



Board of Directors Meeting

4pm, February 22nd, 2022

AGENDA

Zoom link: <https://us06web.zoom.us/j/85682485350>

- A. **What's Coastal Mountains Land Trust got going on right now?** (see pg. 6)
- B. **Land Trust History:** *Permanent Conservation Tools Overview*
 - a. *Conservation Easements, Declarations of Trust, and Project Agreements*
- C. **Land Trust History:** *Land Trust Recreational Trail Easements*
- D. **Land Trust History:** *Howe House & Ducktrap Conference Center Conservation Easements*
- E. **Board Focus on Development:** *Open Sharing of Success Stories & Member / Donor Profiles*
- F. **Board Education:** *Upcoming Board & Staff Educational Opportunities (see pgs. 7-9)*
 - a. 2022 Maine Land Conservation Conference, March 8th thru March 31st, various days/workshops
 - b. National Land Trust Rally – New Orleans, September 15 - 17, 2022
 - c. Land Trust Alliance webinars – over 30 between now and December 31st, 2022
- G. **On the Horizon:** *DEI Training with Southern Maine Conservation Collaborative – visit <https://southernmaineconservation.org/> for information about training organization*
- H. **Conservation Easement Violation Update:** *Update on Howe House Conservation Easement Violation*
- I. **Action Items:**

1. Proposed Board Motion: Approval of the use of a Consent Agenda, (see pg. 10)

The Board of Directors hereby approves of the use of a consent agenda to group routine, procedural, informational and self-explanatory non-controversial items typically found on this and future board meeting agendas. Under the consent agenda, these items will be presented to the board in a single motion for an up or down vote after allowing anyone to request that a specific item be moved to the full agenda for individual attention. Other items, particularly those requiring strategic thought, decision making or action, shall be handled as usual. (see additional information regarding consent agendas, pg. xyz)

CONSENT AGENDA – ITEMS CA2 through CA10

CA2. Proposed Board Motion: To approve minutes from the December 21st, 2021 board meeting

The Board of Directors hereby approves the minutes of the meeting of the Land Trust's board of directors held on December 21st, 2021. (see pg. 13)

CA3. Proposed Board Motion: To approve minutes from the February 11th, 2022 board meeting

The Board of Directors hereby approves the minutes of the meeting of the Land Trust's board of directors held on February 11th, 2022. (see pg. 17)

CA4. Board Motion: Declaration of Charitable Trust, Mill Brook Preserve

The Board of Directors hereby approves granting a Declaration of Charitable Trust on the Mill Brook Preserve located in the Town of Searsport, the deed to which is at Book 4673, Page 329 in the Waldo County Registry of Deeds, for the purpose of assuring permanent conservation of this property, and authorizes the President, or in his absence another officer of the Board of Directors, to execute this Declaration of Charitable Trust. *(see pg. 19)*

CA5. Board Motion: Declaration of Charitable Trust, Bloomstein Tract of the Marsh Meadow Preserve

The Board of Directors hereby approves granting a Declaration of Charitable Trust on the Bloomstein Tract of the Marsh Meadow Preserve located in the Town of Knox, the deed to which is at Book 4750, Page 315 in the Waldo County Registry of Deeds, for the purpose of assuring permanent conservation of this property, and authorizes the President, or in his absence another officer of the Board of Directors, to execute this Declaration of Charitable Trust. *(see pg. 22)*

CA6. Board Motion: Declaration of Charitable Trust, Bresnahan II Tract of the Ragged Mountain Preserve

The Board of Directors hereby approves granting a Declaration of Charitable Trust on the Bresnahan II Tract of the Ragged Mountain Preserve located in the Towns of Rockport and Camden, the deed to which is at Book 5715, Page 56 in the Knox County Registry of Deeds, for the purpose of assuring permanent conservation of this property, and authorizes the President, or in his absence another officer of the Board of Directors, to execute this Declaration of Charitable Trust. *(see pg. 25)*

CA7. Board Motion: Declaration of Charitable Trust, Haas Tract of the Mount Tuck Preserve

The Board of Directors hereby approves granting a Declaration of Charitable Trust on the Haas Tract of the Mount Tuck Preserve located in the Town of Stockton Springs, the deed to which is at Book 4649, Page 261 in the Waldo County Registry of Deeds, for the purpose of assuring permanent conservation of this property, and authorizes the President, or in his absence another officer of the Board of Directors, to execute this Declaration of Charitable Trust. *(see pg. 28)*

CA8. Board Motion: Declaration of Charitable Trust, Piper Stream Preserve

The Board of Directors hereby approves granting a Declaration of Charitable Trust on the Piper Stream Preserve located in the Town of Northport, the deed to which is at Book 4644, Page 265 in the Waldo County Registry of Deeds, for the purpose of assuring permanent conservation of this property, and authorizes the President, or in his absence another officer of the Board of Directors, to execute this Declaration of Charitable Trust. *(see pg. 31)*

CA9. Board Motion: Declaration of Charitable Trust, Crawford II Tract of the Ducktrap River Preserve

The Board of Directors hereby approves granting a Declaration of Charitable Trust on the Crawford II Tract of the Ducktrap River Preserve located in the Town of Lincolnville, the deed to which is at Book 4744, Page 307 in the Waldo County Registry of Deeds, for the purpose of assuring permanent conservation of this property, and authorizes the President, or in his absence another officer of the Board of Directors, to execute this Declaration of Charitable Trust. *(see pg. 34)*

CA10. Board Motion: Declaration of Charitable Trust, Smith Tracts of the Mount Tuck Preserve

The Board of Directors hereby approves granting a Declaration of Charitable Trust on the Smith Tracts of the Mount Tuck Preserve located in the Towns of Stockton Springs and Prospect, the deed to which is at Book 4761, Page 294 in the Waldo County Registry of Deeds, for the purpose of assuring permanent conservation of this property, and authorizes the President, or in his absence another officer of the Board of Directors, to execute this Declaration of Charitable Trust. (*see pg. 37*)

CA11. Board Motion: Declaration of Charitable Trust, Town of Lincolnville Tract of the Ducktrap River Preserve

The Board of Directors hereby approves granting a Declaration of Charitable Trust on the Town of Lincolnville Tract of the Ducktrap River Preserve located in the Town of Lincolnville, the deed to which is at Book 4658, Page 106 in the Waldo County Registry of Deeds, for the purpose of assuring permanent conservation of this property, and authorizes the President, or in his absence another officer of the Board of Directors, to execute this Declaration of Charitable Trust. (*see pg. 40*)

12. Proposed Board Motion: Approval of \$5,000 contribution to the Town of Rockport for all all-terrain emergency response vehicle. (*see pg. 43*)

The Board of Directors hereby approves making a contribution of \$5,000 to the Town of Rockport's Fire Department to support the acquisition of an all-terrain emergency rescue utility vehicle that will serve the Round the Mountain Trail and other Knox County needs.

13. Proposed Board Motion: To approve a recreational trail easement with the Maine Water Company on the former 'Gronros' property in Rockport. (*see pg. 45*)

The Board of Directors hereby approves accepting the donation of a Recreational Trail Easement from the Maine Water Company to provide access on and across the former 'Gronros property' to allow for a multi-use and mountain biking access from Route 17 near the Maine Water Company headquarters. The Board of Directors approves all expenditures necessary to complete this purchase, including survey and transaction costs, the President, or in their absence another officer of the Board of Directors, to execute all documents necessary to enter into the purchase and sale agreement and to close on the purchase. In addition, the Board of Directors approves allocation of funds at closing of the acquisition, or as soon thereafter as funds are available, to the Land Trust Stewardship Reserve TRF as stated in the policies of the Board of Directors. Total project costs for this purchase, including land costs, transaction costs, and stewardship funds shall not exceed \$5,000. Funds will be made available via the general acquisitions BDF and the Round the Mountain campaign fund. Beyond the easement acquisition, the Land Trust also will plan to raise approximately \$25,000 – 30,000 through grants and additional private fundraising for the purposes of developing the trail infrastructure for this property.

14. Proposed Board Motion: Designation of \$15,000 from Bud and Sonia Spalding to the Land Trust operating reserve

The Board of Directors hereby approves dedicating the \$15,000 bequest recently received from Sonia and Bud Spalding to the Land Trust's operating reserve.

J. Priorities We're Working On

- a. Executive Director report
 - i. Annual Planning
 - ii. Finance
 - 1. Draft 2022-23 Operating Budget
 - 2. Draft 2022-23 Capital Initiatives and Budgets
 - iii. Development
 - 1. Grassy Pond NAWCA - \$100,000
 - 2. Development Practices & Systems with Tempe and Polly
 - iv. Land Protection
 - 1. Donaldson Property
 - 2. Mathies Property
 - v. Community Engagement
 - 1. Learning Landscapes Program development & conference

K. Committee Updates

- 1. **Major Gifts Committee** (*minutes, pg. 54*)
- 2. **Membership & Marketing Committee** (*minutes, pg. 56*)
- 3. **Finance and Investment Committee** (*minutes, pg. 57*)
- 4. **Land Protection Committee** (*minutes, pg. 63*)
- 5. **Stewardship Committee** (*minutes pg. 66*)
- 6. **Board Advancement Committee** (*minutes yet, pg. 68*)
- 7. **DEI Committee** (*minutes, pg. 70*)
- 8. **Executive Committee** (*minutes, pg. 71*)

L. New / Future Business

M. Executive Session

Upcoming Committees / Board Meetings:

March Committee Meetings

Mar 7 Finance Committee – Special Budget Meeting 4:00pm

<https://us06web.zoom.us/j/89285517049?pwd=UnJlOXBsYjdTK0ViSkdnY1lzMkdYUT09>

Mar 8 Stewardship 1:15pm

<https://us06web.zoom.us/j/89362857099?pwd=bXpXYnZ5Y3O1UzBiek1INllpeU5kOT09>

Mar 8 Executive Committee

<https://us06web.zoom.us/j/83003485664?pwd=Z3VBT0pnTzhrcVNDVGxPTUJ2YVlqZz09>

Mar 9 Major Gifts 2:00pm

<https://us06web.zoom.us/j/89181498895?pwd=bXFzNktWZS9qS0l4OXhNbGMYS3lMZz09>

Mar 9 Land Protection 3:30pm

<https://us06web.zoom.us/j/84470910091?pwd=dVhQYXkrSTFtUno4azk1bitkNFRlQT09>

Mar 16 Board Advancement 2:30pm

<https://us06web.zoom.us/j/86294475613?pwd=V1AvTTI2WFc4OE8xajh6MnE4Ym91dz09>

Mar 22 Board Meeting 4:00pm

<https://us06web.zoom.us/j/85682485350?pwd=cVhEVDloWkVndEV4L0ZHZTRITHMvZz09>



What's Going On at the Land Trust Now?

February 2022

Drafted by Polly Jones, Office Manager

Stewardship

Annual Planning is underway.

Knox County

- Wildlife abounds around a deer carcass at Beech Hill.
- Mud season approaches, will begin posting notices regarding accessing preserves on dirt roads (Fernalds Neck for instance) and sustainable mud season trail use.
- Newsletter articles being drafted & pictures collected.
- Beech Hill bush hogging wrap up next week, potential for some forestry mowing of overgrown viewsheds.
- Kiosks are "Built" but are waiting assembly



Waldo County

- Taking advantage of the cold weather to work on boundaries that cross wetlands in Meadow Brook Preserve.
- Working on the new Marsh Meadow Preserve, marking boundaries, scouting a new trail, and looking at building a parking lot (probably coming in 2023).
- A memorial bench in memory of Keith Collins was dragged over snow to the Passagassawakeag River on Stover Preserve. Find it during a nice hike this spring!

Development

- Tempe, the new Development & Communications Coordinator is here! - *or is this old news now?*
- We have been working on two grants for Learning Landscapes:
 - Maine Community Foundation (\$9K) for outdoor educational backpacks for Searsport Middle and High School teachers
 - Sewell Foundation (\$50K) for general program support
- We are beginning to meet with businesses about sponsorships for Arts on the Hill and the Trails Challenge
- CMLT is the March beneficiary of Hannaford's Bloomin' 4 Good program. CMLT gets \$1 for every bouquet of flowers purchased with a red sticker on it (Camden location only) in the month of March. Help spread the word!

Community Engagement

- Happy Wanderers hikes have been very popular, usually bringing out 20+ hikers, many of whom are new to the area and wanting to meet people. Journey to Health is thrilled with the partnership.
- Ryan O. and Leah are planning their *Art Gone Wild* traveling kiosk.
- We're hosting a Luminary Walk on the Rail Trail as part of Belfast's Ice Festival. Big shout out to Elisabeth Wolfe for all her help with this!

Land Protection

- We closed on the Smith property on Mt. Tuck
- We hope to close on a few projects in the Town of Knox in March
- We are working on Declarations of Trust, outreach to landowners in Focus Areas, and grants

Natural Phenomena – Game camera photos taken at Beech Hill...around the fallen deer.





2022 Maine Land Conservation Conference

Throughout the month of March, we will offer virtual workshops via Zoom, with the hope of some in-person gatherings later in the spring!

The Conference will be virtual again in 2022. We will hold workshops during **four consecutive weeks in March**. We also hope to schedule some smaller in-person gatherings later in the spring – stayed tuned as that idea develops.

The Conference will kick off with a **keynote address from two Maine-based adaptive adventure advocates** who will share the Zoom screen to tell a story that is part inspiration, part aspiration, part actual instruction. Enock Glidden of [Go Beyond the Fence](#) and Zach Stegeman of the [Adaptive Outdoor Education Center](#) are teaming up to take us down their path into the adaptive adventure world and how you can make your land trust lands more accessible and more inviting to Maine's many adaptive populations.

The **2022 Espy Land Heritage Award** will be presented at the close of the final webinar on March 31st.

Registration for the Conference is now open. The cost is \$25 for admittance to all workshops, and all will be recorded in case you can't attend them live. That said, we hope you'll attend as many of the workshops live as you can. This is our chance to be together, even if it is over Zoom. Each of you brings something special when you make a commitment to be present with us.

Here is the **schedule at a glance**. For workshop descriptions and presenters, click on the link at the top right:

- **Tuesday, March 8**
 - **9:30 am** Conference Kick Off
 - **9:35-10:50am** Raise the Bar; Lower the Barriers – Making your land trust properties more accessible
- **Wednesday, March 9**
 - **9:30-10:45 am** The Power of Birds to Amplify Conservation, Stewardship and Community Outreach
- **Tuesday, March 15**
 - **9:30-10:45am** Governance Really Matters: Are You Ready for Leadership Succession?
- **Thursday, March, 17**
 - **10:30am-12:00pm** Effective Board Financial Oversight
- **Tuesday, March 22**
 - **9:30-10:45am** Measuring What Matters! Fundraising Metrics: Surrounded by Data but No Information
- **Wednesday, March 23**
 - **11:00am-12:15pm** Creative Approaches to Raising More Money
- **Thursday, March 24**
 - **9:30-10:45am** Become the Solution: Engaging Your Community in Conversations to Find Common Ground
- **Tuesday, March 29th**
 - **9:30-10:45am** At The Speed of Trust: The Role of First Light Conservation Community Delegation
- **Thursday, March 31st**
 - **1:00-2:15pm** Facilitating Wabanaki Access to Traditional Wabanaki Territory for Cultural Uses
 - Following this workshop, we will present the 2022 Espy Land Heritage Award.
 - **2:30pm** Conference is adjourned

What's going on and March mee x Rally 2022: The National Land Co x +


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LAND TRUST ALLIANCE RALLY 2022

NEW ORLEANS LA


National Land Conservation Conference
September 15-17 | New Orleans, Louisiana · New Orleans Marriott



Virtual Conference

Thank you to the nearly 2,700 people that joined us live for virtual Rally 2021!

LEARN MORE ▶




RALLY 2021

Registration and Fees

Registration for 2022 will open in June. Rally 2021 content will be available on-demand on the platform until March 1, 2022.


LEARN MORE ▶



Call for Presentations

Share your expertise with land conservationists from across the nation for Rally 2022. Submit a proposal today!


SUBMIT A PROPOSAL ▶



Conservation Awards

Nominate a conservation hero doing great work in your community.

LEARN MORE ▶



Type here to search

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THE CONSENT AGENDA

What is a consent agenda?

A consent agenda groups the routine, procedural, informational and self-explanatory non-controversial items typically found in an agenda. These items are then presented to the board in a single motion for an up or down vote after allowing anyone to request that a specific item be moved to the full agenda for individual attention. Other items, particularly those requiring strategic thought, decision making or action, are handled as usual.

Why would an organization want to use a consent agenda?

Consent agendas are popular with many nonprofit organizations because they help streamline meetings and allow the focus to be on substantive issues.

What does it mean if we adopt a consent agenda?

- Documentation for consent items must be provided to the board prior to meetings so that directors feel confident that their vote reflects attention to their duty of care.
- Board members are encouraged to ask prior to the meeting all the questions that they want related to consent agenda items.
- If it is determined that an item on the consent portion of the agenda actually requires action or a decision that item should be removed from the consent portion of the agenda and raised later in the meeting.
- Any board member can request that an item be moved to the full agenda.
- A vote on the single motion applies to all the items on the consent portion of the agenda.

What does it *not* mean if we adopt a consent agenda?

- Consent agendas do not make it easier to ramrod through decisions since decision items are not placed on the consent portion of the agenda and all items on the consent portion of the agenda are still open to discussion and debate if someone requests they be moved.
- It is not always necessary to remove an item from the consent agenda if people have simple questions or wish to discuss the item further. Discussion is permitted after the motion for approval is made, but before the vote. However, everyone should remember that extensive conversation defeats the purpose of the consent agenda.

What normally is found on a consent agenda?

Routine, informational, procedural and self-explanatory non-controversial items are generally placed on the consent portion of the agenda. These typically are such things as:

- Approval of board and committee minutes
- Correspondence requiring no action
- Committee and staff reports
- Updates or background reports provided for informational purposes only
- Appointments requiring board confirmation
- Approval of contracts that fall within the organization's policy guidelines
- Final approval of proposals that have been thoroughly discussed previously, where the board is comfortable with the implications
- Confirmation of pro forma items or actions that need no discussion but are required by the bylaws
- Dates of future meetings

What is the process for using a consent agenda?

- The board must begin by approving a motion to adopt the consent agenda for its meetings.
- The board should then craft a policy about what may and may not be included in the consent portion of the agenda.
- The full agenda, including the consent items should be disseminated prior to the board meeting along with copies of reports and back up materials so that board members can do their due diligence prior to voting.
- As the first item of business the chairman should ask if anyone wishes to remove an item from the consent portion of the agenda.
- The chairman then asks for a motion to accept the consent agenda.
- Once the motion has been received, the chairman opens the floor for any questions or discussion on the items remaining on the consent agenda. The understanding, though, is that the directors have come prepared and, other than a quick point or question, they are comfortable voting for the items or they would have asked to have them removed.
- If any items were removed from the consent portion of the agenda the chairman may determine where on the agenda those items will be discussed, e.g., immediately after the consent agenda has been accepted or later on the agenda.
- Quickly reviewing the remaining items, the chairman asks for any objections to the adoption of those remaining items. If none are offered all items on the consent agenda are considered to be passed.

What does the rest of the agenda look like?

The answer to this is that it depends. If the organization is most comfortable with an “old business/new business” format, this can remain. However, the organization may find more benefit tackling one or two items that relate directly to the mission, vision and organizational values and that require special attention. Time spent in educating the board on mission-related, governance, or community issues is always valuable, as is dedicating some time to those problems or concerns that keep the executive director awake at night and the BTW Talk.*

* The “By the Way” Talk refers to giving board members the opportunity to share what they’ve heard or learned since the last board meeting that might have impact on the organization either in the short or long term. It could be considered a continuous environmental scan.

Minutes
Coastal Mountains Land Trust
Board of Directors Meeting
December 21, 2021

Board members present: Johnson, President; Call, Conard, Gabel, McDevitt, Moore [present for first part of meeting], Noble, Rittmaster, Ruffin, Thanhauser, Wallingford, White

Board member absent: Wolfe

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

The meeting came to order at 4:01 p.m. via Zoom. A quorum was present throughout.

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

Gabel mentioned a recent article in the Portland Press Herald that is critical of land trusts. He will write a rebuttal.

Executive Director Stewart mentioned some easement violations along the Ducktrap. One landowner is no longer communicating with the Land Trust.

Several staff members want to thank the Board for their holiday gifts. The Board is grateful to all the staff for their dedicated work over the past year.

2. Board Discussion: Year in Review Highlights 2021

Board and staff members shared peak moments of the past year. Land protection highlights include the Barrows CE; Mile Brook; additions to the Ducktrap Preserve; Sturup-Shelley; Piper Stream; and Bresnahan. Several new preserves are not yet officially open to the public. Land Protection Program Director Heather Rogers has done a great job. The Kites and Ice Cream event at Beech Hill was fun, as always. The Wednesday work crew has accomplished a great deal. The new mini-truck is a real addition. Johnson praised the staff's performance at the Annual Meeting, which Stewart could not attend. Conard said the Partners' Party, was wonderful, although wet. People praised the Round the Mountain Trail and the Beech Hill connector trail from Erickson Fields on Route 90. The RTM Trail was originally the idea of former executive director Scott Dickerson. Call said that the October Board meeting at Beech Nut was memorable: cold outside, with a nice fire inside. The November 23 Board meeting at the Hutchinson Center in Belfast was a reminder of how good it is to be able to meet in person rather than via Zoom, during the Covid pandemic.

Stewart plans to put the 2021 highlights slide show on the Land Trust web site.

3. Land Trust History

3.1 Main Stream and Long Cove Preserves, Stockton Springs, Prospect, and Searsport

The land at Long Cove in Searsport was acquired in 2010 as part of a Central Maine Power Company mitigation project. It might instead have become an ash dump for a coal-fired power plant on Sears Island. The land at Main Stream Preserve, northeast of Long Cove, was to become a cooling reservoir for a nuclear power plant on Sears Island. It is ~257 acres, in a canyon, acquired in 2010 and 2017.

3.2 Sears Island Conservation Easement, Searsport

Sears Island is owned by the Maine Dept. of Transportation. 601 acres on Sears Island are protected by a conservation easement held by Maine Coast Heritage Trust, completed in 2009. The southwest side of the island is a transportation use reserve. Currently, there is discussion of using part of the west side of the island as a site for wind turbines, as an alternative to a site on Mack Point. Islesboro Islands Land Trust

opposes wind turbines on Sears Island. A listening session about the wind turbine site will be held this coming January, with participation by members of the Friends of Sears Island and the Islesboro land trust.

4. Prospect of Funding from Penobscot River Estuary Consent Agreement re: Mercury Contamination (see p. 5 in Board packets for today's meeting)

The Land Trust has four areas of interest for land conservation in the region of the Penobscot River estuary, which is tidal up to Bangor. A proposed consent decree has been filed to settle two decades of litigation over mercury pollution of the Penobscot by Mallinckrodt US LLC. Inland Fisheries and Wildlife will be a party to the settlement. IF&W thinks that CMLT and MCHT should get involved. \$20 million in remediation funding may be available. Stewart said that CMLT and MCHT should collaborate, rather than competing for funding.

5. Action Items

5.1 Vote to Approve Nov. 23, 2021 Board Minutes as Revised

On page 1 of the Nov. 23 minutes, in the last line of the first paragraph under 1. Board Learning Session, the minutes should be changed to read that the Land Trust plans to hire one additional staff member (not two) to work in the area of fundraising. Stewart will make this change in the office file copy. With regard to discussion about fundraising for “bricks and mortar”, in the next-to-last paragraph on p. 1 of the Nov. 23 minutes, Call said that fundraising for building improvements/additions should be done in concert with raising funds for other Land Trust goals. VOTE: On motion of Call/Noble, Board members voted unanimously to approve the Nov. 23, 2021 minutes with a change on p. 1 to indicate that the Land Trust plans to hire **one** additional staff member to work in fundraising.

5.2 Approval of Revised Job Description for Membership and Community Engagement Committee

The committee formerly known as the Membership and Marketing Committee is now called the Membership and Community Engagement Committee, with a revised job description. On motion of White/Conard, Board members voted unanimously to approve adoption of a revised job description for the updated Membership and Community Engagement Committee (formerly the Membership and Marketing Committee), that supports the staff in engaging the Land Trust membership and in enhancing the organization's connection with the community through communications, event implementation, and other outreach strategies.

5.3 Update on Status of Land Protection Capital Investments

(See spreadsheet emailed to Board members, separate from Board packets for today's meeting.) The Land Trust needs to raise \$160,936 in order to do all the listed projects. All the projects are in Waldo County. We have enough money on hand to complete work on the Round the Mountain Trail, but not enough money to buy the Griffin property if it were offered. (It may come in as a conservation easement instead of a purchase-and-sale transaction.)

5.4 Approval of Acquisition of Mathies Property, Mt. Tuck Focus Area, Stockton Springs

The owner, Cindy Mathies, lives on adjacent land. She is eager to sell a ca. 28-acre forested parcel to the Land Trust at the appraised price. We expect to sign a purchase and sale agreement in January 2022, to run to the end of 2022, with closing as soon as funds are available. The survey of the parcel is expected to take months to complete. Thanhauser said that the woods are in poor shape, with lots of downed trees.

The Land Trust hopes to expand its conservation lands in the Mt. Tuck area, including future purchase of the Pelletier property. We could apply for a portion of the anticipated \$20 million in funding that may be available, to expand the project, perhaps conserving up to 1,000 more acres, out to Fort Knox. Maine

Community Foundation may be a source of additional funding. We would like to conserve Mt. Tuck, with a trail to the top of the mountain.

Johnson said that if the Mathies project cost goes over \$35,000, it should come back to the Board for further consideration.

Per recommendation of the Land Protection Committee, on motion of Noble/Wallingford, the Board voted unanimously to approve entering into a purchase and sale agreement for the purchase of fee title to a portion, 28 acres in size, of a property owned by Cindy Mathies, that is located near the Meadow Road in Stockton Springs. The purchase price of the property shall not exceed \$22,000. The Board of Directors approves all expenditures necessary to complete this purchase, including survey and transaction costs, and authorizes the President, or in his absence another officer of the Board of Directors, to execute all documents necessary to enter into the purchase and sale agreement and to close on the purchase. In addition, the Board of Directors approves allocation of funds at closing of the acquisition, or as soon thereafter as funds are available, to the Conservation Lands Defense Temporarily Restricted Fund (TRF) and the Land Trust Stewardship Reserve Temporarily Restricted Fund, as stated in the policies of the Board of Directors. Total projects costs for this purchase, including land costs, transaction costs, and stewardship funds, shall not exceed \$35,000.

6. Priorities We're Working On

6.1 Land Protection

Donation of the ~50-acre Slab City tract was completed on Dec. 10.

The Bloomstein parcel in Knox will close within a month, using Norcross loan funds received today.

Stewart will approach the owner of the 50-acre Donaldson parcel abutting the Main Stream Preserve, to see if he is still interested in transferring title. Donaldson previously donated eight acres to the Land Trust.

6.2 Stewardship

Seven miles of the Round the Mountain Trail are now open to the public and in use. We have invoices from the contractor doing the end-of-the year work on the Trail.

6.3 Learning Landscapes - not discussed

6.4 Organization

6.4.1 Student Board Member Process Update

Conard reported that we have received a recommendation from the principal at Belfast High School for a junior who might become our first student Board member. Stewart, Johnson and Conard had a preliminary interview with him via Zoom on Dec. 13. He will be invited to take a walk with Board members and to attend the February Board meeting. He might join the Board as a student member at the March 2022 Board meeting. Stewart said that we need to spend time making him feel comfortable and getting him up to speed. It will be important for him to meet staff members. Board members had no questions or comments about the proposed new student Board member.

6.4.2 Camden Office Updates

Gartley & Dorsky have reviewed and approved foundation repair options. We plan to add interior partitions to create more office space for staff members, doing the work in-house.

7. Committee Updates

New Development and Communications Coordinator Tempe Landi will start work next month. Wallingford said that it has been a hardship for the Land Trust to have to operate for much of 2021 without a development person on staff.

Finance and Investment Committee: Treasurer Malcolm White said he will be interested to see how the stock market ends the fiscal year.

The Board Advancement Committee has a list of possible new Board members, to bring to the Board at a later date.

DEI Committee: Stewart has asked Ryan O'Neill to serve as co-chairman, with Gabel.

8. Executive Session

The Board went into executive session at 5:20 p.m., after which the meeting was adjourned.

Next Board meeting: February 22, 2022 (?). There is no regularly-scheduled Board meeting in January.

Respectfully submitted,

Susan S. R. Alexander
Recording Secretary

Minutes
Coastal Mountains Land Trust
Special Board of Directors Meeting
February 11, 2022

Board members present: Johnson, President; Call, Conard, Gabel, McDevitt, Moore, Rittmaster, Wallingford, White, Wolfe

Board members absent: Noble, Ruffin, Thanhauser (Noble and Thanhauser voted absentee in favor of the two motions)

Staff present: Stewart, Gates, Jones, Landi, Rogers, Trommer

The meeting came to order at 4:02 p.m. via Zoom. A quorum was present throughout.

Executive Director Stewart introduced Tempe Landi, the new Development and Communications Coordinator. He announced the recent passing of former Board member Dave Thomas, who served on the Board for nine years, and was Editor-in-Chief of Down East Magazine.

1. Vote to Approve Purchase of Donaldson II Property, Stockton Springs

The Donaldson II property is 52 acres of land abutting the Land Trust's Main Stream Preserve. It was formerly part of a larger parcel owned by the Donaldson family, prior to division and seizure by Central Maine Power Co. in the 1980s. Access is through the Main Stream Preserve. Several of the property boundaries have already been surveyed. The new acquisition will be surveyed, at an anticipated cost of \$4,000 - \$5,000. Estimated project costs are \$42,500 - \$45,000, which includes land cost \$25,000, transaction costs \$7,500 - \$10,000, and \$10,000 for stewardship. Stewart said that the Land Trust has enough money in its general acquisitions fund to cover the purchase price. The project will be included in 2022 fundraising for land acquisition in Waldo County.

VOTE: On motion of Wallingford/Conard, Board members voted unanimously to approve entering into a purchase and sale agreement for the purchase of fee title to a portion, 52 acres in size, of a property owned by Thomas Donaldson, that is located near the Sherer Road in Stockton Springs, Maine. The purchase price of the property shall not exceed \$25,000. The Board of Directors approves all expenditures necessary to complete this purchase, including survey and transaction costs, and authorizes the President, or in their absence another officer of the Board of Directors, to execute all documents necessary to enter into the purchase and sale agreement and to close on the purchase. In addition, the Board of Directors approves allocation of funds at closing of the acquisition, or as soon thereafter as funds are available, to the Conservation Lands Defense Temporarily Restricted Fund and the Land Trust Stewardship Reserve Temporarily Restricted Fund as stated in the policies of the Board of Directors. Total project costs for this purchase, including land costs, transaction costs, and stewardship funds shall not exceed \$45,000. Funds will be made available via the general acquisitions Board Designated Fund and future private fundraising.

2. Vote to Endorse LD 1626, the Tribal Sovereignty Bill pending in the Maine Legislature

The Land Trust's Public Issues Review Committee has reviewed the proposed Wabanaki tribal sovereignty bill currently being considered by the Maine legislature, and supports it. The legislature will hold a public hearing on LD 1626 on February 15. The Committee recommends that the Land Trust formally endorse LD 1626 and publicize its support prior to the public hearing.

VOTE: On motion of Moore/Gabel, Board members voted unanimously to approve endorsement of LD 1626, a bill supporting the passage of tribal sovereignty. Coastal Mountains Land Trust joins more than 90 other Maine conservation, non-profit, faith-based, and racial and social justice organizations in supporting the passage of the Tribal Sovereignty Bill (LD 1626) by the Maine Legislature and its signing by the Governor. Notice of this endorsement will be provided in writing to the Maine legislature, to the local press, and to our membership.

3. Upcoming Meetings

Wednesday, Feb. 16: 2:30 p.m. Board Advancement Committee

4:00 p.m. Finance Committee

Thursday, Feb. 17: _____ p.m. Membership Committee

_____ p.m. Community Engagement Committee

Next regular Board meeting: February 22, 2022, 4:00 p.m.

The special Board meeting was adjourned at 4:23 p.m., with thanks to all for attending.

Respectfully submitted,

Susan S. R. Alexander
Recording Secretary

DECLARATION OF CHARITABLE TRUST

Mill Brook Preserve

Town of Searsport, Waldo County, Maine

WHEREAS, **Coastal Mountains Land Trust** (hereinafter the "Land Trust"), a non-profit corporation operating and existing under the laws of the State of Maine and a tax-exempt organization under §501(c)(3) of the Internal Revenue Code, owns and operates one parcel of land in the Town of Searsport, which premises were acquired by the warranty deed of James R. Babb and Linda A. Babb to Coastal Mountains Land Trust Date July 1st, 2021, and recorded at the Waldo County Registry of Deeds at Book 4673, Page 329, known as the Mill Brook Preserve (hereinafter the "Tract"); and

WHEREAS, the Tract was acquired by the Land Trust in order to permanently assure protection of the Tract's ecological and scenic features and values and to provide the opportunity for visitation by the general public for uses appropriate to protecting those features and values; and

WHEREAS, the Land Trust wishes to hold the Tract in trust exclusively for charitable purposes, specifically so that the Tract will remain forever preserved for the benefit and enjoyment of the general public as a scenic, natural, and recreational area;

Now therefore, Coastal Mountains Land Trust hereby grants to Coastal Mountains Land Trust, its successors and assigns forever, as Trustee under this express charitable trust, pursuant to 18-B M.R.S. Sections 401 and 402, the Tract described herein, subject to the following conditions that will run with the Tract in perpetuity, to which by acceptance of this deed Coastal Mountains Land Trust agrees as Trustee thereof:

The Tract shall be maintained for the benefit of the general public as scenic and natural conservation land, and may be made available by Trustee for outdoor recreation, nature observation, scientific study, environmental education, indigenous cultural uses, and similar uses of benefit to the public, provided that, in the sole determination of the Land Trust, such uses do not substantially degrade the ecological and scenic qualities of the Tract. The Land Trust shall have the right to establish reasonable rules and regulations for permitted uses of the Tract, to temporarily close all or part of the same to protect the Tract's conservation values, and to prohibit, by posting or otherwise, uses it deems inconsistent with or adverse to the intended uses of the Tract.

No division or subdivision of the Tract shall be permitted. The Land Trust can, however, enter into boundary agreements with abutters for the purpose of clarifying boundaries.

No industrial, residential, quarrying, or mining uses shall be permitted on the Tract.

No structures of any kind shall be located on the Tract, except that the Land Trust may permit or locate, construct, maintain, remove, and replace on the Tract only boundary marking structures, informational or interpretive signs, structures for controlling unauthorized uses, structures to serve and facilitate public access and environmental and historical education, structures for scientific study, structures for restoring and enhancing natural ecological functions and habitat for fauna and flora, structures for outdoor education, and structures to control erosion consistent with the purposes of this Declaration of Charitable Trust.

No surface alterations, including filling, dumping, or excavating, shall be made to the surface of the Tract, except that the Land Trust may alter the surface to locate, construct, maintain, and replace the structures permitted above, to control erosion, to maintain, restore, or enhance natural ecological functions and habitat for flora and fauna, to install, maintain, and replace trails, parking areas, and other improvements to facilitate public access and safety, and to remove any structures that detract from the purposes set forth for preserving the Tract.

No vegetation shall be cut or removed from the Tract, except that the Land Trust may cut and remove vegetation to establish and maintain the structures and surface alterations permitted above, to remove safety hazards for the uses permitted herein, to combat active fire, to reduce the threat of fire, to control or prevent the spread of disease or intrusion by invasive species, to improve or maintain scenic views, to demonstrate sustainable forestry guided by a forest management plan, or to maintain, restore, or enhance natural ecological functions and habitat for flora and fauna pursuant to a management plan and consistent with the purposes of this Declaration of Charitable Trust.

The Land Trust may grant harvest permits and cultural use agreements to Wabanaki and other indigenous entities which do not materially impair the Conservation Values.

This Declaration may be amended by the Trustee, its successors, and assigns without prior notice to or approval from any other party, provided such amendment enhances or does not materially detract from the conservation purposes intended for protection under this instrument. Any other amendment shall require the written consent of the Maine Office of the Attorney General. This Declaration of Charitable Trust may be terminated only in accordance with the *cy pres* provisions of 18-B M.R.S. § 413.

Moreover, the Tract shall not be transferred except to an entity that qualifies as a "holder" under 33 M.R.S. § 476(2), or successor provisions thereof. Such transfers shall be subject to the perpetual restrictions and requirements stated in this Declaration of Charitable Trust.

It is the intent of the Land Trust for this Declaration of Charitable Trust to be enforceable exclusively by the Land Trust and by the Maine Attorney General, and not by the general public, the Land Trust's officers and directors, or its members.

In witness whereof, COASTAL MOUNTAINS LAND TRUST has caused these presents to be signed and sealed in its corporate name by _____, its President, this ____ day of _____, 2022.

COASTAL MOUNTAINS LAND TRUST

by _____

its President

STATE OF MAINE

COUNTY OF KNOX, ss.

Date:

Personally appeared before me _____, the President and authorized representative of Coastal Mountains Land Trust, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Notary Public

Print Name:

My commission expires:

DECLARATION OF CHARITABLE TRUST

Bloomstein Tract of the Marsh Meadow Preserve

Town of Knox, Waldo County, Maine

WHEREAS, **Coastal Mountains Land Trust** (hereinafter the "Land Trust"), a non-profit corporation operating and existing under the laws of the State of Maine and a tax-exempt organization under §501(c)(3) of the Internal Revenue Code, owns and operates one parcel of land in the Town of Knox, which premises were acquired by the warranty deed of Kyle Bloomstein to Coastal Mountains Land Trust, dated December 28, 2021, and recorded at the Waldo County Registry of Deeds at Book 4750, Page 315, known as the Bloomstein Tract of the Marsh Meadow Preserve (hereinafter the "Tract"); and

WHEREAS, the Tract was acquired by the Land Trust in order to permanently assure protection of the Tract's ecological and scenic features and values and to provide the opportunity for visitation by the general public for uses appropriate to protecting those features and values; and

WHEREAS, the Land Trust wishes to hold the Tract in trust exclusively for charitable purposes, specifically so that the Tract will remain forever preserved for the benefit and enjoyment of the general public as a scenic, natural, and recreational area;

Now therefore, Coastal Mountains Land Trust hereby grants to Coastal Mountains Land Trust, its successors and assigns forever, as Trustee under this express charitable trust, pursuant to 18-B M.R.S. Sections 401 and 402, the Tract described herein, subject to the following conditions that will run with the Tract in perpetuity, to which by acceptance of this deed Coastal Mountains Land Trust agrees as Trustee thereof:

The Tract shall be maintained for the benefit of the general public as scenic and natural conservation land, and may be made available by Trustee for outdoor recreation, nature observation, scientific study, environmental education, indigenous cultural uses, and similar uses of benefit to the public, provided that, in the sole determination of the Land Trust, such uses do not substantially degrade the ecological and scenic qualities of the Tract. The Land Trust shall have the right to establish reasonable rules and regulations for permitted uses of the

Tract, to temporarily close all or part of the same to protect the Tract's conservation values, and to prohibit, by posting or otherwise, uses it deems inconsistent with or adverse to the intended uses of the Tract.

No division or subdivision of the Tract shall be permitted. The Land Trust can, however, enter into boundary agreements with abutters for the purpose of clarifying boundaries.

No industrial, residential, quarrying, or mining uses shall be permitted on the Tract.

No structures of any kind shall be located on the Tract, except that the Land Trust may permit or locate, construct, maintain, remove, and replace on the Tract only boundary marking structures, informational or interpretive signs, structures for controlling unauthorized uses, structures to serve and facilitate public access and environmental and historical education, structures for scientific study, structures for restoring and enhancing natural ecological functions and habitat for fauna and flora, and structures to control erosion consistent with the purposes of this Declaration of Charitable Trust.

No surface alterations, including filling, dumping, or excavating, shall be made to the surface of the Tract, except that the Land Trust may alter the surface to locate, construct, maintain, and replace the structures permitted above, to control erosion, to maintain, restore, or enhance natural ecological functions and habitat for flora and fauna, to install, maintain, and replace trails, parking areas, and other improvements to facilitate public access and safety, and to remove any structures that detract from the purposes set forth for preserving the Tract.

No vegetation shall be cut or removed from the Tract, except that the Land Trust may cut and remove vegetation to establish and maintain the structures and surface alterations permitted above, to remove safety hazards for the uses permitted herein, to combat active fire, to reduce the threat of fire, to control or prevent the spread of disease or intrusion by invasive species, to improve or maintain scenic views, to demonstrate sustainable forestry guided by a forest management plan, or to maintain, restore, or enhance natural ecological functions and habitat for flora and fauna pursuant to a management plan and consistent with the purposes of this Declaration of Charitable Trust.

The Land Trust may grant harvest permits and cultural use agreements to Wabanaki and other indigenous entities which do not materially impair the Conservation Values.

This Declaration may be amended by the Trustee, its successors, and assigns without prior notice to or approval from any other party, provided such amendment enhances or does not materially detract from the conservation purposes intended for protection under this instrument. Any other amendment shall require the written consent of the Maine Office of the Attorney General. This Declaration of Charitable Trust may be terminated only in accordance with the *cy pres* provisions of 18-B M.R.S. § 413.

Moreover, the Tract shall not be transferred except to an entity that qualifies as a "holder" under 33 M.R.S. § 476(2), or successor provisions thereof. Such transfers shall be subject to the perpetual restrictions and requirements stated in this Declaration of Charitable Trust.

It is the intent of the Land Trust for this Declaration of Charitable Trust to be enforceable exclusively by the Land Trust and by the Maine Attorney General, and not by the general public, the Land Trust's officers and directors, or its members.

In witness whereof, COASTAL MOUNTAINS LAND TRUST has caused these presents to be signed and sealed in its corporate name by _____, its President, this ____ day of _____, 2022.

COASTAL MOUNTAINS LAND TRUST

by E. Daniel Johnson, President

STATE OF MAINE
COUNTY OF KNOX, ss.

Date: _____

Personally appeared before me _____, the President and authorized representative of Coastal Mountains Land Trust, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Notary Public

Print Name:

My commission expires:

DECLARATION OF CHARITABLE TRUST

Bresnahan II Tract of the Ragged Mountain Preserve

Towns of Rockport and Camden, Knox County, Maine

WHEREAS, **Coastal Mountains Land Trust** (hereinafter the "Land Trust"), a non-profit corporation operating and existing under the laws of the State of Maine and a tax-exempt organization under §501(c)(3) of the Internal Revenue Code, owns and operates one parcel of land in the Towns of Rockport and Camden, which premises were acquired by the warranty deed of Richard A. Bresnahan and Ann W. Bresnahan to Coastal Mountains Land Trust, dated April 13, 2021, and recorded at the Knox County Registry of Deeds at Book 5715, Page 56, known as the Bresnahan II Tract of the Ragged Mountain Preserve (hereinafter the "Tract"); and

WHEREAS, the Tract was acquired by the Land Trust in order to permanently assure protection of the Tract's ecological and scenic features and values and to provide the opportunity for visitation by the general public for uses appropriate to protecting those features and values; and

WHEREAS, the Land Trust wishes to hold the Tract in trust exclusively for charitable purposes, specifically so that the Tract will remain forever preserved for the benefit and enjoyment of the general public as a scenic, natural, and recreational area;

Now therefore, Coastal Mountains Land Trust hereby grants to Coastal Mountains Land Trust, its successors and assigns forever, as Trustee under this express charitable trust, pursuant to 18-B M.R.S. Sections 401 and 402, the Tract described herein, subject to the following conditions that will run with the Tract in perpetuity, to which by acceptance of this deed Coastal Mountains Land Trust agrees as Trustee thereof:

The Tract shall be maintained for the benefit of the general public as scenic and natural conservation land, and may be made available by Trustee for outdoor recreation, nature observation, scientific study, environmental education, indigenous cultural uses, and similar uses of benefit to the public, provided that, in the sole determination of the Land Trust, such uses do not substantially degrade the ecological and scenic qualities of the Tract. The Land Trust shall have the right to establish reasonable rules and regulations for permitted uses of the

Tract, to temporarily close all or part of the same to protect the Tract's conservation values, and to prohibit, by posting or otherwise, uses it deems inconsistent with or adverse to the intended uses of the Tract.

No division or subdivision of the Tract shall be permitted. The Land Trust can, however, enter into boundary agreements with abutters for the purpose of clarifying boundaries.

No industrial, residential, quarrying, or mining uses shall be permitted on the Tract.

No structures of any kind shall be located on the Tract, except that the Land Trust may permit or locate, construct, maintain, remove, and replace on the Tract only boundary marking structures, informational or interpretive signs, structures for controlling unauthorized uses, structures to serve and facilitate public access and environmental and historical education, structures for scientific study, structures for restoring and enhancing natural ecological functions and habitat for fauna and flora, and structures to control erosion consistent with the purposes of this Declaration of Charitable Trust.

No surface alterations, including filling, dumping, or excavating, shall be made to the surface of the Tract, except that the Land Trust may alter the surface to locate, construct, maintain, and replace the structures permitted above, to control erosion, to maintain, restore, or enhance natural ecological functions and habitat for flora and fauna, to install, maintain, and replace trails, parking areas, and other improvements to facilitate public access and safety, and to remove any structures that detract from the purposes set forth for preserving the Tract.

No vegetation shall be cut or removed from the Tract, except that the Land Trust may cut and remove vegetation to establish and maintain the structures and surface alterations permitted above, to remove safety hazards for the uses permitted herein, to combat active fire, to reduce the threat of fire, to control or prevent the spread of disease or intrusion by invasive species, to improve or maintain scenic views, to demonstrate sustainable forestry guided by a forest management plan, or to maintain, restore, or enhance natural ecological functions and habitat for flora and fauna pursuant to a management plan and consistent with the purposes of this Declaration of Charitable Trust.

The Land Trust may grant harvest permits and cultural use agreements to Wabanaki and other indigenous entities which do not materially impair the Conservation Values.

This Declaration may be amended by the Trustee, its successors, and assigns without prior notice to or approval from any other party, provided such amendment enhances or does not materially detract from the conservation purposes intended for protection under this instrument. Any other amendment shall require the written consent of the Maine Office of the Attorney General. This Declaration of Charitable Trust may be terminated only in accordance with the *cy pres* provisions of 18-B M.R.S. § 413.

Moreover, the Tract shall not be transferred except to an entity that qualifies as a "holder" under 33 M.R.S. § 476(2), or successor provisions thereof. Such transfers shall be subject to the perpetual restrictions and requirements stated in this Declaration of Charitable Trust.

It is the intent of the Land Trust for this Declaration of Charitable Trust to be enforceable exclusively by the Land Trust and by the Maine Attorney General, and not by the general public, the Land Trust's officers and directors, or its members.

In witness whereof, COASTAL MOUNTAINS LAND TRUST has caused these presents to be signed and sealed in its corporate name by _____, its President, this ____ day of _____, 2022.

COASTAL MOUNTAINS LAND TRUST

by E. Daniel Johnson, President

STATE OF MAINE
COUNTY OF KNOX, ss.

Date: _____

Personally appeared before me _____, the President and authorized representative of Coastal Mountains Land Trust, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Notary Public

Print Name:

My commission expires:

DECLARATION OF CHARITABLE TRUST

Haas Tract of the Mount Tuck Preserve

Town of Stockton Springs, Waldo County, Maine

WHEREAS, **Coastal Mountains Land Trust** (hereinafter the "Land Trust"), a non-profit corporation operating and existing under the laws of the State of Maine and a tax-exempt organization under §501(c)(3) of the Internal Revenue Code, owns and operates one parcel of land in the Town of Stockton Springs, which premises were acquired by the quitclaim deed of Cindy Jo Lundquist, Charles F Smith, Sue Ellen Swain, and Alan Haas to Coastal Mountains Land Trust, with covenant, dated May 16th, 2021, and recorded at the Waldo County Registry of Deeds at Book 4649, Page 261, known as the Haas Tract of the Mount Tuck Preserve (hereinafter the "Tract"); and

WHEREAS, the Tract was acquired by the Land Trust in order to permanently assure protection of the Tract's ecological and scenic features and values and to provide the opportunity for visitation by the general public for uses appropriate to protecting those features and values; and

WHEREAS, the Land Trust wishes to hold the Tract in trust exclusively for charitable purposes, specifically so that the Tract will remain forever preserved for the benefit and enjoyment of the general public as a scenic, natural, and recreational area;

Now therefore, Coastal Mountains Land Trust hereby grants to Coastal Mountains Land Trust, its successors and assigns forever, as Trustee under this express charitable trust, pursuant to 18-B M.R.S. Sections 401 and 402, the Tract described herein, subject to the following conditions that will run with the Tract in perpetuity, to which by acceptance of this deed Coastal Mountains Land Trust agrees as Trustee thereof:

The Tract shall be maintained for the benefit of the general public as scenic and natural conservation land, and may be made available by Trustee for outdoor recreation, nature observation, scientific study, environmental education, indigenous cultural uses, and similar uses of benefit to the public, provided that, in the sole determination of the Land Trust, such uses do not substantially degrade the ecological and scenic qualities of the Tract. The Land Trust shall have the right to establish reasonable rules and regulations for permitted uses of the Tract, to temporarily close all or part of the same to protect the Tract's conservation values, and to prohibit, by posting or otherwise, uses it deems inconsistent with or adverse to the intended uses of the Tract.

No division or subdivision of the Tract shall be permitted. The Land Trust can, however, enter into boundary agreements with abutters for the purpose of clarifying boundaries.

No industrial, residential, quarrying, or mining uses shall be permitted on the Tract.

No structures of any kind shall be located on the Tract, except that the Land Trust may permit or locate, construct, maintain, remove, and replace on the Tract only boundary marking structures, informational or interpretive signs, structures for controlling unauthorized uses, structures to serve and facilitate public access and environmental and historical education, structures for scientific study, structures for restoring and enhancing natural ecological functions and habitat for fauna and flora, and structures to control erosion consistent with the purposes of this Declaration of Charitable Trust.

No surface alterations, including filling, dumping, or excavating, shall be made to the surface of the Tract, except that the Land Trust may alter the surface to locate, construct, maintain, and replace the structures permitted above, to control erosion, to maintain, restore, or enhance natural ecological functions and habitat for flora and fauna, to install, maintain, and replace trails, parking areas, and other improvements to facilitate public access and safety, and to remove any structures that detract from the purposes set forth for preserving the Tract.

No vegetation shall be cut or removed from the Tract, except that the Land Trust may cut and remove vegetation to establish and maintain the structures and surface alterations permitted above, to remove safety hazards for the uses permitted herein, to combat active fire, to reduce the threat of fire, to control or prevent the spread of disease or intrusion by invasive species, to improve or maintain scenic views, [to demonstrate sustainable forestry guided by a forest management plan,] or to maintain, restore, or enhance natural ecological functions and habitat for flora and fauna pursuant to a management plan and consistent with the purposes of this Declaration of Charitable Trust.

The Land Trust may grant harvest permits and cultural use agreements to Wabanaki and other indigenous entities which do not materially impair the Conservation Values.

This Declaration may be amended by the Trustee, its successors, and assigns without prior notice to or approval from any other party, provided such amendment enhances or does not materially detract from the conservation purposes intended for protection under this instrument. Any other amendment shall require the written consent of the Maine Office of the Attorney General. This Declaration of Charitable Trust may be terminated only in accordance with the *cy pres* provisions of 18-B M.R.S. § 413.

Moreover, the Tract shall not be transferred except to an entity that qualifies as a "holder" under 33 M.R.S. § 476(2), or successor provisions thereof. Such transfers shall be subject to the perpetual restrictions and requirements stated in this Declaration of Charitable Trust.

It is the intent of the Land Trust for this Declaration of Charitable Trust to be enforceable exclusively by the Land Trust and by the Maine Attorney General, and not by the general public, the Land Trust's officers and directors, or its members.

In witness whereof, COASTAL MOUNTAINS LAND TRUST has caused these presents to be signed and sealed in its corporate name by _____, its President, this ____ day of _____, 2022.

COASTAL MOUNTAINS LAND TRUST

by _____

its President

STATE OF MAINE

COUNTY OF KNOX, ss.

Date:

Personally appeared before me _____, the President and authorized representative of Coastal Mountains Land Trust, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Notary Public

Print Name:

My commission expires:

DECLARATION OF CHARITABLE TRUST

Piper Stream Preserve

Town of Northport, Waldo County, Maine

WHEREAS, **Coastal Mountains Land Trust** (hereinafter the "Land Trust"), a non-profit corporation operating and existing under the laws of the State of Maine and a tax-exempt organization under §501(c)(3) of the Internal Revenue Code, owns and operates one parcel of land in the Town of Northport, which premises were acquired by the warranty deed of David C. Randall and/or Susan G. Conard, Trustees under the David C. Randall Living Trust to Coastal Mountains Land Trust, dated May 4, 2021, and recorded at the Waldo County Registry of Deeds at Book 4644, Page 265, known as the Piper Stream Preserve (hereinafter the "Tract"); and

WHEREAS, the Tract was acquired by the Land Trust in order to permanently assure protection of the Tract's ecological and scenic features and values and to provide the opportunity for visitation by the general public for uses appropriate to protecting those features and values; and

WHEREAS, the Land Trust wishes to hold the Tract in trust exclusively for charitable purposes, specifically so that the Tract will remain forever preserved for the benefit and enjoyment of the general public as a scenic, natural, and recreational area;

Now therefore, Coastal Mountains Land Trust hereby grants to Coastal Mountains Land Trust, its successors and assigns forever, as Trustee under this express charitable trust, pursuant to 18-B M.R.S. Sections 401 and 402, the Tract described herein, subject to the following conditions that will run with the Tract in perpetuity, to which by acceptance of this deed Coastal Mountains Land Trust agrees as Trustee thereof:

The Tract shall be maintained for the benefit of the general public as scenic and natural conservation land, and may be made available by Trustee for outdoor recreation, nature observation, scientific study, environmental education, indigenous cultural uses, and similar uses of benefit to the public, provided that, in the sole determination of the Land Trust, such uses do not substantially degrade the ecological and scenic qualities of the Tract. The Land

Trust shall have the right to establish reasonable rules and regulations for permitted uses of the Tract, to temporarily close all or part of the same to protect the Tract's conservation values, and to prohibit, by posting or otherwise, uses it deems inconsistent with or adverse to the intended uses of the Tract.

No division or subdivision of the Tract shall be permitted. The Land Trust can, however, enter into boundary agreements with abutters for the purpose of clarifying boundaries.

No industrial, residential, quarrying, or mining uses shall be permitted on the Tract.

No structures of any kind shall be located on the Tract, except that the Land Trust may permit or locate, construct, maintain, remove, and replace on the Tract only boundary marking structures, informational or interpretive signs, structures for controlling unauthorized uses, structures to serve and facilitate public access and environmental and historical education, structures for scientific study, structures for restoring and enhancing natural ecological functions and habitat for fauna and flora, and structures to control erosion consistent with the purposes of this Declaration of Charitable Trust.

No surface alterations, including filling, dumping, or excavating, shall be made to the surface of the Tract, except that the Land Trust may alter the surface to locate, construct, maintain, and replace the structures permitted above, to control erosion, to maintain, restore, or enhance natural ecological functions and habitat for flora and fauna, to install, maintain, and replace trails, parking areas, and other improvements to facilitate public access and safety, and to remove any structures that detract from the purposes set forth for preserving the Tract.

No vegetation shall be cut or removed from the Tract, except that the Land Trust may cut and remove vegetation to establish and maintain the structures and surface alterations permitted above, to remove safety hazards for the uses permitted herein, to combat active fire, to reduce the threat of fire, to control or prevent the spread of disease or intrusion by invasive species, to improve or maintain scenic views, to demonstrate sustainable forestry guided by a forest management plan, or to maintain, restore, or enhance natural ecological functions and habitat for flora and fauna pursuant to a management plan and consistent with the purposes of this Declaration of Charitable Trust.

The Land Trust may grant harvest permits and cultural use agreements to Wabanaki and other indigenous entities which do not materially impair the Conservation Values.

This Declaration may be amended by the Trustee, its successors, and assigns without prior notice to or approval from any other party, provided such amendment enhances or does not materially detract from the conservation purposes intended for protection under this instrument. Any other amendment shall require the written consent of the Maine Office of the Attorney General. This Declaration of Charitable Trust may be terminated only in accordance with the *cy pres* provisions of 18-B M.R.S. § 413.

Moreover, the Tract shall not be transferred except to an entity that qualifies as a "holder" under 33 M.R.S. § 476(2), or successor provisions thereof. Such transfers shall be subject to the perpetual restrictions and requirements stated in this Declaration of Charitable Trust.

It is the intent of the Land Trust for this Declaration of Charitable Trust to be enforceable exclusively by the Land Trust and by the Maine Attorney General, and not by the general public, the Land Trust's officers and directors, or its members.

In witness whereof, COASTAL MOUNTAINS LAND TRUST has caused these presents to be signed and sealed in its corporate name by _____, its President, this ____ day of _____, 2022.

COASTAL MOUNTAINS LAND TRUST

by E. Daniel Johnson, President

STATE OF MAINE
COUNTY OF KNOX, ss.

Date: _____

Personally appeared before me _____, the President and authorized representative of Coastal Mountains Land Trust, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Notary Public

Print Name:

My commission expires:

DECLARATION OF CHARITABLE TRUST

Crawford II Tract of the Ducktrap River Preserve

Town of Lincolnville, Waldo County, Maine

WHEREAS, **Coastal Mountains Land Trust** (hereinafter the "Land Trust"), a non-profit corporation operating and existing under the laws of the State of Maine and a tax-exempt organization under §501(c)(3) of the Internal Revenue Code, owns and operates one parcel of land in the Town of Lincolnville, which premises were acquired by the warranty deed of Slab City Land Conservation Company, LLC to Coastal Mountains Land Trust, dated December 13, 2021, and recorded at the Waldo County Registry of Deeds at Book 4744, Page 307, known as the Crawford II Tract of the Ducktrap River Preserve (hereinafter the "Tract"); and

WHEREAS, the Tract was acquired by the Land Trust in order to permanently assure protection of the Tract's ecological and scenic features and values and to provide the opportunity for visitation by the general public for uses appropriate to protecting those features and values; and

WHEREAS, the Land Trust wishes to hold the Tract in trust exclusively for charitable purposes, specifically so that the Tract will remain forever preserved for the benefit and enjoyment of the general public as a scenic, natural, and recreational area;

Now therefore, Coastal Mountains Land Trust hereby grants to Coastal Mountains Land Trust, its successors and assigns forever, as Trustee under this express charitable trust, pursuant to 18-B M.R.S. Sections 401 and 402, the Tract described herein, subject to the following conditions that will run with the Tract in perpetuity, to which by acceptance of this deed Coastal Mountains Land Trust agrees as Trustee thereof:

The Tract shall be maintained for the benefit of the general public as scenic and natural conservation land, and may be made available by Trustee for outdoor recreation, nature observation, scientific study, environmental education, indigenous cultural uses, and similar uses of benefit to the public, provided that, in the sole determination of the Land Trust, such uses do not substantially degrade the ecological and scenic qualities of the Tract. The Land Trust shall have the right to establish reasonable rules and regulations for permitted uses of the

Tract, to temporarily close all or part of the same to protect the Tract's conservation values, and to prohibit, by posting or otherwise, uses it deems inconsistent with or adverse to the intended uses of the Tract.

No division or subdivision of the Tract shall be permitted. The Land Trust can, however, enter into boundary agreements with abutters for the purpose of clarifying boundaries.

No industrial, residential, quarrying, or mining uses shall be permitted on the Tract.

No structures of any kind shall be located on the Tract, except that the Land Trust may permit or locate, construct, maintain, remove, and replace on the Tract only boundary marking structures, informational or interpretive signs, structures for controlling unauthorized uses, structures to serve and facilitate public access and environmental and historical education, structures for scientific study, structures for restoring and enhancing natural ecological functions and habitat for fauna and flora, and structures to control erosion consistent with the purposes of this Declaration of Charitable Trust.

No surface alterations, including filling, dumping, or excavating, shall be made to the surface of the Tract, except that the Land Trust may alter the surface to locate, construct, maintain, and replace the structures permitted above, to control erosion, to maintain, restore, or enhance natural ecological functions and habitat for flora and fauna, to install, maintain, and replace trails, parking areas, and other improvements to facilitate public access and safety, and to remove any structures that detract from the purposes set forth for preserving the Tract.

No vegetation shall be cut or removed from the Tract, except that the Land Trust may cut and remove vegetation to establish and maintain the structures and surface alterations permitted above, to remove safety hazards for the uses permitted herein, to combat active fire, to reduce the threat of fire, to control or prevent the spread of disease or intrusion by invasive species, to improve or maintain scenic views, to demonstrate sustainable forestry guided by a forest management plan, or to maintain, restore, or enhance natural ecological functions and habitat for flora and fauna pursuant to a management plan and consistent with the purposes of this Declaration of Charitable Trust.

The Land Trust may grant harvest permits and cultural use agreements to Wabanaki and other indigenous entities which do not materially impair the Conservation Values.

This Declaration may be amended by the Trustee, its successors, and assigns without prior notice to or approval from any other party, provided such amendment enhances or does not materially detract from the conservation purposes intended for protection under this instrument. Any other amendment shall require the written consent of the Maine Office of the Attorney General. This Declaration of Charitable Trust may be terminated only in accordance with the *cy pres* provisions of 18-B M.R.S. § 413.

Moreover, the Tract shall not be transferred except to an entity that qualifies as a "holder" under 33 M.R.S. § 476(2), or successor provisions thereof. Such transfers shall be subject to the perpetual restrictions and requirements stated in this Declaration of Charitable Trust.

It is the intent of the Land Trust for this Declaration of Charitable Trust to be enforceable exclusively by the Land Trust and by the Maine Attorney General, and not by the general public, the Land Trust's officers and directors, or its members.

In witness whereof, COASTAL MOUNTAINS LAND TRUST has caused these presents to be signed and sealed in its corporate name by _____, its President, this ____ day of _____, 2022.

COASTAL MOUNTAINS LAND TRUST

by E. Daniel Johnson, President

STATE OF MAINE
COUNTY OF KNOX, ss.

Date: _____

Personally appeared before me _____, the President and authorized representative of Coastal Mountains Land Trust, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Notary Public

Print Name:

My commission expires:

DECLARATION OF CHARITABLE TRUST

Smith Tracts, Mount Tuck Preserve

Town of Searsport, Waldo County, Maine

WHEREAS, **Coastal Mountains Land Trust** (hereinafter the "Land Trust"), a non-profit corporation operating and existing under the laws of the State of Maine and a tax-exempt organization under §501(c)(3) of the Internal Revenue Code, owns and operates two parcels of land in the Towns of Stockton Springs and Searsport, which premises were acquired by the quitclaim deed of Wayne A. Smith and Elizabeth Smith to Coastal Mountains Land Trust with covenants, dated January 28th, 2022, and recorded at the Waldo County Registry of Deeds at Book 4761, Page 294, known as the Smith Tracts of the Mount Tuck Preserve (hereinafter the "Tract"); and

WHEREAS, the Tract was acquired by the Land Trust in order to permanently assure protection of the Tract's ecological and scenic features and values and to provide the opportunity for visitation by the general public for uses appropriate to protecting those features and values; and

WHEREAS, the Land Trust wishes to hold the Tract in trust exclusively for charitable purposes, specifically so that the Tract will remain forever preserved for the benefit and enjoyment of the general public as a scenic, natural, and recreational area;

Now therefore, Coastal Mountains Land Trust hereby grants to Coastal Mountains Land Trust, its successors and assigns forever, as Trustee under this express charitable trust, pursuant to 18-B M.R.S. Sections 401 and 402, the Tract described herein, subject to the following conditions that will run with the Tract in perpetuity, to which by acceptance of this deed Coastal Mountains Land Trust agrees as Trustee thereof:

The Tract shall be maintained for the benefit of the general public as scenic and natural conservation land, and may be made available by Trustee for outdoor recreation, nature observation, scientific study, environmental education, indigenous cultural uses, and similar uses of benefit to the public, provided that, in the sole determination of the Land Trust, such uses do not substantially degrade the ecological and scenic qualities of the Tract. The Land Trust shall have the right to establish reasonable rules and regulations for permitted uses of the Tract, to temporarily close all or part of the same to protect the Tract's conservation values, and to prohibit, by posting or otherwise, uses it deems inconsistent with or adverse to the intended uses of the Tract.

No division or subdivision of the Tract shall be permitted. The Land Trust can, however, enter into boundary agreements with abutters for the purpose of clarifying boundaries.

No industrial, residential, quarrying, or mining uses shall be permitted on the Tract.

No structures of any kind shall be located on the Tract, except that the Land Trust may permit or locate, construct, maintain, remove, and replace on the Tract only boundary marking structures, informational or interpretive signs, structures for controlling unauthorized uses, structures to serve and facilitate public access and environmental and historical education, structures for scientific study, structures for restoring and enhancing natural ecological functions and habitat for fauna and flora, and structures to control erosion consistent with the purposes of this Declaration of Charitable Trust.

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The Land Trust may grant harvest permits and cultural use agreements to Wabanaki and other indigenous entities which do not materially impair the Conservation Values.

This Declaration may be amended by the Trustee, its successors, and assigns without prior notice to or approval from any other party, provided such amendment enhances or does not materially detract from the conservation purposes intended for protection under this instrument. Any other amendment shall require the written consent of the Maine Office of the Attorney General. This Declaration of Charitable Trust may be terminated only in accordance with the *cy pres* provisions of 18-B M.R.S. § 413.

Moreover, the Tract shall not be transferred except to an entity that qualifies as a "holder" under 33 M.R.S. § 476(2), or successor provisions thereof. Such transfers shall be subject to the perpetual restrictions and requirements stated in this Declaration of Charitable Trust.

It is the intent of the Land Trust for this Declaration of Charitable Trust to be enforceable exclusively by the Land Trust and by the Maine Attorney General, and not by the general public, the Land Trust's officers and directors, or its members.

In witness whereof, COASTAL MOUNTAINS LAND TRUST has caused these presents to be signed and sealed in its corporate name by _____, its President, this ____ day of _____, 2022.

COASTAL MOUNTAINS LAND TRUST

by _____

its President

STATE OF MAINE

COUNTY OF KNOX, ss.

Date:

Personally appeared before me _____, the President and authorized representative of Coastal Mountains Land Trust, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Notary Public

Print Name:

My commission expires:

DECLARATION OF CHARITABLE TRUST

Town of Lincolnville Tract of the Ducktrap River Preserve

Town of Lincolnville, Waldo County, Maine

WHEREAS, **Coastal Mountains Land Trust** (hereinafter the "Land Trust"), a non-profit corporation operating and existing under the laws of the State of Maine and a tax-exempt organization under §501(c)(3) of the Internal Revenue Code, owns and operates one parcel of land in the Town of Lincolnville, which premises were acquired by the warranty deed of the Inhabitants of the Town of Lincolnville to Coastal Mountains Land Trust, dated June 3, 2021, and recorded at the Waldo County Registry of Deeds at Book 4658, Page 106, known as the Town of Lincolnville Tract of the Ducktrap River Preserve (hereinafter the "Tract"); and

WHEREAS, the Tract was acquired by the Land Trust in order to permanently assure protection of the Tract's ecological and scenic features and values and to provide the opportunity for visitation by the general public for uses appropriate to protecting those features and values; and

WHEREAS, the Land Trust wishes to hold the Tract in trust exclusively for charitable purposes, specifically so that the Tract will remain forever preserved for the benefit and enjoyment of the general public as a scenic, natural, and recreational area;

Now therefore, Coastal Mountains Land Trust hereby grants to Coastal Mountains Land Trust, its successors and assigns forever, as Trustee under this express charitable trust, pursuant to 18-B M.R.S. Sections 401 and 402, the Tract described herein, subject to the following conditions that will run with the Tract in perpetuity, to which by acceptance of this deed Coastal Mountains Land Trust agrees as Trustee thereof:

The Tract shall be maintained for the benefit of the general public as scenic and natural conservation land, and may be made available by Trustee for outdoor recreation, nature observation, scientific study, environmental education, indigenous cultural uses, and similar uses of benefit to the public, provided that, in the sole determination of the Land Trust, such uses do not substantially degrade the ecological and scenic qualities of the Tract. The Land Trust shall have the right to establish reasonable rules and regulations for permitted uses of the

Tract, to temporarily close all or part of the same to protect the Tract's conservation values, and to prohibit, by posting or otherwise, uses it deems inconsistent with or adverse to the intended uses of the Tract.

No division or subdivision of the Tract shall be permitted. The Land Trust can, however, enter into boundary agreements with abutters for the purpose of clarifying boundaries.

No industrial, residential, quarrying, or mining uses shall be permitted on the Tract.

No structures of any kind shall be located on the Tract, except that the Land Trust may permit or locate, construct, maintain, remove, and replace on the Tract only boundary marking structures, informational or interpretive signs, structures for controlling unauthorized uses, structures to serve and facilitate public access and environmental and historical education, structures for scientific study, structures for restoring and enhancing natural ecological functions and habitat for fauna and flora, and structures to control erosion consistent with the purposes of this Declaration of Charitable Trust.

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This Declaration may be amended by the Trustee, its successors, and assigns without prior notice to or approval from any other party, provided such amendment enhances or does not materially detract from the conservation purposes intended for protection under this instrument. Any other amendment shall require the written consent of the Maine Office of the Attorney General. This Declaration of Charitable Trust may be terminated only in accordance with the *cy pres* provisions of 18-B M.R.S. § 413.

Moreover, the Tract shall not be transferred except to an entity that qualifies as a "holder" under 33 M.R.S. § 476(2), or successor provisions thereof. Such transfers shall be subject to the perpetual restrictions and requirements stated in this Declaration of Charitable Trust.

It is the intent of the Land Trust for this Declaration of Charitable Trust to be enforceable exclusively by the Land Trust and by the Maine Attorney General, and not by the general public, the Land Trust's officers and directors, or its members.

In witness whereof, COASTAL MOUNTAINS LAND TRUST has caused these presents to be signed and sealed in its corporate name by _____, its President, this ____ day of _____, 2022.

COASTAL MOUNTAINS LAND TRUST

by E. Daniel Johnson, President

STATE OF MAINE
COUNTY OF KNOX, ss.

Date: _____

Personally appeared before me _____, the President and authorized representative of Coastal Mountains Land Trust, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Notary Public

Print Name:

My commission expires:



ROCKPORT FIRE DEPARTMENT

POB 142, 85 Main St. Rockport, ME 04856 (207) 236-4437

To: Coastal Mountain Land Trust
From: Fire Chief Jason Peasley
Subject: Emergency Rescue UTV
Date: 12-30-2021

To Whom it May Concern

The Rockport Volunteer Fire Department has seen a significant increase in rescues on local hiking trails that require search and long-distance carry outs. In 2021 we responded to 6 different Lost or Injured hikers in Rockport alone. Currently the only way of emergency personal reaching the person is by foot, to include carrying the injured hiker down or out of the woods by hand.

Over the last two years I have submitted 5 different grants throughout the Country for the Emergency UTV to assists with search and rescue and forest fire efforts. We are still writing and submitting grants in hopes of getting additional help.

This UTV unit has several functions, from search/rescue to forest fire suppression. On board is a heating unit for warming someone's body temperature, PA system for searches, GPS unit for mapping and tracking, rear setup for carrying a person injured in a stokes basket, 9HP forestry pump, 30 gallons of water and 150' hose.

With hiking trails in Rockport growing year after year, our department is in more need then ever to obtain this tool to make all search and rescue efforts fast, safer, and more efficient. A Large portion of these trails are owned and operated by Coastal Mountain Land Trust.

We are reaching out to the CMLT in hopes of getting support financially of reaching the goal to purchase the Emergency UTV that would be used through Rockport and all our surrounding towns. A majority of recent search and rescues all are location on CMLT properties. With the new Round the Mountain Trail being developed and more and more people utilizing these trails, our calls are only going to increase. We want to ensure we are fully prepared to help these people in their time of need in the fastest, safest and more affective way possible.

The Town's budget has allowed us to move some funds into this campaign to get the Emergency UTV purchased and in service, however we are still short roughly \$12,500. Currently we are sitting at \$25,000 in funds, total project cost \$35,000 to obtain the UTV and trailer to house the unit and respond with. There is an additional donor looking at \$2,500, leaving us \$12,500 short of our goal.

Any help or consideration for helping us hitting our \$35,000 goal would be gratefully appreciated.

Thank you for your time and consideration.

Fire Chief Jason Peasley

***Recreational Trail Easement
On Land Of The Maine Water Company,
Town of Rockport
Knox County, Maine***

The Maine Water Company, a Maine corporation having a mailing address of 93 Industrial Park Road, Saco, Maine (hereinafter "Landowner," which word is intended to include jointly and severally, unless the context clearly indicates otherwise, the above-named Landowner, its successors and assigns),

GRANTS, with Quitclaim Covenant, as a gift, to

Coastal Mountains Land Trust, a nonprofit corporation duly organized and existing under the laws of the State of Maine, with a current mailing address of 101 Mount Battie St., Camden, Maine 04843, (hereinafter "Holder," which word shall, unless the context clearly indicates otherwise, include the Holder's successors and assigns),

a **RECREATIONAL TRAIL EASEMENT** on a portion of real property situated in the Town of Rockport, Knox County, Maine (hereinafter referred to as the "Trail Easement Area,"), being a portion of the parcel granted to Landowner by deed from Donna L. Gronros and Beth Marie Gronros, dated November 29, 2018 and recorded at the Knox County Registry of Deeds at Book 5368, Page 68. The Trail Easement Area is more particularly depicted on Exhibit A, attached hereto and made a part hereof by reference.

1. RECREATIONAL PURPOSE

This Recreational Trail Easement is made exclusively for the following recreational purpose (hereinafter the "Recreational Purpose"):
To provide outdoor recreational opportunities for the general public, including a multi-use trail connecting a trailhead on Route 17 to the Round the Mountain Trail, an approximately six-mile multi-use trail that circumnavigates most of Ragged Mountain, and other singletrack mountain biking trails in the Easement Area connecting to the multi-use trail.

2. RESTRICTIONS ON STRUCTURES, SURFACE ALTERATIONS, VEGETATION MANAGEMENT, MOTORIZED VEHICLES

A. Landowner shall not establish or maintain any structures or man-made objects within the Trail Easement Area without the prior written notice to and consultation with Holder. In the event that Landowner establishes any structures within the Trail Easement Area that interfere with or damage a trail, Landowner shall reroute the trail in consultation with Holder.

B. Landowner reserves the right to engage in forest management activities within the Trail Easement Area, provided such activities shall not damage or interfere with the trail. If any such damage occurs, Landowner shall promptly restore the trail and any damaged structures and shall remediate any other adverse impacts. Landowner shall promptly remove from the trail any vegetative debris resulting from Landowner's activities.

In addition, Landowner shall not establish or maintain any surface alterations within the Trail Easement Area, including without limitation mining, excavation, dumping or filling, except for maintaining the existing unpaved road, and with Holder's prior written consent.

C. Landowner shall not use or allow third parties to use motorized vehicles within the Trail Easement Area except with Holder's prior written consent.

D. Landowner shall not convey any easements, rights-of-way, or similar interests allowing conditions that could compromise the Trail Easement Area, or adversely affect the Recreational Purpose, except with Holder's prior written consent. Holder acknowledges and consents to existing uses of the existing road across the Trail Easement Area by third parties.

E. The restrictions of this Section 2 shall not prevent Holder from exercising its rights under Section 3 to establish and maintain trails and related improvements.

3. HOLDER'S RIGHTS

A. Holder and its authorized representatives are hereby granted the right to enter the Trail Easement Area at any reasonable time and in any reasonable manner, including the right to enter over any rights-of-

way pertaining to the Trail Easement Area, to exercise its rights under this Recreational Trail Easement. Holder may use motorized vehicles in connection with its rights under this Section 3.

B. Holder is granted the exclusive right to establish and maintain paved or unpaved trails anywhere within the Trail Easement Area. Holder is further granted the exclusive right to establish and maintain minor trail-related structures and surface alterations, including but not limited to: steps; railings; benches; paved or unpaved ramps; waterbars; culverts; puncheon; bollards; rip rap; benches; boardwalks; stream bridges; barriers to discourage use by motorized vehicles or protect fragile areas; cairns; small unlighted signs; kiosks; registration boxes; wildlife observation blinds; habitat-related structures such as birdhouses and bat houses; and minor erosion control structures. Holder's construction and maintenance rights may be delegated or assigned to another entity. With Landowner's prior written consent, Holder shall have the right to establish and maintain structures such as a paved surface area, handlebars or railings for safer accessibility by people with physical impairments.

C. Holder is granted the right to selectively cut, prune and remove trees, leaners and blowdowns on the Trail Easement Area for safety purposes, and the right to alter vegetation on the Trail Easement Area for scenic and trail work purposes.

D. Holder is granted the right to assign this Recreational Trail Easement, but only to an entity that as a condition of transfer agrees to uphold the Recreational Purpose, and satisfies the requirements of 33 M.R.S. 1581(1), as amended or succeeded.

E. Holder is hereby granted the right to enforce this Recreational Trail Easement by proceedings at law and in equity, including the right to require the restoration of the Trail Easement Area and the trail to a condition in compliance herewith. This shall include the right to seek monetary damages as well as the right to secure a temporary restraining order or preliminary injunction, *ex parte* if necessary, to maintain or restore the status quo. If a Court (or other decision maker chosen by mutual consent of the parties) determines that this Recreational Trail Easement has been breached by a party hereto or his/her/its assigns, agents, employees, contractors, invitees, licensees, permittees, tenants, guests, or lessees, the breaching party will reimburse the non-breaching party for any reasonable costs of enforcement, including court costs, reasonable attorney's fees, and any other payments ordered by such Court or decision maker.

Landowner is not responsible for injury to or change in the Trail Easement Area originating from outside of the Trail Easement Area or Landowner's abutting land not subject to this Recreational Trail Easement, or from natural causes, such as, but not limited to, fire, flood, storm, earth movement, natural evolution of plant and animal communities, or from any prudent action taken by Landowner under emergency conditions to prevent, abate, or mitigate significant injury to the Trail Easement Area resulting from such causes.

F. Holder reserves the right to establish and maintain a parking area for no more than 5,000 square feet adjacent to Route 17, in the location designated "Parking Area" on Exhibit A.

G. In the event of any uncertainty or disagreement over the boundaries of the Trail Easement Area as depicted on Exhibit A, the parties shall commission a survey, by a mutually agreed upon surveyor, whose expense shall be shared equally, in order to determine said boundaries.

4. PUBLIC USE

Holder has the right to permit, and the Landowner agrees to refrain from taking any action to prohibit or discourage or to exact a fee for outdoor recreational use by the general public in the Trail Easement Area, including, without limitation, walking, running, snowshoeing, cross country skiing, nature observation, picnicking, bicycling, , and fishing. Holder also shall have the right to allow the general public to bring dogs, and other traditional pets that do not pose a risk to safety or conservation values, in the Trail Easement Area, subject to any rules that Holder may establish. In particular, unless the trail has been closed by Holder, Landowner shall not cause any nuisance to Holder's rights, nor cause a hostile atmosphere for trail users.

Unless otherwise mutually agreed in writing by Landowner and Holder:

- (a) access hours shall be between dawn and dusk; and
- (b) overnight camping, campfires, foraging, excessive noise or similar damage or nuisances to either Landowner or Holder's interests shall not be permitted.

Holder has the right to require that public use is conducted in a manner that does not unreasonably disturb plants, wildlife, or other lawful users of the Trail Easement Area. Holder has the right to temporarily limit, restrict or prohibit public use of all or any part of the Trail Easement Area and to close and reroute trails to assure safety or for maintenance purposes; provided, however, this right does not grant Holder any rights to use land outside of the Trail Easement Area, unless expressly depicted on Exhibit A. Nothing herein should be construed to prohibit Landowner from using the Trail Corridor in common with public recreational users, as a member of the general public, and in accordance with the rules and regulations for general public use, provided that such use shall not unreasonably interfere with the public uses contemplated hereunder.

Landowner and Holder jointly claim all of the protections against liability to the fullest extent of the law under 14 M.R.S. Section 159-A, et seq., as amended or succeeded, and under any other applicable provision of law and equity. Landowner retains the right to issue no trespass letters or obtain injunctions against access by particular persons if necessary, consistent with Maine law.

5. GENERAL PROVISIONS

A. This Recreational Trail Easement shall only be extinguished or terminated by written agreement of the Holder and Landowner.

B. This Recreational Trail Easement may be amended by written agreement of the Holder and Landowner, provided that Holder determines in its sole and exclusive judgment that the amendment furthers or is not inconsistent with the Recreational Purpose.

C. In order to establish the present condition of the Trail Easement Area and its natural and scenic resources so as to be able to monitor future uses of the Trail Easement Area and assure compliance with the terms hereof, Holder and Landowner have prepared an inventory of the Trail Easement Area's relevant features and conditions (the "Baseline Data"), and have certified the same as an accurate representation of the condition of the Trail Easement Area as of the date of this Grant.

D. This Recreational Trail Easement is created pursuant to the Maine Trail Easement Act at 33 M.R.S. Sections 1581 through 1585, as amended or succeeded, but is not intended to be construed as a

conservation easement pursuant to 33 M.R.S. Section 476 *et seq.*, as amended or succeeded, or as a conservation contribution under federal Internal Revenue Code § 170(h).

E. Nothing in this Recreational Trail Easement shall be construed to give any third parties license to damage property, trespass, access other parts of Landowner's property outside the Trail Easement Area, or conduct any activities inconsistent with the terms and Recreational Purpose. Holder has the right, either separately or collectively with Landowner, to pursue all legal or equitable remedies against any third party responsible for any adverse actions or damage inconsistent with this Trail Easement. Only Holder and Landowner, and, if provided by Maine law, the Maine Attorney General, may bring an action to enforce this Recreational Trail Easement.

F. In the event of a dispute that Landowner and Holder cannot mutually resolve, the parties shall consider retaining an objective professional to mediate. If they cannot agree on a mediator, each party may direct their preferred mediator to collaborate with the other party's preferred mediator and those mediators, in turn, shall select the actual, final mediator. The costs of mediation shall be shared equally by the parties unless mutually agreed otherwise.

G. In any deed conveying an interest in all or part of the Trail Easement Area, Landowner shall make reference to this Recreational Trail Easement and shall indicate this Recreational Trail Easement is binding upon all successors in interest in the Trail Easement Area in perpetuity. Landowner shall also notify the Holder of the name(s) and contact information of Landowner's successor in interest at least five business days prior to the conveyance. Landowner shall give Holder advance notice of any application or pending subdivision or other division of the property on which the Trail Easement Area is situated. If there is any type of public process in which abutters are notified about potential or ongoing land permits or uses, Landowner shall likewise provide the same notice to Holder.

H. The interpretation and performance of this Recreational Trail Easement shall be governed by the laws of the State of Maine. Any general rule of construction to the contrary notwithstanding, this Recreational Trail Easement shall be liberally construed in favor of the grant to effect the Recreational Purposes of this Easement. If any provision in this instrument is found to be ambiguous, an interpretation consistent with the Recreational Purpose of this Recreational Trail Easement shall govern.

IN WITNESS WHEREOF, The Maine Water Company has caused these presents to be signed and sealed Richard Knowlton, its President, this _____ day of _____, 2022.

Signed Sealed and Delivered
In the Presence of

THE MAINE WATER COMPANY

Witness

By: Richard Knowlton
Its: President

STATE OF _____
COUNTY OF _____

Date: _____

Personally appeared before me the above-named Richard Knowlton, President of The Maine Water Company, and acknowledged the foregoing to be his free act and deed his said capacity and the free act and deed of said corporation.

Before me, _____
Notary Public/Attorney

Please type or print name of notary
My commission expires:

HOLDER ACCEPTANCE.

The above and foregoing Recreational Trail Easement was authorized to be accepted by Coastal Mountains Land Trust, Holder as aforesaid, and the said Holder does hereby accept the foregoing Recreational Trail Easement, by and through Daniel Johnson its President, hereunto duly authorized, this _____ day of _____, 2022.

COASTAL MOUNTAINS LAND TRUST

Witness

By: Daniel Johnson
Its: President

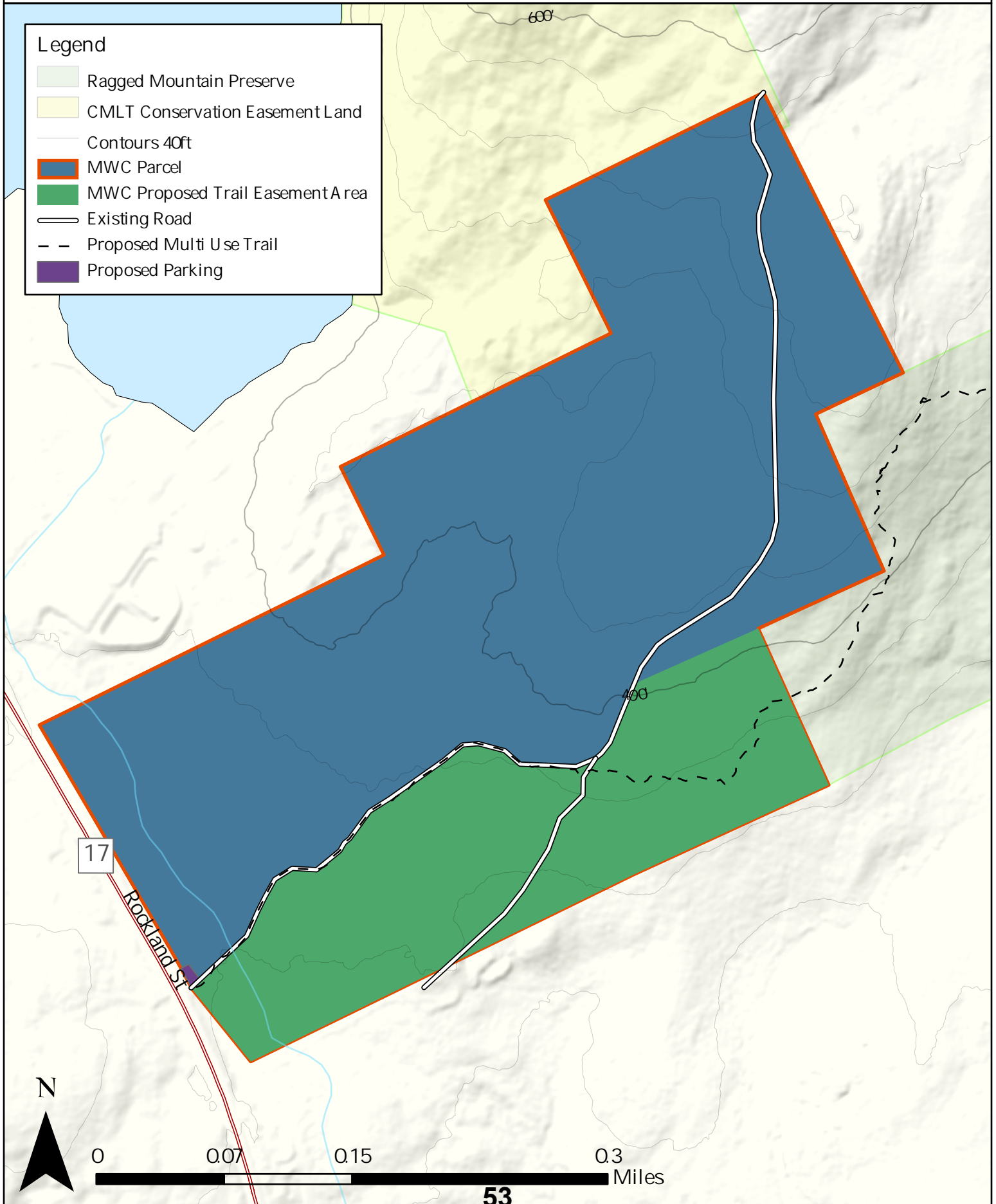
STATE OF MAINE

COUNTY OF _____, 2022

Personally appeared Daniel Johnson, President and authorized representative of the above-named Holder, Coastal Mountains Land Trust, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me, _____
Notary Public

(Please type or print name of notary)
My commission expires:





Major Gifts Committee Meeting

February 8th, 2022, 2:00pm

ZOOM

[https://us06web.zoom.us/j/85757473573?pwd=em9nelQxemJWT1pJdXZVenV4Yyszd
z09](https://us06web.zoom.us/j/85757473573?pwd=em9nelQxemJWT1pJdXZVenV4Yyszdz09)

1. **Introducing** Development & Communications Coordinator, Tempe Landi

2. **Status on 2021-22 Major Gifts Budget vs. Actual**

As of 1/31/22	Budget	Actual
Leadership Donations	\$290,000	\$352,000
Leadership Donation minus lead IRA gift	\$290,000	\$278,000 (\$12,000 needed to reach budget)

3. **Leadership Donor Thank You Cards**

- Committee feedback
- New thank you notes assignments

4. **Estimate of 5 year need for Conservation Partner / Megunticook Society growth**

Ballpark of \$800,000 in 2022-23 to \$875,000 in 2025-26

Initial estimate based upon draft 5-year budget – Increase leadership giving by \$75-\$150k over five years with assumption of 10% attrition means need to identify

	2022-23	2023-24	2024-25	2024-25	2025-26
Foundations					
MS - \$5,000+					
Next -\$2,500					
CP - \$1,000					
Sponsorships					
Event Income					
Totals	\$30k	\$30k	\$30k	\$30k	\$30k

5. **Past 5 Year Conservation Partner Numbers**

- See attached CP summary

6. Conservation Partner Party event

Location – Hope Orchards – dates late July through August 3rd

Speaker – Hannah Pinegree

7. Business Sponsor Opportunities

Trails Challenges Sponsor –

\$5,000

\$2,500

\$1,000

\$500

Arts-on-the-Hill Sponsorships

\$2,500 x 3

8. Next meeting: Confirm date and time



**Membership & Community Engagement
Committee Meeting**

February 17, 2022, 12:00 – 1:00 pm

Zoom link:

<https://us06web.zoom.us/j/86861523866?pwd=aVBJRzFqS2ZuaHQxSzRPQjFMZldvZz09>

MEMBERSHIP DISCUSSION

1. Update on new member calls/emails.
2. Schedule two member open houses/gatherings – get dates on calendars! One in Knox (Beech Hill), one in Waldo.

COMMUNITY ENGAGEMENT DISCUSSION:

3. Events calendar up-date
4. Learning Landscapes up-date

**COASTAL MOUNTAINS
LAND TRUST**



Finance and Investment Committee

February 16th, 2021, 4pm

AGENDA

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

Discussion Items

1. Status of Investments
2. Review of Monthly Financial Reports
3. Status of 2022-23 Operating Budget
4. Estimate of 5-Year Operating Budget
5. 2022-23 Capital Fundraising Priorities
 - a. 2022 Capital Initiatives – 7% from all projects
 - i. Waldo County Fund - \$250,000
 - ii. Learning Landscapes - \$100,000
 - iii. Beech Hill field management \$100,000
 - iv. Round the Mountain - \$50,000
6. Allocation of 2022-23 Carryforward
7. Conservation Buyer Financing of potential Doak acquisition

<i>Period</i>	<i>Account Performance</i>	<i>S&P Performance</i>	<i>Russell 2000 Small Cap</i>
<i>Past Month</i>	-7.9%	-5.2%	-9.6%
<i>Past 3 months</i>	-7.0%	-1.6%	-11.5%
<i>YTD</i>	-	-	-
<i>Since Inception</i>	14.1%	15.6%	12.0%

Status of Credit Line Loan, January 31, 2021: \$ 0 principal balance due.

Transfers already completed for FY 2021-22 include: \$ 141,997

Transfers Available: \$ 5,000

Coastal Mountains Land Trust
Monthly Financial Dashboard

April 1st - Jan. 31st **Annual Budget**
1.31.22 YTD Monthly Analysis

	Percentage of fiscal year complete	83%	100%
Income			
	Total YTD income*	830695	745,800
	Income as percentage of budget	111%	100%
Cash position			
	Remaining Unrestricted Carryover Reserve	391696	
	Total endowment transfers available/not yet withdrawn	5000	146,600
	ined Total of Unrestricted Operating Carryover and Reserves to draw	396696	
	Credit Line Cash Availability/not yet withdrawn	100000	
Expenses			
	Total YTD expenses	571807	745,800
	Expenses as percentage of budget	77%	100%
Campaign Income (subtracting 7% allocation to operating)			
	Bald & Ragged Mountains	129745	186,000
	% of 2021-22 Needed B&R funds raised	70%	100%
	Mt. Tuck Region of Interest	105210	75000
	Hurds Pond project	0	0
	Beech Hill Expansion Project	53845	30000
	Other Projects	80000	30000
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>S&P Performance</i>	<i>Russell 2000 Small Cap</i>
<i>Past Month</i>	<i>-7.9%</i>	<i>-5.2%</i>	<i>-9.6%</i>
<i>Past 3 months</i>	<i>-7.0%</i>	<i>-1.6%</i>	<i>-11.5%</i>
<i>YTD</i>	<i>-</i>	<i>-</i>	<i>-</i>
<i>Since Inception</i>	<i>14.1%</i>	<i>15.6%</i>	<i>12.0%</i>

*** 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	\$3,529,078	\$3,301,891
Total Land Protection Reserves	\$1,478,169	\$1,360,533	\$1,290,168 Cash (w/o pledges)
Total Round the Mountain Funds	\$851,560	\$632,141	\$605,141 Cash (w/o pledges)
Total Land Protection Reserves minus Round the Mountain funds	\$626,609	\$728,393	\$685,027
Total Stewardship Reserves	\$60,952	\$169,193	\$127,066 Cash***

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

	Jan 31, 22	Dec 31, 21	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
1010 · Bangor Savings Bank #1898	209,876.17	208,378.82	1,497.35
ACQUISITION ACCOUNTS			
1110 · BSB Acquisition ICS #8375	243,234.87	270,876.59	(27,641.72)
1111 · BSB Money Market #7719	100,004.93	100,004.93	0.00
1115 · Trillium Fernald's Nk Acq #1778	430,223.40	453,528.86	(23,305.46)
1120 · Trillium Land Acquisition #0685	516,704.77	536,123.08	(19,418.31)
Total ACQUISITION ACCOUNTS	1,290,167.97	1,360,533.46	(70,365.49)
STEWARDSHIP ACCOUNTS			
1150 · BSB Stewardship Savings #0691	229.86	38,883.61	(38,653.75)
1155 · Trillium Stewardship #5932	124,924.85	128,397.87	(3,473.02)
1160 · CNB Unrestricted Checking #0093	1,911.16	1,911.15	0.01
Total STEWARDSHIP ACCOUNTS	127,065.87	169,192.63	(42,126.76)
RESERVES & ENDOWMENTS			
1170 · Trillium Res & Endowments #1928	3,301,891.16	3,529,078.39	(227,187.23)
Total RESERVES & ENDOWMENTS	3,301,891.16	3,529,078.39	(227,187.23)
1180 · State Unemployment CD #9286	4,933.09	4,932.05	1.04
1185 · Petty Cash	200.00	200.00	0.00
Total Checking/Savings	4,934,134.26	5,272,315.35	(338,181.09)
Accounts Receivable			
1200 · Pledges Receivable			
1205 · Pledges Rec-Bald & Ragged	27,000.00	26,999.98	0.02
1205T · Pledges Rec-BR Trails	50,000.00	0.00	50,000.00
1220 · Pledges Rec-Stewardship	20,000.00	20,000.00	0.00
1230 · Pledges Rec-Operating	16,000.00	15,000.00	1,000.00
Total 1200 · Pledges Receivable	113,000.00	61,999.98	51,000.02
Total Accounts Receivable	113,000.00	61,999.98	51,000.02
Other Current Assets			
1330 · Prepaid Insurance	4,629.05	4,629.05	0.00
1335 · Prepaid Exps-Other	1,125.00	1,575.00	(450.00)
1340 · Prepaid Land Costs	0.00	16,173.16	(16,173.16)
Total Other Current Assets	5,754.05	22,377.21	(16,623.16)
Total Current Assets	5,052,888.31	5,356,692.54	(303,804.23)
Fixed Assets			
1510 · Building-Office	263,004.91	263,004.91	0.00
1512 · Building-Improvements	62,413.35	23,758.41	38,654.94
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
1580 · Beech Hill Property			
1581 · Beech Hill Barn	24,494.35	24,494.35	0.00

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

	Jan 31, 22	Dec 31, 21	\$ Change
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
Total Fixed Assets	620,417.11	581,762.17	38,654.94
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	25,846,947.38	25,794,118.62	52,828.76
1810 · CMLT Allowance for Impairment	(24,041,521.97)	(24,041,521.97)	0.00
1815 · Preserve Improvements	136,937.56	136,937.56	0.00
Total 1800 · Conservation Preserves	1,942,362.97	1,889,534.21	52,828.76
1850 · Conservation Easements			
1855 · Easements-Basis	3,736,444.00	3,736,444.00	0.00
1860 · CMLT Allowance for Easement	(3,652,024.00)	(3,652,024.00)	0.00
1865 · Easement Improvements	1,304,948.81	1,304,948.81	0.00
Total 1850 · Conservation Easements	1,389,368.81	1,389,368.81	0.00
Total Other Assets	3,777,859.86	3,725,031.10	52,828.76
TOTAL ASSETS	9,451,165.28	9,663,485.81	(212,320.53)
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2000 · Accounts Payable	2,290.69	3,364.54	(1,073.85)
Total Accounts Payable	2,290.69	3,364.54	(1,073.85)
Other Current Liabilities			
2110 · Accrued Vacation	3,373.65	3,373.65	0.00
2300 · IRA Payable-Employer Match	0.00	0.02	(0.02)
2410 · Norcross Note Payable-0 int	100,000.00	100,000.00	0.00
Total Other Current Liabilities	103,373.65	103,373.67	(0.02)
Total Current Liabilities	105,664.34	106,738.21	(1,073.87)
Total Liabilities	105,664.34	106,738.21	(1,073.87)
Equity	9,345,500.94	9,556,747.60	(211,246.66)
TOTAL LIABILITIES & EQUITY	9,451,165.28	9,663,485.81	(212,320.53)

Coastal Mountains Land Trust
Monthly Statement of Operations - Short form
April 2021 through January
2022

	Apr '20 - Jan 21	Apr '21 - Jan 22	Budget 21-22
Ordinary Income/Expense			
Income			
Operating Income			
4000 · Contributions Income	405298	465540	375750
4080 · Capital Campaign Allocations	29835	21291	23450
4100 · Grants	132500	132917	127500
4200 · Event Income & Expenses	5635	1450	5000
4251 · Beech Hill Farm Income	0	1764	0
Total Operating Income	573267	622961	531700
Use of Reserves			
4910 · Release of Restricted Funds	126303	141997	146600
4900 · Use of Unrest Op Funds	50000	67500	67500
Total Use of Reserves	176303	209497	214100
4960 · PPP Loan Forgiveness	83800	0	0
Total Income	833370	832459	745800
Gross Profit			
Expense			
6000 · Advertising	65	2667	450
6142 · Community Engagement Exps.	5308	9820	10000
6150 · Fees	17604	17617	21500
6180 · Insurance	31542	37495	40500
6200 · Interest Expense	0	144	0
6230 · Property Management Expenses	39902	54108	56650
6246 · Newsletter Expenses	8823	7160	9500
6250 · Office Expenses	14053	14455	12250
6256 · Postage and Delivery	3695	3806	4500
6258 · Printing & Publication Exps	9251	6306	18000
6260 · Professional Fees	19010	19711	29250
6297 · Real Estate Taxes	3102	3921	4750
6300 · Repairs & Maintenance	2912	5889	8250
6340 · Telephone & Internet	2371	2631	3000
6350 · Travel & Ent	10842	19304	21500
6400 · Utilities	1568	2335	2500
6560 · Payroll	400462	364708	503200
Total Expense	570510	572077	745800
Net Ordinary Income	262,860.39	260,381.88	0.00
Total Investment Income***			
Reserves & Endowments	748214	245540	0
Land Acquisition funds	103144	41093	0
Stewardship Funds	12166	1303	0
*** Sum of 7800, 7805, 7810 and 8800			

								ADJUST TO CASH BALANCE OF FUND:				
	Balance as of	Activity April, 2021-January, 2022 -----						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	Jan 31, 2022	Pledges	Advance	Jan 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	69,226.19	5,000.00		5,126.91	(2,800.00)	0.00	0.00	76,553.10	0.00		76,553.10	
McLellan Poor Preserve Endowment PRF-Corpus \$22k	33,330.68	0.00		2,575.90	(1,500.00)	0.00	0.00	34,406.58	0.00		34,406.58	
Fernalds Neck Preserve Endowment PRF-Corpus \$550k	713,471.46	0.00		54,983.55	(29,500.00)	0.00	0.00	738,955.01	0.00		738,955.01	
Temporarily Restricted Funds (TRFs): Managed per restrictions:									0.00			
Land Trust Stewardship Reserve TRF-Contributions total-\$370,895.88)	337,319.38	60,211.50		0.00	0.00	0.00	0.00	397,530.88	(20,000.00)		377,530.88	
Conservation Lands Defense TRF-Contributions total-\$230,896.28	229,396.28	1,500.00		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	50,378.72	217.39					0.00	50,596.11	0.00		50,596.11	
Howe Hill Farm TRF - Goal \$75,000	49,459.76	3,005.83		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	266,280.15	0.00		20,034.42	(11,600.00)	0.00	0.00	274,714.57	0.00		274,714.57	
Bald & Ragged BDF - Baseline total \$200,000	215,309.45	0.00		16,593.14	0.00	0.00	(27,463.60)	204,438.99	0.00		204,438.99	
Land Trust Stewardship Reserve BDF - income from line above	325,948.10	0.00		50,138.66	(25,700.00)	0.00	0.00	350,386.76	0.00		350,386.76	
Beech Hill Preserve BDF - income from line above	92,563.41	0.00		28,776.92	(16,500.00)	0.00	0.00	104,840.33	0.00		104,840.33	
Conservation Lands Defense BDF	267,554.63	0.00		42,223.13	(21,600.00)	0.00	(58,070.00)	230,107.76	0.00		230,107.76	
Pendleton BDF	39,281.90	0.00		7,347.68	(4,400.00)	0.00	(6,000.00)	36,229.58	0.00		36,229.58	
Howe Hill Farm BDF	17,708.28	0.00		4,813.04	0.00	0.00	0.00	22,521.32	0.00		22,521.32	
Staffing Reserve BDF	0.00	0.00		-3,942.06	0.00	0.00	60,000.00	56,057.94	0.00		56,057.94	
Design/Marketing BDF	0.00	0.00		-328.51	0.00	0.00	5,000.00	4,671.49	0.00		4,671.49	
Unrestricted Invested Funds: Surplus operating funds managed for growth									0.00			
Surplus Operating Funds-Short Term Investment	229,306.36	0.00		17,196.74	0.00	0.00	(69,984.23)	176,518.87	0.00		176,518.87	
TOTAL Reserves & Endowments Investment Account	3,216,534.75	69,934.72	0.00	245,539.52	(113,600.00)	0.00	(96,517.83)	3,321,891.16	(20,000.00)	0.00	3,301,891.16	
ACQUISITION FUNDS												
Fund managed with unpredictable, near-term use of corpus:												
Fernalds Neck Acquisition Reserve TRF	409,955.49			20,267.91				430,223.40			430,223.40	
Funds managed with frequent, unpredictable income and expense:												
Ducktrap River Watershed TRF	1,352.50	19,137.25			(2,755.00)			17,734.75			17,734.75	
Bald & Ragged Mountains TRF	771,893.03	117,406.52	88,681.00		(14,100.79)	(386,370.00)		577,509.76	(77,000.00)		500,509.76	
Bald & Ragged Mountains BDF	79,667.31						24,963.60	104,630.91			104,630.91	
Beech Hill Expansion TRF	8,953.25	34,707.60				(42,920.25)		740.60			740.60	
Beech Hill Expansion BDF	8,093.03					(3,365.56)		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 balan	16,383.58					0.00		16,383.58			16,383.58	
Mt. Tuck Region of Interest TRF	22,116.47	105,209.97			(1,202.78)	(71,288.90)		54,834.76			54,834.76	
Mt. Tuck Region of Interest BDF	30,000.00							30,000.00			30,000.00	
General Acquisitions TRF	0.00	80,000.00				(80,000.00)		0.00			0.00	
General Acquisitions BDF	31,788.24			20,825.39	(8,823.33)	(111,373.98)		(67,583.68)		100,000.00	32,416.32	
TOTAL Acquisition Funds	1,478,169.32	356,461.34	88,681.00	41,093.30	(26,881.90)	(695,318.69)	24,963.60	1,267,167.97	(77,000.00)	100,000.00	1,290,167.97	
STEWARDSHIP FUNDS												
Funds managed to expend corpus as soon as possible:												
Beech Hill Preserve 100th Anniversary Capital Campaign TRF	17,836.03						(10,000.00)	7,836.03			7,836.03	
Mount Percival Preserve Stewardship TRF	12,695.00						(2,500.00)	10,195.00			10,195.00	
Long Cove Hdwaters/Main Stream Prsvs (CMP) Stewardship TRF	6,541.19							6,541.19			6,541.19	
RunBelfast	439.60	-439.60						0.00			0.00	
Office Fund TRF	0.00	18,108.10				(17,108.10)		1,000.00	(1,000.00)		0.00	
Office Fund BDF						(45,305.25)	142,570.00	97,264.75			97,264.75	
General Stewardship BDF	23,440.30			1,303.93	(1,515.33)	(6,500.00)	(11,500.00)	5,228.90			5,228.90	
TOTAL Stewardship Funds	60,952.12	17,668.50	0.00	1,303.93	(1,515.33)	(68,913.35)	118,570.00	128,065.87	(1,000.00)	0.00	127,065.87	
GRAND TOTALS	4,755,656.19	444,064.56	88,681.00	287,936.75	(141,997.23)	(764,232.04)	47,015.77	4,717,125.00	(98,000.00)	100,000.00	4,719,125.00	
	Add: Inkind	12,338.00										

Coastal Mountains Land Trust
Land Protection Committee Agenda
February 9, 2022

Zoom Link: <https://us06web.zoom.us/j/84470910091?pwd=dVhQYXkrSTFtUno4azk1bitkNFRIQT09>

Members Invited: (to a video conference meeting) Heather Rogers (chair), Ian Stewart, Roger Rittmaster, Malcolm White, Sadie Lloyd Mudge, Scott Hoyt, Ryan Gates, Courtney Collins, Margo Davis, Lys Pike, David Noble, Jack Shaida, David Thanhauser, Judy Wallingford, Ryan O'Neill, Elisabeth Wolfe

Declarations of Trust

- We need to approve Declarations of Trust for 8 new preserves acquired in 2021. They will all be based on a boilerplate document to be discussed and shared with the Committee. The preserves are: Bresnahan II, Piper Stream, Babb, Smith (Mount Tuck), Bloomstein, Haas (Mount Tuck), Town of Lincolnville Ducktrap, Crawford II (aka Slab City Conservation Co.).

Active Projects

Camden, Rockport, Lincolnville & Hope Area

Maine Water Company – former Gronros property, Rockport

- MWC's Board has approved the concept and given Rick Knowlton the authority to finalize the trail agreement with the Land Trust.

Belfast, Belmont, Northport, Swanville Area

Clements Property, Swanville

- We received the appraisal from Jesse Studley, which values the property at \$38,000.
- Heather communicated with the Clements family about the result and is waiting to hear back after their consideration of the price.

Searsport, Stockton Springs, Prospect

Stevens Life Estate Additions, Searsport

- This project has been on hold waiting for survey work to be completed. Two boundary agreements are needed that the surveyor and the Stevens' attorney are working on. We hope these will be resolved soon and the life estate can be amended later this year.

Mount Tuck Projects

Smith, Prospect and Stockton Springs

- Closed January 25!

Mathies Stockton Springs

- Waiting on LO to review P&S

Donaldson Property, Main Stream Area, Stockton Springs

- Board will review this project later this week.
- We expect to sign a P&S soon after that.

Pelletier, Mount Tuck, Stockton Springs

- Waiting on results of appraisal.

Waldo, Morrill, Knox & Brooks Area

Bloomstein, Knox

- We closed on December 28, using a loan from Norcross Foundation.
- Our NAWCA substitution was approved and we are waiting to finalize paperwork before we can get reimbursed and pay off the Norcross loan.

Smith and Wagner properties, Knox

- Because these properties were part of a previously approved subdivision, Planning Board/Select Board approval is required in order to change the lines of the properties, even though we are not creating an additional lot. Heather has talked to the town manager and members of the select board and everyone is supportive, but we are waiting for that process to be completed [with delays due to covid, etc].

Agnew, Knox

- We are under contract to purchase the property for \$95,000 closing by March 2022.
- We were awarded our full request to the MNRCP program of \$113,000.
- We are waiting for a survey of the property to be completed.

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

None at this time.

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

Bowden Point Subdivision, Prospect

MacManus/Filmeridis Property, Camden

Sherman's Point Realty Trust, Camden
Little River Restoration Project

Welsh Property, Swanville

Coastal Mountains Land Trust
Stewardship Committee Updates

Meeting February 9th, 2022 by zoom

Link: <https://us06web.zoom.us/j/89362857099?pwd=bXpXYnZ5Y3Q1UzBiek1INllpeU5kQT09>

Updates January/February

- New Staff! Tempe Landi started January 25th as the Land Trust's new Development and Communications Coordinator. Tempe came to the Land Trust from Skidmore college and now is living in Lincolnville with her husband Jaime, son Teagan, and golden retriever.

Waldo County

- We added two new parcels to Mount Tuck last month. This allows us to officially open the trail sometime in the spring.
- We closed on the first of three parcels that will comprise the Meadow Marsh preserve. A trail will not be likely until next year, but a xc ski trail which has long been in place, will continue to be maintained by a neighbor this year.
- Work crew has been working on boundaries at Meadow Brook, Stover and Head of Tide, and moved a bench to the river at Stover Preserve.
- Ian and Jack met with BBWC about the Little River Community Trail. Longtime volunteer trail manager Dave Bond is looking to step down from that role, and BBWC is interested in having CMLT's help in managing the trail. As a first step, Jack will be taking an inventory of the trail with Dave Bond and Tom Murphy this spring.

Knox County

- Dan Ford has finished flail mowing blueberry fields 3 and Freepick 2 as well as bush hogged the early successional stand on western side of the farm road as per the Beech Hill Field management plan. It is also expected that he will forestry now the small stand of birch on the western edge of the field he bush hogged.
- Wednesday Field Crew has maybe 2 more sessions and we will have built 5 kiosks ready to be deployed to new preserves this spring.
- Stewardship annual planning is underway as well. Some possible Knox County highlights to look forward to this season is a multi-use trail (biking/foot traffic) on Maine Water Company parcel, Gronros. Also, a set of naturalized stairs leading down the stream on Hodson Preserve.

Agenda

1 Howe / Queen CE violation

2. Seasonal Positions and Stewardship Staffing



Board Advancement Committee Minutes
Wednesday, February 16, 2022

1. The committee agreed that we need at least two, and possibly three, new board members this year and that will be the primary focus of the committee moving forward
2. Status of Board Recruits:
 - a. Mike Pierce/Allen Agency: Ian - Ian will contact Kate Pierce*
 - b. Wing Goodale: Ian - Ian spoke with him and he can't serve on the board, but might be a good candidate for the Advisory Council or committee
 - c. Drew Lyman: Tom - Tom emailed but has not had a response
 - d. Sean Ociepa: Gianne - has not contacted as of yet, but will in the near future*
 - e. Burt Sturup: Ian - Or Kim Shelley. They have expressed interest in becoming more involved and Ian will contact.*
 - f. Student Board Members - No response from candidate after initial interest. Student Board member search will be tabled for now
 - g. Beth Smith: Ian - Gianne will call later in the year*
 - h. Biz Gilmore: Ian Ian, Gianne and Tempe will meet with her in April when she returns to the area.* As of now, she will be asked to join a committee or two.
 - i. Barney Hildreth - Dan contacted, he is interested but not until he has the time.
 - j. Jane Merrill - Judy will contact just to see how she likes being involved and to gauge her interest in joining the board.*
 - k. George Wheelwright - He is a local realtor. He sent a note to Ian expressing interest in becoming more involved. Dan will contact. *
 - l. Patrick or Kitty Jones - Both Emily and Galen Todd suggested we meet with them and gauge their interest in becoming more involved. Judy will contact them*
 - m. Ted Grabel - Dan will contact via email to gauge if he has any interest in becoming more involved, if so a follow up phone conversation will be made*
3. Review Board Matrix - Tabled
4. New BAC Committee Member - Judy Wallingford has graciously agreed to join the committee
5. DEI sessions - Addressed in Board Learning Sessions
6. Ideas for Board Training/Learning Sessions:
 - A. Dan will ask Roy and Heather to present 3 15 minute sessions on important parts of the legislation.*
 - B. Ian will ask Ciona Ulbrich of MCHT on the Penobscot River Corridor conservation possibilities*

C. Gianne will ask the D.E.I. committee to give an update/summary after the training has been completed.

7. Advisory Council: Tom has spoken to Galen Todd who is enthusiastic about the idea but has not been able to contact Jim Kroshell. Ian has to call Jim and will ask him. If he is not interested Tom will contact Pat Messler.*
8. Status of Policy Review: Ian will check for language related to BAC and bring to next meeting. Ian will send to Gianne and they will review for the next meeting*
9. Next Meeting

*** Action Item**



DEI Committee
January 27, 2022
Minutes

Present on Zoom call: Gianne, Heather, Ian, Landis (co-chair), Leah, Polly, Ryan O (co-chair)

Ryan will distribute the draft invitation to Committee members who will send their editorial comments to Landis who will produce a final invitation. That will go to the next Board meeting (Feb 22) for its OK and for a sense of likely Board member participation. (Note: The Executive Committee was told of this at its meeting on Feb 8 and had no objection.)

Jess Burton of the Southern Maine Conservation Collaborative said that we should not exceed 25 participants for the training program.

Ryan has created an invitation list consisting of Board members, staff, committee members and others whom we might want to invite. We'll first invite Board and staff, then see how many spaces are left before inviting others. In principle, we should not make anyone feel left out if their cohort is invited. That said, it might be a good idea to ensure that each Land Trust committee has a member attending the program.

We should decide on a date and dictate it to all invitees rather than try to search for a date that satisfies most of them. At this point, it looks like it will be between mid-March and mid-April.

DEI Committee members should indicate to Ryan if they are interested in meeting with Jess prior to the learning session to get an early familiarity with it.

Unless someone has something they want taken up soon, we won't schedule our next meeting until we have the learning session under our belts.

Landis
2/10/22



Minutes of the Executive Committee Meeting
February 8, 2022

Attending: Gianne Conard (Vice President), Landis Gabel (Secretary), Daniel Johnson (President), Emily McDevitt, Ian Stewart (Executive Director), Malcolm White (Treasurer); Absent: Judy Wallingford

1. Land Protection

The information packet on the Donaldson property acquisition will go to Board tomorrow morning, and an exceptional Board meeting to discuss it will be held on Friday.

Ian asked for the sense of the Committee concerning David Thanhauser's willingness to buy the Doak property at a price above what the Land Trust was willing to pay and then to resell it to the Land Trust at a lower price. The Committee members were enthusiastic about the acquisition and felt that if David recused himself from the Board during its deliberations there should be no conflict of interest. The members felt that a premium over the appraisal might be worthwhile given the special appeal of the property. They also recognized David's hope for our rapid purchase once he owned the property.

The Maine Water Company has agreed to donate a trail easement on the Gronros property.

2. Stewardship

Ian reported that after an agreement with two other contributors, we will make a \$5,000 contribution (down from a previously discussed \$7,500) to the Rockport Fire Department for trail emergency. The contribution is related to a trail project for which we are responsible. This will be put to the Board for its vote.

The violators of the Queen Conservation Easement in Lincolnville responded without contesting our complaint. They have proposed a trade of land but that might not be legitimate. We will discuss our options in the next week or two, and we must ensure that all our expenses are covered.

3. Community Engagement

The packet to be distributed Friday will include the proposal that the Land Trust publicly endorse the Tribal Sovereignty Bill (LD1626).

The First Light process will open a second year for organizations like the Land Trust to engage with the Wabanaki. We need someone to replace Roy who wants to drop that activity.

Ryan and Leah have tickets to California to attend the Learning Landscapes Conference, Part II.

4. Organizational

A recommendation from the DEI Committee for a Board and staff training series with Southern Maine Conservation Collaborative will go to the Board at the end of the month.

Emily has asked about the appropriateness of her possible involvement in fundraising for the MCHT. It was felt that an advisory role would be acceptable but not direct fundraising, which would cause a conflict of interest.

Ian said that the new year is always a good time to review committees: how well they are functioning, whether any should be restructured, their agendas and schedules. Dan said that his survey of the Executive Director identified some issues related to committees which he and Ian will discuss. Opinions of the staff should be sought as well. There was a suggestion that each committee should designate a member to communicate directly with Ian so he would not need to attend so many meetings.

5. Finance

Ian has a draft of the annual budgeting and will review it with Malcolm next week. He also has drafted a five-year projection.

We received an estate gift of \$15,000, and the Committee affirmed that such gifts should go into the operating reserve.

Landis Gabel, Secretary
2/9/2022