's presentation and his request. It should be noted that no member of the Board or staff has proposed to the Public Issues Review Committee (PIRC) that we should take a public position on the issue, so there was no need for the Executive Committee to take any decision at its meeting. Rather, the purpose of the discussion was to exchange early thoughts as to whether a proposal to the PIRC should be encouraged or discouraged.

The unanimous conclusion was that it would be unwise for the Land Trust to take any action at this time.

There were several reasons for this.

1. Our bylaws say that a key criterion for taking an advocacy position is that “the conservation values and public benefits of one or more of the Land Trust's conservation easements or preserves are directly affected by the issue.” Sears Island’s easement belongs to the Maine Coast Heritage Trust (MCHT), not the CMLT, and the MCHT has not taken an advocacy position. Scott suggested that it was still considering doing so, but we have heard via another source that they explicitly decided not to do so.
2. We think that to appear to oppose wind power development might reflect badly on us, even if that’s not exactly what we would be doing. Even if it is granted that we are not opposing wind power in general, we will appear ill with the NIMBY syndrome.
3. The environmental damage that the development would do differs little between Sears Island and Mack Point. The much bigger issue is whether it goes ahead in the Bay or not. Yet this is not the debate now.
4. Very little quality information is yet available, whether financial, technical, or environmental. For example, no environmental impact assessment has been made. The technology is in early development, and the cost estimates are just preliminary and only address the costs specific to Mack Point vs. Sears Island. Considering only this, the DOT prefers Sears Island because it is less expensive. Yet that difference is trivial compared to the enormous total cost of offshore wind power development. There has been no evident exploration of other sites up and down the coast.
5. For these reasons, there is enormous uncertainty as to whether the whole project will ever take place, whether at Mack Point, Sears Island, or at any proximate spot.
6. There seems to be no immediacy to our involvement should we at some point choose to become involved.

Landis Gabel 9/15/22

**Coastal Mountains Land Trust
Monthly Financial Dashboard**

April 1st thru August 1st Annual Budget

8.31.22 YTD Monthly Analysis

	Percentage of fiscal year complete	42%	100%
Income			
	Total YTD income*	254719	819,146
	Income as percentage of budget	31%	100%
Cash position			
	Remaining Unrestricted Carryover Reserve	58311	
	Total endowment transfers available/not yet withdrawn	167,146	167,146
	Staff TRF fund transfers to be completed	60000	
	ned Total of Unrestricted Operating Carryover and Reserves to draw	285457	
	Credit Line Cash Availability/not yet withdrawn	100000	
Expenses			
	Total YTD expenses	336290	745,800
	Expenses as percentage of budget	45%	100%
Campaign Income (subtracting 7% allocation to operating)			
	Bald & Ragged Mountains	20110	40,000
	% of 2021-22 Needed B&R funds raised	50%	100%
	Waldo County Conservation Initiative	8150	250000
	Learning Landscapes Fund	23000	50000
	Beech Hill Habitat Management Project	1000	100000
	Goose River Mountain Bike Collaboration	0	25000
	Other Projects	20651	50000
Internal Land Protection Project Debts			
	Norcross Wildlife Foundation No-Interest Loan	100000	
	subtotal	0	

Investment Performance

<i>Period</i>	<i>Trillium Account Performance***</i>	<i>Russell 3k Performance</i>	<i>Russell 2000 Small Cap</i>
<i>Past Month</i>	-3.4%	-3.7%	-2.1%
<i>Past 3 months</i>	-1.4%	-3.5%	-0.7%
<i>YTD</i>	-18.4%	-16.9%	-17.2%
<i>Since Inception</i>	11.9%	12.9%	10.3%

*** 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	2804477	2901628.59
Total Land Protection Reserves	\$1,478,169	1224838.82	1262818.79 Cash (w/o pledges)
Total Round the Mountain Funds	\$851,560	623291.86	488710.95 Cash (w/o pledges)
Total Land Protection Reserves minus Round the Mountain funds	\$626,609	\$601,547	774107.84
Total Stewardship Reserves	\$60,952	151748.85	177734.51 Cash***

Coastal Mountains Land Trust

Balance Sheet

As of August 31, 2022

	Jul 31, 22	Aug 31, 22	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
1010 · Bangor Savings Bank #1898	130,246.85	71,996.44	(58,250.41)
ACQUISITION ACCOUNTS			
1110 · BSB Acquisition ICS #8375	287,253.64	295,588.82	8,335.18
1111 · BSB Money Market #7719	100,081.68	100,100.05	18.37
1115 · Trillium Fernald's Nk Acq #1778	399,851.36	387,400.96	(12,450.40)
1120 · Trillium Land Acquisition #0685	496,469.60	479,728.96	(16,740.64)
Total ACQUISITION ACCOUNTS	1,283,656.28	1,262,818.79	(20,837.49)
STEWARDSHIP ACCOUNTS			
1150 · BSB Stewardship Savings #0691	30,899.24	45,400.59	14,501.35
1155 · Trillium Stewardship #5932	135,235.82	130,422.65	(4,813.17)
1160 · CNB Unrestricted Checking #0093	1,911.26	1,911.27	0.01
Total STEWARDSHIP ACCOUNTS	168,046.32	177,734.51	9,688.19
RESERVES & ENDOWMENTS			
1170 · Trillium Res & Endowments #1928	3,002,593.14	2,901,628.59	(100,964.55)
Total RESERVES & ENDOWMENTS	3,002,593.14	2,901,628.59	(100,964.55)
1180-1 · State Unemployment CD #9286	4,939.21	4,940.26	1.05
1180-2 · State Unemployment CD #1643	2,002.06	2,002.48	0.42
1185 · Petty Cash	200.00	200.00	0.00
Total Checking/Savings	4,591,683.86	4,421,321.07	(170,362.79)
Accounts Receivable			
1200 · Pledges Receivable			
1205 · Pledges Rec-Bald & Ragged	19,000.00	19,000.00	0.00
1205T · Pledges Rec-BR Trails	50,000.00	50,000.00	0.00
1217 · General Acquisition TRF	16,222.60	16,222.60	0.00
1220 · Pledges Rec-Stewardship	20,000.00	20,000.00	0.00
1230 · Pledges Rec-Operating	0.00	4,250.00	4,250.00
Total 1200 · Pledges Receivable	105,222.60	109,472.60	4,250.00
Total Accounts Receivable	105,222.60	109,472.60	4,250.00
Other Current Assets			
1330 · Prepaid Insurance	5,878.21	5,878.21	0.00
1335 · Prepaid Exps-Other	1,500.00	149.05	(1,350.95)
1340 · Prepaid Land Costs	27,010.62	28,810.62	1,800.00
Total Other Current Assets	34,388.83	34,837.88	449.05
Total Current Assets	4,731,295.29	4,565,631.55	(165,663.74)
Fixed Assets			
1510 · Building-Office	263,004.91	263,004.91	0.00
1512 · Building-Improvements	100,041.01	100,041.01	0.00
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	37,784.23	0.00

Coastal Mountains Land Trust
Balance Sheet
As of August 31, 2022

	Jul 31, 22	Aug 31, 22	\$ Change
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	(572,275.24)	(572,275.24)	0.00
Total Fixed Assets	597,047.93	597,047.93	0.00
Other Assets			
1700 · Split-Interest Agreements			
1710 · Beneficial Interest in CRUT	2,230.96	2,230.96	0.00
1720 · Beneficial Int. in CRUT/BELL	331,732.43	331,732.43	0.00
Total 1700 · Split-Interest Agreements	333,963.39	333,963.39	0.00
1740 · Steven GRLE	226,691.78	226,691.78	0.00
1800 · Conservation Preserves			
1805 · Conservation Preserves-FMV/Cost	26,527,720.57	26,527,720.57	0.00
1810 · CMLT Allowance for Impairment	(24,861,337.95)	(24,861,337.95)	0.00
1815 · Preserve Improvements	156,721.32	156,721.32	0.00
Total 1800 · Conservation Preserves	1,823,103.94	1,823,103.94	0.00
1850 · Conservation Easements			
1855 · Easements-Basis	3,736,444.00	3,736,444.00	0.00
1860 · CMLT Allowance for Easement	(3,736,444.00)	(3,736,444.00)	0.00
1865 · Easement Improvements	1,300,300.41	1,300,300.41	0.00
Total 1850 · Conservation Easements	1,300,300.41	1,300,300.41	0.00
Total Other Assets	3,684,059.52	3,684,059.52	0.00
TOTAL ASSETS	9,012,402.74	8,846,739.00	(165,663.74)
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2000 · Accounts Payable	2,774.10	1,843.84	(930.26)
Total Accounts Payable	2,774.10	1,843.84	(930.26)
Other Current Liabilities			
2110 · Accrued Vacation	6,369.33	6,369.33	0.00
2410 · Norcross Note Payable-0 int	100,000.00	100,000.00	0.00
Total Other Current Liabilities	106,369.33	106,369.33	0.00
Total Current Liabilities	109,143.43	108,213.17	(930.26)
Total Liabilities	109,143.43	108,213.17	(930.26)
Equity	8,903,259.31	8,738,525.83	(164,733.48)
TOTAL LIABILITIES & EQUITY	9,012,402.74	8,846,739.00	(165,663.74)

Coastal Mountains Land Trust
Restricted Funds and Grants Report

									ADJUST TO CASH BALANCE OF FUND:		
	Balance as of	Activity April-August, 2022 -----						Fund	Less		Cash
	March 31, 2022	Contributions	Grants	Inv Income	Release of	Capital	Interfund	Balance as of	Outstanding	Cash	Fund Balance
		(Excl in-kind)		& Appreciation	Funds	Purchases	Transfer	Aug 31, 2022	Pledges	Advance	Aug 31, 2022
				(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	75,570.46	0.00		(7,267.58)	0.00	0.00	0.00	68,302.88	0.00		68,302.88
McLellan Poor Preserve Endowment PRF-Corpus \$22k	33,964.93	0.00		(3,266.39)	0.00	0.00	0.00	30,698.54	0.00		30,698.54
Fernalds Neck Preserve Endowment PRF-Corpus \$550k	729,469.70	0.00		(70,152.78)	0.00	0.00	0.00	659,316.92	0.00		659,316.92
Temporarily Restricted Funds (TRFs): Managed per restrictions:									0.00		
Land Trust Stewardship Reserve TRF-Contributions total-\$370,895.88)	425,160.88	0.00		0.00	0.00	0.00	0.00	425,160.88	(20,000.00)		405,160.88
Conservation Lands Defense TRF-Contributions total-\$230,896.28	230,896.28	0.00		0.00	0.00	0.00	0.00	230,896.28	0.00		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	0.00		280,000.00
Pendleton TRF - Goal \$50,000	50,596.11	0.00					0.00	50,596.11	0.00		50,596.11
Howe Hill Farm TRF - Goal \$75,000	52,465.59	0.00		0.00	0.00	0.00	0.00	52,465.59	0.00		52,465.59
Board Designated Funds (BDFs): Managed for growth of BDFs									0.00		
Land Trust Operating Reserve BDF	271,188.30	0.00		(26,535.36)	0.00	0.00	27,750.00	272,402.94	0.00		272,402.94
Bald & Ragged BDF - Baseline total \$200,000	201,814.78	0.00		(19,408.44)	0.00	0.00	0.00	182,406.34	0.00		182,406.34
Land Trust Stewardship Reserve BDF - income from line above	341,377.88	0.00		(73,216.69)	0.00	0.00	0.00	268,161.19	0.00		268,161.19
Beech Hill Preserve BDF - income from line above	99,900.48	0.00		(36,534.86)	0.00	0.00	0.00	63,365.62	0.00		63,365.62
Conservation Lands Defense BDF	224,190.26	0.00		(43,765.47)	0.00	0.00	0.00	180,424.79	0.00		180,424.79
Pendleton BDF	35,115.08	0.00		(8,242.81)	0.00	0.00	0.00	26,872.27	0.00		26,872.27
Howe Hill Farm BDF	21,558.78	0.00		(7,118.89)	0.00	0.00	0.00	14,439.89	0.00		14,439.89
Staffing Reserve BDF	55,338.37	0.00		(6,687.78)	0.00	0.00	83,250.00	131,900.59	0.00		131,900.59
Design/Marketing BDF	4,611.53	0.00		(443.49)	0.00	0.00	0.00	4,168.04	0.00		4,168.04
Unrestricted Invested Funds: Surplus operating funds managed for growth									0.00		
Surplus Operating Funds-Short Term Investment	179,253.05	0.00		(14,203.33)	0.00	0.00	(185,000.00)	(19,950.28)	0.00		(19,950.28)
TOTAL Reserves & Endowments Investment Account	3,312,472.46	0.00	0.00	(316,843.87)	0.00	0.00	(74,000.00)	2,921,628.59	(20,000.00)	0.00	2,901,628.59
ACQUISITION FUNDS											
Fund managed with unpredictable, near-term use of corpus:											
Fernalds Neck Acquisition Reserve TRF	422,379.04			(34,978.08)				387,400.96			387,400.96
Funds managed with frequent, unpredictable income and expense:											
Ducktrap River Watershed TRF	17,734.75	2,000.00						19,734.75			19,734.75
Bald & Ragged Mountains TRF	537,600.95	10,110.00	10,000.00					557,710.95	(69,000.00)		488,710.95
Bald & Ragged Mountains BDF	154,630.91							154,630.91			154,630.91
Beech Hill Expansion TRF	740.60	1,000.00						1,740.60			1,740.60
Beech Hill Expansion BDF	4,727.47							4,727.47			4,727.47
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)	17,283.58	(5,000.00)				(9,015.00)		3,268.58	0.00		3,268.58
Mt. Tuck Region of Interest TRF	12,315.40	6,390.00				(13,325.40)		5,380.00			5,380.00
Mt. Tuck Region of Interest BDF	30,000.00					(11,096.14)	(18,903.86)	0.00			0.00
Waldo County Conservation TRF	0.00	1,760.00						1,760.00			1,760.00
Waldo County Conservation BDF	0.00					(2,087.50)	18,903.86	16,816.36			16,816.36
General Acquisitions TRF	16,222.60	7,150.60						23,373.20	(16,222.60)		7,150.60
General Acquisitions BDF	4,872.66			(40,341.47)		(9,500.00)	18,500.00	(26,468.81)		100,000.00	73,531.19
TOTAL Acquisition Funds	1,316,474.38	23,410.60	10,000.00	(75,319.55)	0.00	(45,024.04)	18,500.00	1,248,041.39	(85,222.60)	100,000.00	1,262,818.79
STEWARDSHIP FUNDS											
Funds managed to expend corpus as soon as possible:											
Beech Hill Preserve 100th Anniversary Capital Campaign TRF	7,836.03							7,836.03			7,836.03
Mount Percival Preserve Stewardship TRF	9,195.00							9,195.00			9,195.00
Long Cove Hdwaters/Main Stream Prsvs (CMP) Stewardship TRF	5,541.19							5,541.19			5,541.19
Office Fund TRF	1,000.00							1,000.00	(1,000.00)		0.00
Office Fund BDF	85,830.90					(28,560.70)	37,000.00	94,270.20			94,270.20
Learning Landscapes TRF	10,484.67	14,000.00	9,000.00					33,484.67			33,484.67
Goose River Trails	0.00		11,500.00					11,500.00			11,500.00
General Stewardship BDF	3,672.64			(6,265.22)			18,500.00	15,907.42			15,907.42
TOTAL Stewardship Funds	123,560.43	14,000.00	20,500.00	(6,265.22)	0.00	(28,560.70)	55,500.00	178,734.51	(1,000.00)	0.00	177,734.51
GRAND TOTALS	4,752,507.27	37,410.60	30,500.00	(398,428.64)	0.00	(73,584.74)	0.00	4,348,404.49	(106,222.60)	100,000.00	4,342,181.89

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	Apr - Aug 21	Apr - Aug 22	2022-23 Budget
Ordinary Income/Expense			
Income			
Operating Income			
4000 · Contributions Income			
4070 · Unrestricted Contributions			
4071 · Personal Memberships	34,250.08	38,806.52	45000
4072 · Leadership Donors	83,372.22	83,196.23	312000
4073 · Community Engagement Donations	1,393.10	2,041.27	2500
4074 · Memorial Gifts-Unrestricted	9,060.70	13,375.00	5000
4077 · Annual Appeal Contributions	0.00	50.00	45000
4078 · Donations for Gifting	0.00	0.00	0
4079 · In-Kind Contributions	6.31	37.26	1000
Total 4070 · Unrestricted Contributions	128,082.41	137,506.28	410500
Total 4000 · Contributions Income	128,082.41	137,506.28	410500
4080 · Capital Campaign Allocations	6,952.05	0.00	30000
4100 · Grants			
4150 · Temporarily Restricted Operating			
4155 · Stewardship Grants	12,817.00	0.00	10000
4160 · Community Engagement Grants	0.00	15,000.00	50000
Total 4150 · Temporarily Restricted Operatng	12,817.00	15,000.00	60000
4170 · Unrestricted Operating Grants	55,000.00	85,000.00	80000
Total 4100 · Grants	67,817.00	100,000.00	140000
4200 · Event Income & Expenses			
Fundraising Events			
4230 · Fundraising Events Income	600.00	8,060.00	12500
4235 · Fundraising Events Expense	0.00	(360.00)	-1000
Total Fundraising Events	600.00	7,700.00	11500
Total 4200 · Event Income & Expenses	600.00	7,700.00	11500
4250 · Beech Hill Mgmt Income	1,763.50	0.00	0
4251 · Beech Hill Farm Income	0.00	0.00	0
4310 · Miscellaneous Income	0.00	9,512.28	0
Total Operating Income	205,214.96	254,718.56	592000
Use of Reserves			
4900 · Release of Restricted Funds	37,300.00	0.00	167146
4910 · Use of Unrest Operating Funds	30,000.00	0.00	60000
Total Use of Reserves	67,300.00	0.00	227146
Total Income	272,514.96	254,718.56	819146
Expense			
6000 · Advertising	538.40	70.42	750
6144 · Development & Donor Recognition	4,215.00	3,707.57	0
6150 · Fees			
6154 · Bank Service Charges	910.43	962.02	3500
6158 · Conference & Education Fees	536.00	1,875.00	5000
6162 · Dues and Subscriptions	3,754.26	3,777.13	6000
6166 · Licenses and Fees	379.11	1,500.00	2500
6170 · Membership Database Expense	2,318.24	2,760.50	8000
Total 6150 · Fees	7,898.04	10,874.65	25000
6180 · Insurance			
6181 · Terrafirma Defense Insurance	0.00	0.00	4500
6185 · Liability, D&O, Property Ins	13,422.23	14,922.87	31500
6192 · Workers Compensation	1,466.50	1,727.75	7000
Total 6180 · Insurance	14,888.73	16,650.62	43000
6200 · Interest Expense			
6212 · Credit Line Loan Interest	143.98	0.00	250
Total 6200 · Interest Expense	143.98	0.00	250
6228 · Community Engagement Programs			
6228CE · Community Engagement Exps-Gen	3,023.58	7,009.00	12300
6228LL · Learning Landscape Prog Exps	0.00	440.00	7500
Total 6228 · Community Engagement Programs	3,023.58	7,449.00	19800
6230 · Property Management Expenses			
6230MoT · Mt. Tuck Expenses	251.11	910.17	5000
6231 · Stewardship Services	1,200.00	20.53	8500
6232 · Stewardship Supplies	5,252.09	1,698.59	10250
6234 · Ducktrap Watershed Acquisition	920.00	0.00	1750
6235 · General Acquisition Project Exp	1,416.67	4,093.00	7500
6236 · General Acquisition Project Exp	0.00	310.17	
6238 · Beech Hill Farm Expense	861.70	8,066.77	3705
Beech Hill Expenses-All			
6240 · Beech Hill Management Expenses	101.25	0.00	10000
Total Beech Hill Expenses-All	101.25	0.00	10000
Bald-Ragged Exps-All			

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6241 · Bald-Ragged Project Expenses	7,215.68	0.00	7500
6241-T · Bald-Ragged Trail Expenses	3,287.48	0.00	0
Total Bald-Ragged Exps-All	10,503.16	0.00	7500
6242 · Fernalds Neck Preserve Expenses	2,487.55	0.00	1250
6244 · McLellan-Poor Preserve Expenses	0.00	0.00	1500
Total 6230 · Property Management Expenses	22,993.53	15,099.23	56955
6246 · Newsletter Expenses	7,159.74	6,395.69	11000
6250 · Office Expenses			
6252 · Office Supplies	1,413.77	2,567.71	4500
6253 · Office Technology Expenses	3,336.48	1,535.30	5500
6254 · Office Expenses-Other	2,373.57	4,666.69	4000
Total 6250 · Office Expenses	7,123.82	8,769.70	14000
6256 · Postage and Delivery	1,742.46	1,693.75	5000
6258 · Printing & Publication Exps	2,584.94	3,856.04	18500
6260 · Professional Fees			
6262 · Legal Fees	0.00	3,112.50	0
6270 · Accounting	15,975.00	9,968.75	21500
6274 · Payroll Processing Fees	596.21	639.81	1800
Total 6260 · Professional Fees	16,571.21	13,721.06	23300
6297 · Real Estate Taxes			
6298 · Real Estate Taxes-Preserves	0.00	310.43	2500
6299 · Contr. Lieu Real Estate Tax	0.00	0.00	4500
Total 6297 · Real Estate Taxes	0.00	310.43	7000
6300 · Repairs & Maintenance			
6320 · Computer Maintenance & Repairs	0.00	0.00	250
6330 · Equipment Rental/Repairs	3,893.67	4,483.08	6000
6300 · Repairs & Maintenance - Other	0.00	0.00	1000
6335 · Vehicle Expenses	333.49	1,497.17	3000
Total 6300 · Repairs & Maintenance	4,227.16	5,980.25	10250
6340 · Telephone & Internet	1,312.19	1,344.74	3250
6350 · Travel & Ent			
6370 · Meals and Food Expense			
6371 · Meals and Food Expense-External	2,390.29	7,884.33	13000
6372 · Meals and Food Expense-Internal	0.00	343.14	0
Total 6370 · Meals and Food Expense	2,390.29	8,227.47	
6380 · Travel & Mileage Costs	2,412.87	2,419.14	9000
6390 · Lodging	0.00	0.00	1500
Total 6350 · Travel & Ent	4,803.16	10,646.61	23500
6400 · Utilities	635.20	1,687.33	3000
6560 · Payroll			
6566 · Gross Salaries	153,403.20	196,459.15	465800
6568 · Unemployment Compensation	2,541.00	0.00	0
6570 · CMLT Payroll Taxes	11,279.59	14,489.44	34717
6572 · IRA-Employer Match	2,872.90	2,998.91	13030
6575 · Employee Health Insurance	7,755.82	14,084.93	40380
Total 6560 · Payroll	177,852.51	228,032.43	553927
Total Expense	277,713.65	336,289.52	818482
Net Ordinary Income	-5199	-81571	664
Restricted Income			
7000 · Restricted Contributions			
7015 · General Acquisition Contributions	80,000.00	7,150.60	0
7016 · Ducktrap Acquisition Contributions	0.00	2,000.00	0
Bald Ragged Contributions-All			
BR Contributions-Cash less Fee			
7018 · Bald - Ragged Contributions	86,100.00	10,110.00	30000
7018Fee · Bald - Ragged Contributions	(4,277.00)	0.00	2100
Total BR Contributions-Cash less Fee	81,823.00	10,110.00	27900
7018 IK · Bald-Ragged Cont - In-Kind	6,000.00	0.00	7500
Total Bald Ragged Contributions-All	87,823.00	10,110.00	35400
7019 · Beech Hill Cont.- Acquisition	33,177.75	1,000.00	0
7020 · Ducktrap Program Contributions	19,137.25	0.00	0
7023 · Meadow Brook/Hurds' Pont Cont	0.00	(5,000.00)	0
7025 · Stewardship Fund Contributions	43,543.00	0.00	0
7026 · Conservation Lands Defense Cont	1,500.00	0.00	0
7027 · Pendleton Stew Fund	217.39	0.00	0
7032 · Mt Tuck Region of Interest	2,372.20	6,390.00	0
7033 · General Office Fund	3,000.00	0.00	0
7037 · Learning Landscapes Contributions	0.00	14,000.00	0
7038 · Waldo County Contributions	0.00	1,760.00	30000
Total 7000 · Restricted Contributions	270,770.59	37,410.60	65400

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7110 · Restricted Grants			
Bald & Ragged Grants - All			
7118 · Bald and Ragged Grant	0.00	10,000.00	
Total Bald & Ragged Grants - All	0.00	10,000.00	
7136 · Learning Landscapes Grant	0.00	9,000.00	25000
7137 · Goose River Trails Grant	0.00	11,500.00	
Total 7110 · Restricted Grants	0.00	30,500.00	25000
Investment Inc & Exp-Restricted			
7800 · Investment Income			
7801 · Investment Inc-Reserves & End	119,750.08	45,032.51	0
7802 · Investment Income-Land Acq.	3,026.09	3,348.60	0
7803 · Investment Income-Stewardship	351.40	683.36	0
7804 · Investment Income-Fernalds Neck	5,121.52	2,716.02	0
Total 7800 · Investment Income	128,249.09	51,780.49	0
7805 · Appr/Deprec-Investments			
7806 · App/Depr-Reserves & Ends	269,010.18	(351,086.45)	0
7807 · App/Dep-Land Acquisition	28,396.16	(43,691.48)	0
7808 · App/Dep-Stewardship	3,376.18	(6,874.09)	0
7809 · App/Dep-Fernalds Neck	31,733.19	(36,628.45)	0
Total 7805 · Appr/Deprec-Investments	332,515.71	(438,280.47)	0
7810 · Interest Income			
7814 · Interest Income-Acq Savings	283.71	423.49	0
7816 · Interest Income-Stew Savings	1.15	7.31	0
Total 7810 · Interest Income	284.86	430.80	0
8800 · Investment Management Fees			
8801 · Investment Fee-Reserves & End	(12,616.25)	(10,789.93)	0
8802 · Investment Fees-Land Acq.	(382.64)	(422.08)	0
8803 · Investment Fees-Stewardship	(43.26)	(81.80)	0
8804 · Investment Fees-Fernald's Neck	(1,424.92)	(1,065.65)	0
Total 8800 · Investment Management Fees	(14,467.07)	(12,359.46)	0
Total Investment Inc & Exp-Restricted	446,582.59	(398,428.64)	0
Total Restricted Income	717,353.18	(330,518.04)	90400
Inv Income & Exps-Unrestricted			
7812 · Interest Income-General	8.47	7.27	0
7830 · Gain/Loss on Sale of Assets	785.34	101.74	0
8805 · Investment Fees - General	(192.09)	(71.98)	0
Total Inv Income & Exps-Unrestricted	601.72	37.03	0
Total Other Income	717,954.90	(330,481.01)	90400
Other Expense			
8000 · Restricted Fund Disbursements			
8020 · Land Tr Operating Res BDF Disb	11600	0	13135
8040 · Land Tr Stew Res TRF Disb	25700	0	32747
8042 · Land Tr Endowment PRF Disb	0	0	3400
8060 · Beech Hill Pres Stew Disbs	0	0	18370
8080 · McLellan Poor Endowment Disb	0	0	1643
8100 · Fernalds Neck Endowment Disb	0	0	34731
8120 · Conservation Lands Def Disb TRF	0	0	23370
8200 · Ducktrap River Disbursement	0	0	1750
8220 · Bald & Ragged Disbursement	0	0	7500
8272 · Mt. Tuck Disbursements	0	0	5000
8412 · Beech Hill TRF Disb	0	0	1000
8440 · General Acquisitions BDF Disb	0	0	7500
8460 · Mount Percival Disbursement	0	0	1000
8500 · Long Cove/Maine Stream Disbs	0	0	1000
8510 · General Stewardship BDF	0	0	2500
8520 · Pendleton TRF Disbs	0	0	5000
Transfer from Community Engagement TRF	0	0	7500



Minutes of the Executive Committee Meeting
September 12, 2022

Attending: Daniel Johnson (President), Gianne Conard (Vice President), Malcolm White (Treasurer), Landis Gabel (Secretary) Jeff Davis, Ian Stewart (Executive Director)

1. Organizational

The meeting opened with a “welcome back” for Dan following his medical absence.

Ian reported that the staff was doing well albeit a bit tired after the peak of the summer activities. This situation has prompted thoughts about ways to level the work load across seasons, possibly with the use of volunteer docents to support the staff.

Again with the idea of reducing work loads, some committees might only need quarterly meetings, and we should return to the idea of routine bi-monthly meetings of most committees rather than monthly meetings.

The next Board meeting will be on September 20th at 3:30 pm at the Land Trust office. It will be followed by the Annual Meeting which will entail a Board membership vote on Jeff Davis, Maiara Rebordao, and Landis Gabel (for renewal).

The date for the October Board and staff retreat will be circulated shortly. One agenda item will be a thanks to Tom Moore for his service on the Board, for which ideas were solicited.

There followed a lengthy discussion of Scott Dickerson’s presentation of the environmental threat to Sears Island from a contemplated wind turbine manufacturing facility. The unanimous view was that it was at least premature to consider taking any position given the lack of environmental impact and cost estimates and the considerable possibility that the site will never be developed.

Given that, the members felt that David Thanheuser should not join CROWS as a CMLT representative, although he could as an individual. Likewise, Cloe Chen should not use the Annual Meeting as an opportunity to defend Sears Island although she could do what she likes outside of the meeting. Finally, we will mention the matter at the next Board meeting but without discussion.

2. Finance

The Norcross loan is not due for repayment until December 21, but Ian argued that we should pay it off nonetheless. We have no other specific need for the funds.

3. Development

Ian reported that memberships are ahead of last year and major gifts are very close to that exceptional level.

A Board group is working on a short document that summarizes what we're hoping to do in Waldo County. A proposal to set a goal of doubling the conserved land in the County in ten years met with resistance from the staff, however, who thought it unreasonable. At this point, we're still working on our goal.

Fidelity Foundations has asked for a grant proposal for \$145,000.

Jane and Bill Stetson, original donors of Beech Hill, will be in Camden soon, and we contemplate discussing their role in funding the future management of Beech Hill.

4. Land Protection

The staff sees two years of work ahead on the Griffin property and hope that by then we will be able to cross that property. The sense of the Executive Committee was that we should not push this further with Mr Griffin but just leave it.

The 35 acres of the Sanderson Property was just appraised at \$600,000. We will hear from the landowner later.

Closing on the Donaldson property in Searsport should take place on October 20. Closing on the Mathies property on Mt. Tuck will likely go into next year.

5. Stewardship

The conservation easement violation remains unsettled with the Homeowners' Association and the original owner both believing they own the land.

6. Community Engagement

Our letter of support for First Light will be held off pending what we learn in November and December.

Landis Gabel, Secretary
September 13, 2022