



Board of Directors Meeting

3:00pm, July 26th, 2022

AGENDA

In Person Meeting (will try to provide zoom option as well – stay tuned)

A. Welcome

B. What's Coastal Mountains Land Trust got going on right now? (see pg. 3)

C. Board Education Session: *Conservation & Partnership Opportunities on the Lower Penobscot River – Guest Speaker, Ciona Ulbrich, Maine Coast Heritage Trust (see pg. 5)*

D. Board Focus on Development: *Open Sharing of Success Stories & Member / Donor Profiles*

a. Partners Party Overview & Instructions for Board and Staff

E. Summary & Discussion of DEI Committee's Initial Findings: *Ryan O'Neill (see pg. 8)*

F. Action Items:

1. Proposed Board Motion: To approve minutes from the June 28, 2022 board meeting

The Board of Directors hereby approves the minutes of the meeting of the Land Trust's board of directors held on June 28th, 2022. (see pg. 10)

2. Proposed Board Motion: Nomination of Margo Davis for the Zwartjes Volunteer Award

The Board of Directors votes to nominate Margo Davis for the Zwartjes Award for her efforts in support of the Land Trust and its land protection program, specifically for her assistance with deed research relating to proposed projects and troublesome rights-of-way.

3. Proposed Board Motion: Nomination of Coastal Healthcare Alliance's Journey to Health Program for the Connecting Nature and Community Award

The Board of Directors hereby nominates the Coastal Healthcare Alliance's Journey to Health Program for the Connecting Nature and Community Award in honor of its many years of work dedicated to getting people outside on our Land Trust preserves and beyond for healthy outdoor activities. Coastal Mountains Land Trust is currently partnering with Journey to Health in to lead the Happy Wanderers hiking series.

G. Priorities We're Working On

Executive Director report

i. Development – Grant Activity, Waldo County Initiative, Trails Challenge

ii. Stewardship

Goose River Trails Partnership

Hemlock Woolly Adelgid Partnership – 12 Rivers Collaboration

Status of Conservation Easement Violation

H. Committee Updates

1. **Major Gifts Committee** (*minutes, pg. 14*)
2. **Membership & Community Engagement Committee** (*no meeting*)
3. **Finance and Investment Committee** (*minutes, pg. 15*)
4. **Land Protection Committee** (*minutes, pg. 24*)
5. **Stewardship Committee** (*participated in eBike demonstration*)
6. **Board Advancement Committee** (*meeting postponed*)
7. **DEI Committee** (*see summary of initial findings, pg. 8*)
8. **Executive Committee** (*no meeting*)

I. New / Future Business

I. Executive Session

Upcoming Committees / Board Meetings:

TBD July 27 or 28 Board Advancement Committee

August 2nd Conservation Partners Party, Hope Orchards (**ARRIVE AT 4pm**)

TBD Building Committee

TBD Stewardship

TBD Major Gifts 2:30pm

August 17th Land Protection – 1:00pm

Board Advancement Committee – 2:30pm

Finance Committee – 4:00pm

Aug 22nd Executive Committee - 4:00 pm

No Scheduled Board Meeting



What's Going On at the Land Trust Now?

July 2022

Drafted by Polly Jones, Office Manager

Stewardship

Waldo County

- If you haven't seen the shed, then I hope you've been out of state. It's looking great and continually improved. New last month a coat of green stain on the trim, accentuating the cedar shingles.
- The bridge at Meadow Brook, Bessey Tract was installed earlier this month. We are working to get that trail open sometime in August or September.
- Work crew visited the Mount Tuck trail which is getting very close to opening. There are a few more finishing touches which will be finished in the next few weeks.

Knox County

- DEI committee plus other participants, met on Tuesday the 19th to discuss 2 agenda items:
 - discuss summary of findings drafted by Ian S & Ryan O.
 - discuss Land Trusts continuing commitment to First Light

It was recommended that a representative of a committee assigned to one or more of the 6 areas of focus listed in the summary, draft a list of 3-5 projects that can be completed in the next 3-5 years, including a project that could be completed within the next year. As far as first light is concerned, no concrete decisions were made but the land trust will be buying copies of notes on a lost flute, to read prior to a September 6th lunch chat.



Intern Ryan Nascimento gathers trail data with a digital clinometer for trail access information (TIA) signs. These signs post trail information such as max and average slope, cross-slope and trail width, which is crucial information for disabled hikers.



Beech Hill Blueberries! Fields are strung and pruned and ready for the free pick event starting Sunday the 24th.

Development

- The new member/recruitment gathering at Biz Gilmore's home on Beauchamp Point is happening next week - Tuesday, July 26. 41 people have RSVP'd.
- As a follow-up to Elisabeth's great Waldo County Conservation Initiative Party at her home in June, an initial committee to promote the initiative/seek feedback from has been formed and is having its first meeting on July 27.
- The Partner's Party is on August 2 (RSVPs due July 26). Personal follow-ups happening this weekend!
- New \$10K grant awarded from the Maine Mountain Bike Trail Fund - congrats stewardship!

Membership

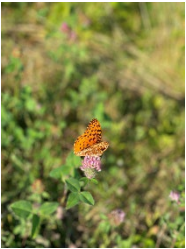
- New memberships continue to come in – we had five just this week! Mixed success with our new member hats program at Arts on the Hill: one new member at the Splitwillow concert, and then nine at MoJO Jazz. We'll crack this nut to find out what works!

Community Engagement

- Roger's Nature Program is having tremendous attendance with approx. 40 people joining the Insect Bonanza, co-hosted with the Maine Entomological Society. The next walk is a Botany Bonanza on Beech Hill with Dr. Eric Doucette. Thank you Roger and Polly for making these happen!
- Polly has organized a star-studded Arts on the Hill Series with outstanding attendance for Electric Bonfire, MoJO Jazz and Splitwillow. Next up is Darshan music on Sun. Aug. 14th then the Mallet Trio on Fri. Aug. 26th.
- Our interns Ryan and Wesley had stepped up to showcase their knowledge and talent on behalf of the organization. Ryan Nascimento led a walk about the current threats to tree species and had over 10 people in attendance, including a writer from the Maine Monitor, so keep your eyes out for an article. Wesley Hutchins will be leading a *bird walk* on Sears Island on Thur. July 28th at 8:30 a.m.
- The Blueberry Free Pick is getting underway this Sunday July 24th, with a members pick in the morning and will be open to the public in the afternoon. The free pick will run through Wed. August 3rd. Thank you for all of your support in making this happen.
- Happy Wanderers Hikes, in collaboration with Journey to Health, has hit a groove! Our last hike had 21 participants. The next walk will be from Erikson Fields to our Chapman Barn, on the trail leading to Beech Hill.
- Emily and Jack have created a Thrill of the Hill relay race on Beech Hill on Sat. Aug. 20th. It will be fun and family friendly with teams of 3 - 5 running 20 miles.
- We just hosted a feedback session to gather ideas for Learning Landscapes from teachers and principals. If you are interested in joining a Learning Landscapes committee, be in touch with Leah to learn more. We just received a full donation of 35 backpacks from LL Bean to provide outdoor learning tools and materials for each teacher who participates.
- Keep your eyes out for Trails Challenge season: Aug 1 - Sept 10th. Our kickoff event will be July 31st at the Thorndike Brook Trailhead from 10 a.m. - 12:30 p.m. with group hikes, rides and runs, kids' games, a raffle, and a food truck.

Natural Phenomena

- Monarchs are flitting around our yard, loving the milkweed!
- On Beech Hill too (thanks to Ryan N for photos)



Aphrodite Fritillary



Monarch

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

Ciona Ulbrich, Maine Coast Heritage Trust May 2022

Background: At 8,570 square miles, the Penobscot River watershed is the largest in Maine and the second largest in New England. Beyond its sheer size, the Penobscot River has significant ecological, cultural, and historical resources that could benefit greatly from a coordinated conservation strategy, and an influx of funding support for conservation and restoration work.

The lower watershed region includes some of the earliest known sites of human habitation in Maine, with evidence of people living from rich fisheries along the lower Penobscot for thousands of years. The tidal estuary in the lower Penobscot provides a nutrient-rich environmental that supports a broad range of species including 11 migratory fish and the largest breeding population of Atlantic salmon left in the United States along with two other endangered fish species. NOAA identified the whole river as a national priority for fish passage restoration, habitat conservation, and restoration work through its Habitat Blueprint designation. And, the Penobscot River Restoration Trust's effort to enhance fish passage have resulted in significant gains for migratory fish passage through the watershed. The river also has recognized recreational value: the main stem was designated an "A" river by the Maine Rivers Study in 1982, signifying that it is a natural and recreational resource with greater-than-state significance.

It is notable that this focus on the river's fisheries and recreational resources has not yet been supported by a coordinated approach to land conservation – in part because of the river's large size. While there have been multiple conferences and coalitions attempting to bring people and organizations together around the lower watershed, including a "Greenprinting" effort by Trust for Public lands and multiple Penobscot Bay and river watershed conferences, these efforts have yet to coalesce into a cohesive strategy and have suffered from a lack of available, focused funding. If significant funding were to become available for conservation and restoration in this lower watershed region, many of the pieces are in place for significant, coordinated and focused conservation planning and work to finally take place. The summary below and the attached map describe a number of current focus area for conservation.

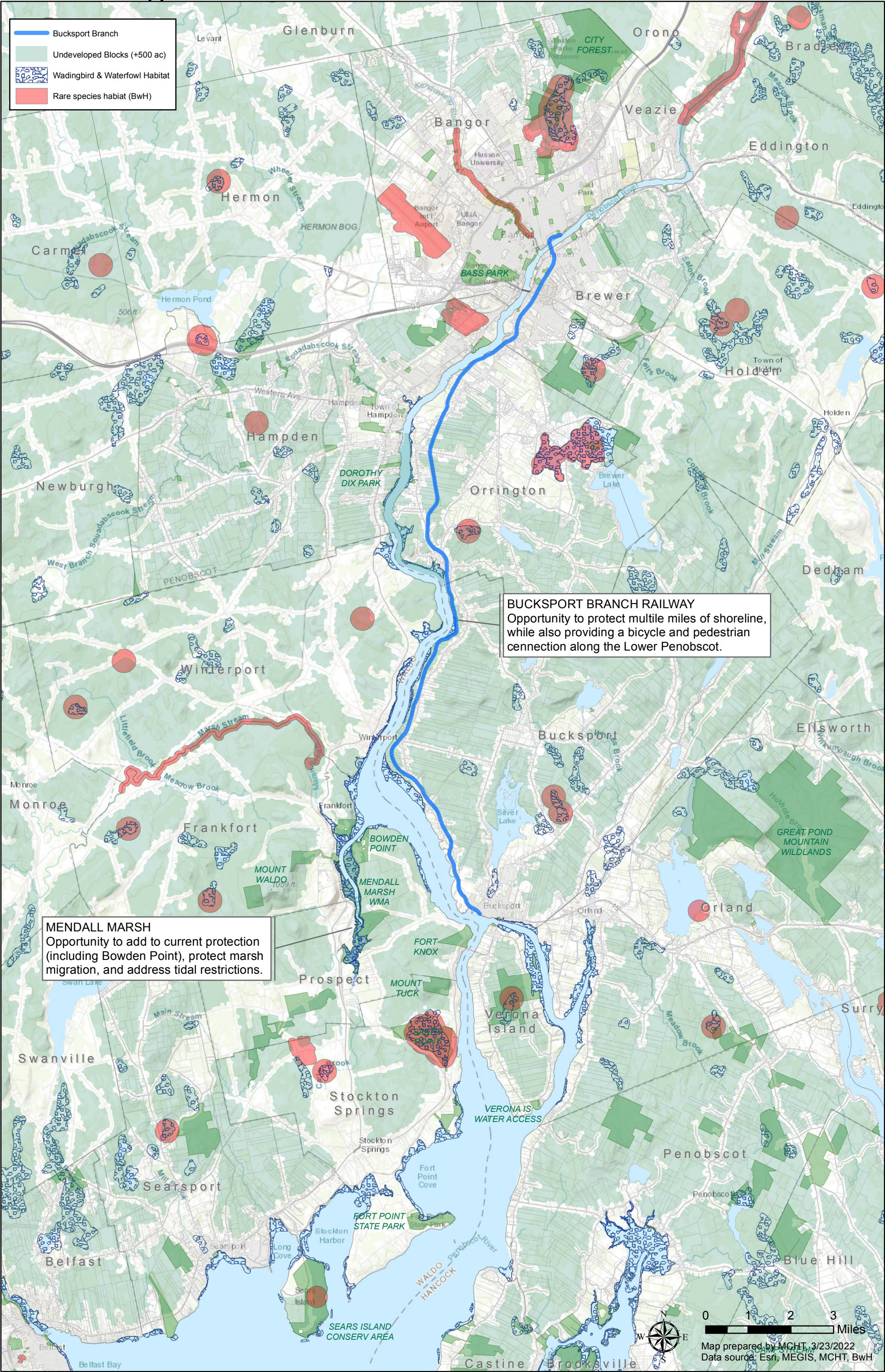
Conservation Entities Here Now: Currently, much of the land conservation work in the lower watershed is done by local land trusts with defined, finite territories, as well as the State. Through the Maine Land Trust program (<https://www.mltn.org/>), Maine Coast Heritage Trust is helping bring land trusts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

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

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

- **Mendall Marsh and Marsh Stream** is a focus area for protection of tidal marshes and marsh migration space. With near 350 areas of marsh, Mendall Marsh is the largest tidal marsh in the Penobscot estuary, formed by the confluence of the North and South branches of Marsh Stream and the Penobscot River. (also one of the largest marshes in eastern Maine, i.e. east of the Kennebec. The only marshes complexes comparable in size are the Pleasant River Marsh and the Machias River Marsh). It provides valuable nursery habitat for a broad range of aquatic and marine species, as well as foraging areas for wading birds, waterfowl and migratory shorebirds. Maine Coast Heritage Trust is currently working with the Maine Department of Inland Fisheries and Wildlife to enhance protection of the marsh, as well as pursuing conservation of identified migration areas and upland buffers, to improve the marsh's resilience to sea level rise. But there are additional nearby opportunities, including additional lands along the shoreline at Bowden Point, as well as additional opportunities on the other side of the marsh.
- **Bucksport Branch Former Railway** (currently out of service, and in new ownership) presents an unusual opportunity to protect multiple miles of shoreline on the east side of the lower Penobscot from division and development, while also potentially providing a bicycle and pedestrian connection between two of the largest communities along the lower Penobscot. In addition to significant shoreline protection, if for instance the State were to acquire this and build a multi-purpose trail, it could create an impressive economic development/ecotourism opportunity that would reconnect riverfront cities.
- **The Lower Penobscot Water Trail** is multi-year effort to secure and create a water trail through the lower watershed. Multiple partners and organizations are focused on working with the Penobscot to create water access opportunities, campsites and day use areas along this part of the river which has been a travelway for humans for millenia. Several exciting projects have already been completed and more are underway.
- **Mount Waldo trails, plant and wildlife habitat:** Building on an existing land trust 150-acre property including trails and one of two summits on Mount Waldo in Frankfort, there are potential opportunities for additional conservation of adjacent large tracts of land sloping down to the Mendall Marsh Estuary. This work could connect the tallest mountain and namesake of Waldo County with the shores of the marsh, and conserve hundreds of acres of wild land with impressive variety of plant and animal species.
- **Caribou Bog Complex** – A portion of this extensive, ecological hot spot and focus area extends into Veazie and Bangor and would be important to conserve (much of it is north of the “lower Penobscot”).

Lower Penobscot River
Conservation Opportunities



Coastal Mountains Land Trust DEI Committee – Summary of Initial Findings

Introduction: Since 1986, Coastal Mountains Land Trust has been working to permanently conserve land for the benefit of the **natural** and **human** communities of the western Penobscot Bay region. Throughout its history, our organization has worked to conserve land, securing significant public benefits, to care for the natural resources these places protect, and to engage the community in the enjoyment of these natural spaces.

Purpose: The purpose of this document is to summarize the initial work and findings of the Land Trust's ad hoc DEI committee following a year of meetings and a 4-part intensive DEI workshop series facilitated by the Southern Maine Conservation Collaboration. The DEI committee was formed to offer guidance to the Land Trust's board, staff, and committee members, to identify learning opportunities that could spur internal conversations, to shed light on inequities of opportunity within our community and beyond. While the Land Trust does wonders for the natural community, we believe we have still more to offer our local communities and the vast array of people who interface with our lands.

What follows is a summary of the initial findings of this workgroup which we believe should inform our continued learning and the eventual development of our next strategic plan.

Value Statement: Our Commitment to Equitable Access and Inclusion

Coastal Mountains Land Trust is committed to ensuring that our lands and trails are welcoming, accessible and open for all to enjoy and that our organization is inclusive, and proactive in engaging individuals and organizations that are representative of the diversity found within our vast community. We encourage all to participate in the development and implementation of our programming, partnerships, strategic planning, and decision-making processes.

Acknowledgement / Why:

We acknowledge that not everyone has equal access and opportunity to the land and the benefits of conservation. We would like everyone to feel welcome in the outdoors and to benefit from spending time in nature. We are prepared to listen, learn, and grow in our understanding of how to welcome, involve and find common ground with our community on the land.

Initial Areas of Inquiry:

As a part of our initial plan to increase our commitment to equitable access and inclusion, we identified the following 6 areas for additional study, consideration, and initial action:

1. Continued Education:

First and foremost, the committee felt that the Land Trust should continue to regularly schedule opportunities for the board, staff, and our membership to consider topics that will challenge our organization to continue to think about what being an accessible and inclusive organization means. These opportunities could revolve around an ongoing lunch series, presentations by

individuals and partner organization at board meetings, as well as through talks and presentations open to the community.

2. Examine the history and culture background of our Landscape

The committee recommends that the Land Trust invest resources in increasing our knowledge and understanding of the human and cultural history of the western Penobscot Bay region, with a special emphasis on the history and current role of indigenous peoples.

3. Improve the accessibility of the Land Trust lands and trails

The committee recommends that the Land Trust carefully study strategies for making our lands and trails open and accessible to all.

4. Continue to develop inclusive programming that engages the entire community.

The committee recommends the continued review and study of strategies, with a special emphasis placed upon our Learning Landscapes program, to facilitate the engagement of diverse audiences within our community with the land.

5. Expand the engagement and representation of the community in and by our organization

The committee recommends that the organization continue to develop systems for the engagement and recruitment of individuals and partner organizations that are representative of our diverse community to participate in the work of the Land Trust for the benefit of all.

6. Land for Community and Cultural Values

The committee recommends that the organization continue to update its standards and practices for identifying projects and priorities for work that ensure that our land conservation work – including land projects, stewardship investments, and community engagement programs – is an equitable and significant benefit to the community and/or addresses a specific need of the community.

What's Next: Our recommendation is for the board, staff, committees and membership to spend the coming year developing an action plan containing specific strategies and actions that can be pursued over the next 3-5 years to further the Land Trust's commitment to access and inclusion. This plan should flesh out each of the six action areas described above and will serve to inform the development of our next strategic plan which will be likely be written during the 2023-24 fiscal year for initial implementation during the 2024-25 fiscal year.

Minutes
Coastal Mountains Land Trust
Board of Directors Meeting
June 28, 2022

Board members present: Johnson, President; Conard, Davis, McDevitt, Moore, Rebordao, Rittmaster, Ruffin, Thanhauser, Wallingford, White, Wolfe
Board members absent: Call, Gabel, Noble
Staff present: Stewart, Gates, Jones, Landi, O'Neill, Rogers

The meeting came to order at 3:31 p.m. via Zoom. A quorum was present throughout.

A. Books Relating to the Work of the Land Trust

As a group ice breaker, Board and staff members were asked to recommend a book related to land conservation.
Bill Bryson, "A Walk in the Woods: Rediscovering America on the Appalachian Trail" (1998) - Moore
Roger Deakin, "Notes from Walnut Tree Farm" (2008) – Set in England. About being a naturalist. How everybody can relate to nature - Davis
Marjory Stoneman Douglas, "River of Grass" (1947) about the Florida Everglades - Johnson
The "Corfu trilogy", three books by Gerald Durrell about his family and the landscape and culture of Corfu – Rebordao (There is a current PBS TV series about the Durrells in Corfu.)
Ben Goldfarb, "Eager – The Surprising Secret Life of Beavers and Why They Matter" - Wallingford
Mary Ellen Hannibal, "The Spine of the Continent: The Most Ambitious Wildlife Conservation Project Ever Undertaken" (2012) - Conard
Robin Wall Kimmerer, "Braiding Sweetgrass" (2013) - Conard
Alfred Lansing, "Endurance: Shackleton's Incredible Voyage", about Shackleton's 1914 Antarctic expedition - Ruffin (Moore has been to Antarctica on a National Geographic tour, which included visiting Shackleton's grave on South Georgia.)
Richard Powers, "The Overstory" (2018) - about how trees communicate with one another - McDevitt
James Rebanks, "The Shepherd's Life: A Tale of the Lake District" - Stewart
Ben Ames Williams, "Come Spring" - Johnson
Hugh Willoughby, "Across the Everglades" about the flora and fauna of the Everglades - Johnson

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

See Polly Jones's summary in Board packets for today's meeting. "Arts on the Hill" is a series of music events at Beech Nut this summer, starting at 6 p.m. Board members are asked to volunteer to introduce the musicians at these events. McDevitt did this on June 24, and Johnson volunteered to introduce the Mallett Brothers on August 26. A generous donor has offered to help pay for the music series.

C. Land Trust Perspectives: Northern Michigan Independence Hunt

Stewart showed a seven-minute video about a campaign to get veterans and disabled people outdoors and increase their connection to nature and the land. This is a joint effort of Little Traverse Conservancy and two sportsmen's groups in Michigan. O'Neill knows a man who had his first successful hunting experience at the Beech Hill Preserve. McDevitt said that allowing hunting on Land Trust preserves is good for public relations.

D. Board Focus on Development: Success Stories; Member/Donor Profiles

Stewart reported that over 40 people attended a recent event at Elisabeth Wolfe's house in Belfast. Eight people who attended were interested in joining a Land Trust committee. There was lots of interest about moving forward with the Waldo County initiative. The Land Trust might work with the Climate Crisis Committee in Belfast. Stewart has met with Land Trust Board members who live in Waldo County, and will meet with them again next week. He will send an e-mail to confirm the meeting. We might want to work with Midcoast Conservancy, which serves towns to our south and west. Stewart will meet with the director of Midcoast Conservancy and talk about possible collaborations. Are there other local organizations and groups that we should be working with?

Membership Coordinator Polly Jones reported on a big party planned for Tuesday, July 26 at Biz Gilmore's house on Beauchamp Point in Rockport, for new property owners in Camden and Rockport who have moved here in the last year, plus some Beauchamp Point neighbors who are not Land Trust members, and whom we'd like to get to know better. About 135 invitations have been sent out.

Three Conservation Partner walks will be held in July, including an outing at Hurds Pond on July 8, an outing on the Round the Mountain Trail on July 13, and a visit to the Mill Brook Preserve and other places in Searsport, later in the month. Board members are asked to notify the office if they are interested in attending, or if they know someone who would like to attend.

E. Board Focus on Development: Member - Donor Profiles

Polly Jones gave the names of three new Evergreen members. One is a former staff member, John Gioia, who now lives in Denver, CO. New Conservation Partners include Jim and Bootsie Rogers, new property owners in Camden, and Mitch and Jan McMillen, who have been members since 2019 and made a leadership gift this year. Megunticook Society members Mazie Cox and Brinkley Thorne have designated part of their gift to support Arts on the Hill, the series of summer music events at Beech Hill. The John Sage Foundation gave us a grant for Mount Tuck. Trail Runners of Midcoast Maine (TRoMM) and Megunticook Market have become business sponsors of this summer's Trails Challenge.

Conard asked if there are plans for a party for new property owners in Waldo County, similar to the one for new property owners in Knox County. Jones said that a volunteer went to the town office in Belfast and got names and contact information for new property owners. A mailer has gone out to these people. We still have to get names of new property owners in Northport and Searsport. The towns of Camden and Rockport send us names of new property owners electronically.

The other projects on today's agenda, Beech Hill Habitat Management, Round the Mountain Trail, and Bald & Ragged Mountain Projects, will not require committees. Stewart plans to work personally with individual donors and individual foundations.

a) Waldo County Conservation Initiative

At the party at Elisabeth Wolfe's house, Stewart asked people about their interest in participating in a Waldo County conservation initiative. Seven people expressed interest, plus another person after the party. The Mount Tuck conservation project is now included in the Waldo County conservation initiative. One property on Mount Tuck needs ~ \$30,000 in order to close. Stewart can show Board members an overall budget for Waldo County as part of the discussion of the Clements property in Swanville later in today's meeting.

Stewart said that the Waldo County Conservation Initiative and the Learning Landscapes Initiative perhaps should not be called "initiatives". Both of these efforts probably need to have a campaign-like structure. We don't really know how long either of these programs will run, or how much money we should seek to raise. Stewart would like to have a committee handle each of these projects. Board members are invited to participate in the committees, which will put together an action plan for meeting with donors and reaching out to the public for support, probably concentrating on leadership donors.

b) Learning Landscapes, Beech Hill Habitat Management, Round the Mountain Trail, Bald and Ragged Mtn. Projects

The other projects on today's agenda will not require committees. Stewart plans to work personally with individual donors and foundations.

F. Action Items

1. Approval of Minutes of May 24, 2022 Board Meeting, as Amended

On motion of Thanhauser, Board members voted unanimously to approve the minutes of the May 24 Board meeting with a correction in H. Priorities We're Working On, a. Executive Director's Report. The next-to-last line under vi. Land Acquisition should read, "Can it just say that the Land Trust will buy the Doak property from Thanhauser at the appraised value?", rather than "at the price he paid Doak".

2. Approval of Acquisition of the Clements Property, Swanville

Stewart displayed a copy of the budget for the Waldo County Conservation Initiative that was approved at the April Board meeting. Projects shown in green are ones we have already closed on, but still need to raise funds for

stewardship or transaction costs. Projects shown in yellow are currently under contract, but we need to raise funds for both stewardship and acquisition. Altogether, we need to raise about \$200,000 this year and about \$230,000 next year, depending on the timing of the Doak deal. Land Protection Program Director Rogers will speak about grant prospects for both the Clements and Doak properties. With inclusion of the very confidential Belfast school property, our fund-raising for Waldo County looks to become a major campaign effort.

Rogers said that the Clements property is in our Hurds Pond focus area. It abuts our Bessey Tract and the Sucker Brook Tract of the Meadow Pond Preserve. It has ~3300 linear feet of frontage on Meadow Brook and Sucker Brook, with inland wading bird and waterfowl habitat. It is a key parcel for the focus area. We have been trying to work with the owners for many years. Thanhauser has been instrumental in building the relationship. We had the property appraised last year, at \$731/acre. The landowners have agreed to a purchase price based on the per-acre price in the appraisal. They are willing to sell us part of the property that is quite wet and inaccessible, while retaining the road frontage. Our \$36,058 purchase offer is 10% over the 2021 appraised value. The appraiser expects that an updated appraisal would probably go up 10%.

Rogers has submitted an application to the Maine Natural Resources Conservation Program for purchase of the Clements land, including acquisition at \$36,058, transaction costs of \$25,648, and money for stewardship. MNRCP is often willing to fully fund a project like this. The transaction costs include a survey by Landmark. Rogers has gotten an estimate from the surveyors formerly known as Good Deeds, at a lower figure that would save \$5,000. Good Deeds did the surveys of the two abutting properties.

Johnson said that the Land Trust has been wanting to acquire and protect this property for as long as he can remember. Moore said that the property has one of the highest natural resource ratings he has seen. He asked about permanence of boundary markers. Will we be able to locate markers in 25 years? Rogers said that metal stakes are placed, with flagging around them, and then trees along the property line are marked with blazes.

VOTE: On motion of White/Wallingford, Board members voted unanimously to approve entering into a Purchase and Sale Agreement for the purchase of fee title to a ca. 44-acre property owned by Cheri Cushman and Steven Clements, that is located off Swan Lake Avenue in the Town of Swanville. The purchase price for the property shall not exceed \$36,058. The Board of Directors approves all expenditures necessary to complete this purchase, including transaction costs of up to \$25,648, 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 and the Land Trust Stewardship Reserve TRF as stated in the Policies of the Board of Directors.

G. Priorities We're Working On

1. Executive Director's Report

a. Organization

The Board meeting on Tuesday, July 26 will be in person at the Land Trust office starting at 3 p.m. Moore cannot attend in person, but could participate remotely via Zoom if available. Stewart said he will test the Zoom camera set-up for a meeting held outside on the deck. July 26 is also the date for the party at Biz Gilmore's house for new property owners in Camden and Rockport and Beauchamp Point neighbors who are not CMLT members. Board members attending the Board meeting may want to attend the party, which starts at 5:30 p.m.

DEI Process: We have completed the workshop series. There will be a report about what we've learned and where we may be headed. There are no radical changes coming, but it gave us a chance to think about what we do well, what we might want to do more of, and how we might expand whom we work with.

b. Development

Grant Activities: Stewart praised Rogers for her work on the MNRCP grant project for land protection at Hurds Pond. The Land for Maine's Future program has allocated eleven million dollars for its first year, of which very little has been spent. We hope to submit an application for LMF funding next year.

The Conservation Partners Party will be held on Tuesday August 2 at Hope Orchards, starting at 5:30 p.m., with Hannah Pingree as guest speaker. She is Director of the Governor's Office of Policy Innovation and the Future, and co-chair of the Maine Climate Council. Board members will be asked to help with making phone calls to Conservation Partner donors to thank them and encourage them to attend the party. A gathering of Megunticook Society donors will start at 4:45 p.m. that afternoon at Hope Orchards. Board members are asked to arrive by 4:15 p.m. and go to the Megunticook Society party to mingle with those donors and get to know them.

iii. Stewardship

Update on Opportunities along the Little River in Belfast and Northport

Land Trust staff members recommend that we tell the Belfast Bay Watershed group that we want to help and support them by managing the trail for up to two years, during which period we will evaluate the prospect for permanence of the trail, and to see what are the possibilities for mitigation or removal of the dam. Stewardship and Land Protection Manager Shaída will send a letter to the Watershed group to raise this for discussion.

Status of Conservation Easement Violation

We have heard back from the landowner responsible for the violation. He accepts all the proposed terms of our settlement agreement except for one item, about which we will consult our attorney, Rob Levin. There is a question as to whether the acre and a half that we would be gaining in the conservation easement counts toward the density of the subdivision that has already been built. The owner has no other changes to the terms of settlement. We assume that this means he is willing to pay the costs. We need written confirmation from him. Stewart summarized that aside from one technical issue that we will have our conservation attorneys review, the agreement is unchanged from what the Board has approved. The owner cannot build another building on the property. No tax deduction is involved.

H. Committee Updates

Membership and Community Engagement Committee

McDevitt put in a plug for Board members to participate in the first ever "Thrill of the Hill" 20 mile relay race, on August 20. Even if Board members are not runners or walkers in the event, they can still get involved by watching the race, or sharing the information about the event with their network of friends in advance. Contact her for more information.

Adjournment: The regular meeting adjourned at 5:00 p.m., followed by an executive session.

Next regularly-scheduled Board meeting: Tuesday, July 26, 3:00 p.m., in person at the Land Trust office

Respectfully submitted,

Susan S. R. Alexander
Recording Secretary

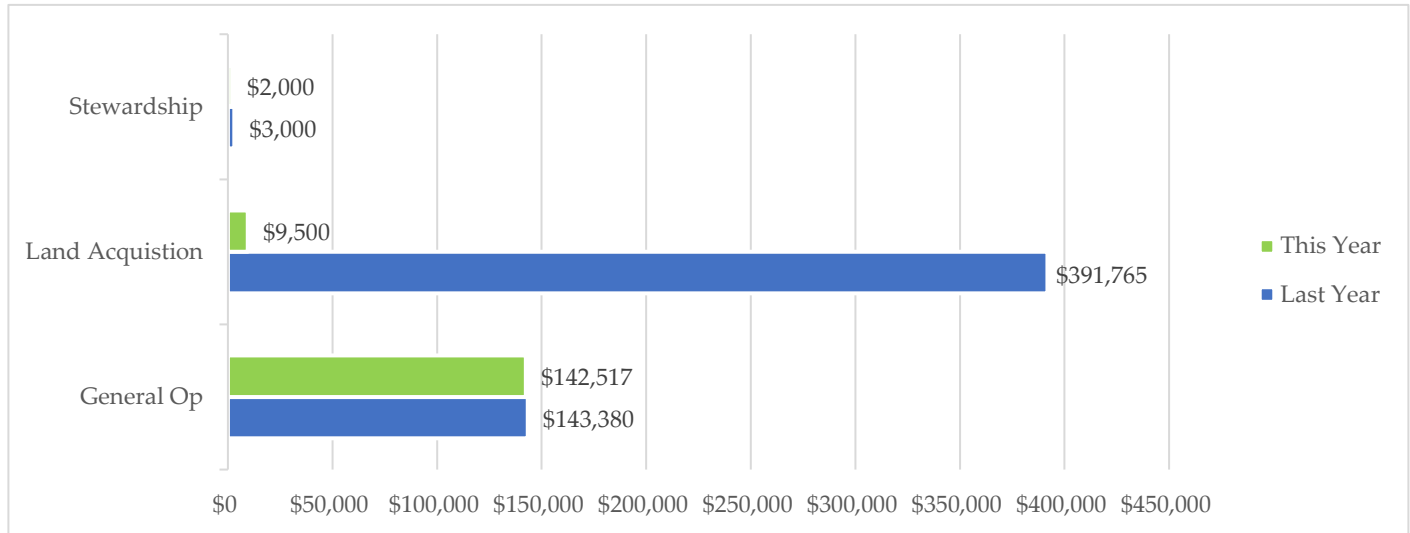


Major Gifts Committee Meeting Minutes

July 13, 2022 · 2:30pm

Zoom: <https://us06web.zoom.us/j/86733742179?pwd=aGxGWUZwSFV5bTVHeGdCRVNWNitKQT09>

I. Status on Major Gifts: This Year Total: \$154,017 (Last Year: \$538,145)



II. Update on 25+ consecutive donors

Committee discussed the principle of continuing to acknowledge long-term regular donors as much as “major” donors. Staff will continue to develop a plan for doing this with donors at the 10, 15, 20 and 25 year mark.

III. Updates on Upcoming Events

- a. Biz Gilmore’s Rockport/Camden Gathering (7/26/22): 17 people have RSVP’d so far (1 regret)

Party is coming along well. Over 40 people have RSVP’d for the event.

- b. Partners Party (8/2/22): 21 people have RSVP’d so far (4 regrets)

Board members and staff are asked to arrive by 4pm. Staff will provide board with a list of those that have confirmed that they are coming. Board & Staff are asked to “work” the crowd, with special attention to introducing themselves to people they don’t know and to introduce guests to one another.

IV. Megunticook Society Engagement Calls

- a. Any updates from calls made since last meeting?

- b. July assignments

Committee is asked to continue to their outreach as assigned by Tempe’s tracking sheet.

V. Next meeting: To be determined.

**COASTAL MOUNTAINS
LAND TRUST**



Finance and Investment Committee Minutes
July 20, 2022, 4pm

Minutes

Present: Roy Call, Landis Gabel, Judy Wallingford, Polly Jones and Ian Stewart

Regrets: Dan Johnson, Brad Hennemuth, Jane Merrill, Malcolm White (Treasurer)

Discussion Items

1. Status of Investments

General discussion.

2. Review of Monthly Financial Reports

Reports look good. No clarifications requested.

3. Alternative Investment Strategies for Land Protection funds in BSB ICS

The RTM trail will be completed over the next 2 seasons. Ian will work with Malcolm to determine how much can be moved out of the BSB ICS account. FC agreed to reinvestment only if there is no risk to principle.

4. Annual CMLT Audit process update

Letter from Purdy Powers had no Management Letter comments. Malcolm disagrees with their Exit Conference comment that Investment holdings not in line with investment policy. The auditors assumed that all ETF's were equities when some are bonds, making it appear that we are not in compliance with our stock to fixed ratio. FC agreed it is important to push back on this comment. Ian will contact Purdy Powers.

Status of Norcross Loan, March 31, 2022: \$100,000 principal balance due

Norcross Loan is due in September. Funds to pay off the loan are in a BSB Money Market Account.

<i>Period</i>	<i>Account Performance</i>	<i>Russell 3000 Small Cap</i>	<i>Russell 2000 Small Cap</i>
<i>Past Month</i>	-6.8%	-8.4%	-8.2%
<i>Past 3 months</i>	-15.8%	-16.7%	-17.2%
<i>YTD</i>	-22.9%	-22.1%	-23.4%
<i>Inception Since 8/1/2012</i>	11.5%	12.6%	9.6%

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

Transfers already completed for FY 2022-23 include: \$ 0

Transfers Available: \$ 167,146

Coastal Mountains Land Trust
Monthly Financial Dashboard

April 1st thru July 1st **Annual Budget**
6.30.22 YTD Monthly Analysis

Percentage of fiscal year complete 25% 100%

Income

Total YTD income* **138063** **819,146**

Income as percentage of budget 17% 100%

Cash position

Remaining Unrestricted Carryover Reserve 130543

Total endowment transfers available/not yet withdrawn 167146 **167,146**

Combined Total of Unrestricted Operating Carryover and Reserves to draw **297689**

Credit Line Cash Availability/not yet withdrawn 100000

Expenses

Total YTD expenses **159226** **745,800**

Expenses as percentage of budget 21% 100%

Campaign Income (subtracting 7% allocation to operating)

Bald & Ragged Mountains 60 40,000

% of 2021-22 Needed B&R funds raised 0% 100%

Waldo County Conservation Initiative 7280 250000

Learning Landscapes Fund 9500 50000

Beech Hill Habitat Management Project 0 100000

Goose River Mountain Bike Collaboration 0 25000

Other Projects 9151 50000

Internal Land Protection Project Debts

Norcross Wildlife Foundation No-Interest Loan 100000

subtotal 0

Investment Performance

<i>Period</i>	<i>Trillium Account Performance***</i>	<i>Russell 3k Performance</i>	<i>Russell 2000 Small Cap</i>
<i>Past Month</i>	-6.8%	-8.4%	-8.2%
<i>Past 3 months</i>	-15.8%	-16.7%	-17.2%
<i>YTD</i>	-22.9%	-22.1%	-23.4%
<i>Since Inception</i>	11.5%	12.6%	9.6%

*** 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	2950030.78	2804477
Total Land Protection Reserves	\$1,478,169	1244419.27	1224838.82 Cash (w/o pledges)
Total Round the Mountain Funds	\$851,560	692281.85	623291.86 Cash (w/o pledges)
Total Land Protection Reserves minus Round the Mountain funds	\$626,609	\$552,137	\$601,547
Total Stewardship Reserves	\$60,952	162891.54	151748.85 Cash***

Coastal Mountains Land Trust

Balance Sheet

As of June 30, 2022

	Jun 30, 22	May 31, 22	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
1010 · Bangor Savings Bank #1898	127,676.88	123,352.64	4,324.24
ACQUISITION ACCOUNTS			
1110 · BSB Acquisition ICS #8375	285,235.10	271,317.08	13,918.02
1111 · BSB Money Market #7719	100,064.68	100,048.23	16.45
1115 · Trillium Fernald's Nk Acq #1778	378,004.01	394,539.51	(16,535.50)
1120 · Trillium Land Acquisition #0685	476,312.43	493,291.85	(16,979.42)
Total ACQUISITION ACCOUNTS	1,239,616.22	1,259,196.67	(19,580.45)
STEWARDSHIP ACCOUNTS			
1150 · BSB Stewardship Savings #0691	20,398.10	27,766.33	(7,368.23)
1155 · Trillium Stewardship #5932	129,439.51	132,213.98	(2,774.47)
1160 · CNB Unrestricted Checking #0093	1,911.24	1,911.23	0.01
Total STEWARDSHIP ACCOUNTS	151,748.85	161,891.54	(10,142.69)
RESERVES & ENDOWMENTS			
1170 · Trillium Res & Endowments #1928	2,784,477.00	2,950,030.78	(165,553.78)
Total RESERVES & ENDOWMENTS	2,784,477.00	2,950,030.78	(165,553.78)
1180-1 · State Unemployment CD #9286	4,938.20	4,937.15	1.05
1180-2 · State Unemployment CD #1643	2,001.64	2,001.22	0.42
1185 · Petty Cash	200.00	200.00	0.00
Total Checking/Savings	4,310,658.79	4,501,610.00	(190,951.21)
Accounts Receivable			
1200 · Pledges Receivable			
1205 · Pledges Rec-Bald & Ragged	19,000.00	19,000.00	0.00
1205T · Pledges Rec-BR Trails	50,000.00	50,000.00	0.00
1217 · General Acquisition TRF	16,222.60	16,222.60	0.00
1220 · Pledges Rec-Stewardship	20,000.00	20,000.00	0.00
1230 · Pledges Rec-Operating	1,000.00	1,000.00	0.00
Total 1200 · Pledges Receivable	106,222.60	106,222.60	0.00
Total Accounts Receivable	106,222.60	106,222.60	0.00
Other Current Assets			
1330 · Prepaid Insurance	5,878.21	5,878.21	0.00
1335 · Prepaid Exps-Other	23,071.27	1,500.00	21,571.27
1340 · Prepaid Land Costs	17,510.62	17,510.62	0.00
Total Other Current Assets	46,460.10	24,888.83	21,571.27
Total Current Assets	4,463,341.49	4,632,721.43	(169,379.94)
Fixed Assets			
1510 · Building-Office	263,004.91	263,004.91	0.00
1512 · Building-Improvements	100,041.01	92,171.29	7,869.72
1520 · Landscaping-Office	10,433.25	10,433.25	0.00
1530 · Land-Office	43,083.00	43,083.00	0.00
1540 · Furniture & Equipment	126,239.69	126,239.69	0.00
1550 · Vehicles	37,784.23	37,784.23	0.00

Coastal Mountains Land Trust
Balance Sheet
As of June 30, 2022

	Jun 30, 22	May 31, 22	\$ Change
1580 · Beech Hill Property			
1581 · Beech Hill Barn	24,494.35	24,494.35	0.00
1582 · Beech Nut Renovation	564,242.73	564,242.73	0.00
Total 1580 · Beech Hill Property	588,737.08	588,737.08	0.00
1590 · Less accumulated depreciation	(511,278.40)	(511,278.40)	0.00
Total Fixed Assets	658,044.77	650,175.05	7,869.72
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	25,974,615.82	25,972,528.32	2,087.50
1810 · CMLT Allowance for Impairment	(24,041,521.97)	(24,041,521.97)	0.00
1815 · Preserve Improvements	152,072.92	152,072.92	0.00
Total 1800 · Conservation Preserves	2,085,166.77	2,083,079.27	2,087.50
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	3,920,663.66	3,918,576.16	2,087.50
TOTAL ASSETS	9,042,049.92	9,201,472.64	(159,422.72)
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2000 · Accounts Payable	1,838.24	1,820.58	17.66
Total Accounts Payable	1,838.24	1,820.58	17.66
Other Current Liabilities			
2110 · Accrued Vacation	6,369.33	6,369.33	0.00
2410 · Norcross Note Payable-0 int	100,000.00	100,000.00	0.00
Total Other Current Liabilities	106,369.33	106,369.33	0.00
Total Current Liabilities	108,207.57	108,189.91	17.66
Total Liabilities	108,207.57	108,189.91	17.66
Equity	8,933,842.35	9,093,282.73	(159,440.38)
TOTAL LIABILITIES & EQUITY	9,042,049.92	9,201,472.64	(159,422.72)

Coastal Mountains Land Trust
Monthly Statement of Operations
April 1, 2022 through June 30, 2022

	Apr - Jun 21	Apr - Jun 22	2022-23 Budget
Ordinary Income/Expense			
Income			
Operating Income			
4000 · Contributions Income			
4070 · Unrestricted Contributions			
4071 · Personal Memberships	22758	26615	45000
4072 · Leadership Donors	54261	48743	312000
4073 · Community Engagement Donatio	280	281	2500
4074 · Memorial Gifts-Unrestricted	8411	1350	5000
4077 · Annual Appeal Contributions	0	50	45000
4078 · Donations for Gifting	0	0	0
4079 · In-Kind Contributions	0	32	1000
Total 4070 · Unrestricted Contributions	85710	77071	410500
Total 4000 · Contributions Income	85710	77071	410500
4080 · Capital Campaign Allocations	3888	0	30000
4100 · Grants			
4150 · Temporarily Restricted Operating			
4155 · Stewardship Grants	10567	0	10000
4160 · Community Engagement Grants	0	0	50000
Total 4150 · Temporarily Restricted Operatn	10567	0	60000
4170 · Unrestricted Operating Grants	50000	55000	80000
Total 4100 · Grants	60567	55000	140000
4200 · Event Income & Expenses			
Fundraising Events			
4230 · Fundraising Events Income	0	4850	12500
4235 · Fundraising Events Expense	0	0	-1000
Total Fundraising Events	0	4850	11500
Total 4200 · Event Income & Expenses	0	4850	11500
4250 · Beech Hill Mgmt Income	0	0	0
4251 · Beech Hill Farm Income	0	0	0
4310 · Miscellaneous Income	0	1142	0
Total Operating Income	150164	138063	592000
Use of Reserves			
4900 · Release of Restricted Funds	0	0	167146
4910 · Use of Unrest Operating Funds	30000	0	60000
Total Use of Reserves	30000	0	227146
Total Income	180164	138063	819146
Expense			
6000 · Advertising	513	0	750
6144 · Development & Donor Recognition	0	1308	0
6150 · Fees			
6154 · Bank Service Charges	511	636	3500
6158 · Conference & Education Fees	370	1625	5000
6162 · Dues and Subscriptions	3559	3570	6000
6166 · Licenses and Fees	289	25	2500
6170 · Membership Database Expense	1851	1656	8000
Total 6150 · Fees	6581	7512	25000
6180 · Insurance			
6181 · Terrafirma Defense Insurance	0	0	4500
6185 · Liability, D&O, Property Ins	8102	9203	31500
6192 · Workers Compensation	1467	1728	7000
Total 6180 · Insurance	9568	10931	43000

Coastal Mountains Land Trust
Monthly Statement of Operations
April 1, 2022 through June 30, 2022

	Apr - Jun 21	Apr - Jun 22	2022-23 Budget
6200 · Interest Expense			
6212 · Credit Line Loan Interest	0	0	250
Total 6200 · Interest Expense	0	0	250
6228 · Community Engagement Programs			
6228CE · Community Engagement Exps-Gen	542	805	12300
6228LL · Learning Landscape Prog Exps	0	0	7500
Total 6228 · Community Engagement Programs	542	805	19800
6230 · Property Management Expenses			
6230MoT · Mt. Tuck Expenses	251	600	5000
6231 · Stewardship Services	364	0	8500
6232 · Stewardship Supplies	1911	308	10250
6234 · Ducktrap Watershed Acquisition	520	0	1750
6235 · General Acquisition Project Exp	201	445	7500
6238 · Beech Hill Farm Expense	609	744	3705
Beech Hill Expenses-All			
6240 · Beech Hill Management Expenses	101	0	10000
Total Beech Hill Expenses-All	101	0	10000
Bald-Ragged Exps-All			
6241 · Bald-Ragged Project Expenses	101	0	7500
Total Bald-Ragged Exps-All	197	0	7500
6242 · Fernalds Neck Preserve Expenses	298	0	1250
6244 · McLellan-Poor Preserve Expense	1000	0	1500
Total 6230 · Property Management Expenses	5256	2097	56955
6246 · Newsletter Expenses	2743	0	11000
6250 · Office Expenses			
6252 · Office Supplies	164	1481	4500
6253 · Office Technology Expenses	1120	635	5500
6254 · Office Expenses-Other	1299	3339	4000
Total 6250 · Office Expenses	2582	5455	14000
6256 · Postage and Delivery	1040	961	5000
6258 · Printing & Publication Exps	1222	1171	18500
6260 · Professional Fees			
6262 · Legal Fees	0	2775	0
6270 · Accounting	10281	1388	21500
6274 · Payroll Processing Fees	325	339	1800
Total 6260 · Professional Fees	10606	4502	23300
6297 · Real Estate Taxes			
6298 · Real Estate Taxes-Preserves	0	310	2500
6299 · Contr. Lieu Real Estate Tax	0	0	4500
Total 6297 · Real Estate Taxes	0	310	7000
6300 · Repairs & Maintenance			
6320 · Computer Maintenance & Repairs	0	0	250
6330 · Equipment Rental/Repairs	1622	1961	6000
6300 · Repairs & Maintenance - Other	0	0	1000
6335 · Vehicle Expenses	0	295	3000
Total 6300 · Repairs & Maintenance	1622	2256	10250
6340 · Telephone & Internet	782	602	3250
6350 · Travel & Ent			
6370 · Meals and Food Expense	195	442	13000
6380 · Travel & Mileage Costs	691	72	9000
6390 · Lodging	0	0	1500
Total 6350 · Travel & Ent	886	514	23500
6400 · Utilities	348	1159	3000
6560 · Payroll			

Coastal Mountains Land Trust
Monthly Statement of Operations
April 1, 2022 through June 30, 2022

	Apr - Jun 21	Apr - Jun 22	2022-23 Budget
6566 · Gross Salaries	76078	101599	465800
6568 · Unemployment Compensation	2426	0	0
6570 · CMLT Payroll Taxes	5547	7449	34717
6572 · IRA-Employer Match	1574	1616	13030
6575 · Employee Health Insurance	4132	8980	40380
Total 6560 · Payroll	89756	119644	553927
Total Expense	134047	159226	818482
Net Ordinary Income	46118	-21163	664
Restricted Income			
7000 · Restricted Contributions			
7015 · General Acquisition Contributions	0	7151	0
7016 · Ducktrap Acquisition Contributions	0	2000	0
Bald Ragged Contributions-All			
BR Contributions-Cash less Fee			
7018 · Bald - Ragged Contributions	55040	60	30000
7018Fee · Bald - Ragged Contributions	-3851	0	2100
Total BR Contributions-Cash less Fee	51189	60	27900
7018 IK · Bald-Ragged Cont - In-Kind	6000	0	7500
Total Bald Ragged Contributions-All	57189	60	35400
7019 · Beech Hill Cont.- Acquisition	200	500	0
7020 · Ducktrap Program Contributions	3000	0	0
7023 · Meadow Brook/Hurds' Pont Cont	0	-5000	0
7025 · Stewardship Fund Contributions	17543	0	0
7026 · Conservation Lands Defense Cont	1500	0	0
7032 · Mt Tuck Region of Interest	494	6020	0
7037 · Learning Landscapes Contributions	0	500	0
7038 · Waldo County Contributions	0	1260	30000
Total 7000 · Restricted Contributions	79925	12491	65400
7110 · Restricted Grants			
7136 · Learning Landscapes Grant	0	9000	25000
Total 7110 · Restricted Grants	0	9000	25000
Investment Inc & Exp-Restricted			
7800 · Investment Income			
7801 · Investment Inc-Reserves & End	37131	38495	0
7802 · Investment Income-Land Acq.	1963	2100	0
7803 · Investment Income-Stewardship	229	334	0
7804 · Investment Income-Fernalds Neck	4130	1653	0
Total 7800 · Investment Income	43452	42582	0
7805 · Appr/Deprec-Investments			
7806 · App/Depr-Reserves & Ends	170902	-466654	0
7807 · App/Dep-Land Acquisition	16857	-46117	0
7808 · App/Dep-Stewardship	2001	-7558	0
7809 · App/Dep-Fernalds Neck	15536	-45458	0
Total 7805 · Appr/Deprec-Investments	205296	-565787	0
7810 · Interest Income			
7814 · Interest Income-Acq Savings	168	190	0
7816 · Interest Income-Stew Savings	1	5	0
Total 7810 · Interest Income	169	195	0
8800 · Investment Management Fees			
8801 · Investment Fee-Reserves & End	-6760	-5836	0
8802 · Investment Fees-Land Acq.	-195	-200	0
8803 · Investment Fees-Stewardship	-21	-32	0

Coastal Mountains Land Trust
Monthly Statement of Operations
April 1, 2022 through June 30, 2022

	Apr - Jun 21	Apr - Jun 22	2022-23 Budget
8804 · Investment Fees-Fernald's Neck	-858	-569	0
Total 8800 · Investment Management Fees	-7834	-6638	0
Total Investment Inc & Exp-Restricted	241084	-529648	0
Total Restricted Income	321009	-508158	90400
Inv Income & Exps-Unrestricted			
7812 · Interest Income-General	6	4	0
7830 · Gain/Loss on Sale of Assets	160	4	0
8805 · Investment Fees - General	-48	-24	0
Total Inv Income & Exps-Unrestricted	119	-16	0
Total Other Income	321128	-508174	90400
Other Expense			
8000 · Restricted Fund Disbursements			
8020 · Land Tr Operating Res BDF Disb	0	0	13135
8040 · Land Tr Stew Res TRF Disb	0	0	32747
8042 · Land Tr Endowment PRF Disb	0	0	3400
8060 · Beech Hill Pres Stew Disbs	0	0	18370
8080 · McLellan Poor Endowment Disb	0	0	1643
8100 · Fernalds Neck Endowment Disb	0	0	34731
8120 · Conservation Lands Def Disb TRF	0	0	23370
8200 · Ducktrap River Disbursement	0	0	1750
8220 · Bald & Ragged Disbursement	0	0	7500
8272 · Mt. Tuck Disbursements	0	0	5000
8412 · Beech Hill TRF Disb	0		1000
8440 · General Acquisitions BDF Disb	0	0	7500
8460 · Mount Percival Disbursement	0	0	1000
8500 · Long Cove/Maine Stream Disbs	0	0	1000
8510 · General Stewardship BDF	0	0	2500
8520 · Pendleton TRF Disbs	0	0	5000
Transfer from Community Engagement TRF	0	0	7500

								ADJUST TO CASH BALANCE OF FUND:			
	Balance as of	Activity April-June, 2022						Fund	Less		Cash
	March 31, 2022	Contributions	Grants	Inv Income	Release of	Capital	Interfund	Balance as of	Outstanding	Cash	Fund Balance
		(Excl in-kind)		& Appreciation	Funds	Purchases	Transfer	June 30, 2022	Pledges	Advance	June 30, 2022
				(Net of Fees)	or Withdrawal		(& surplus fd transfers)				
RESERVES & ENDOWMENTS											
Permanently Restricted Funds (PRFs): Managed for long-term protection:											
Land Trust Endowment PRF - Corpus \$47,738.60	75,570.46	0.00		(9,461.47)	0.00	0.00	0.00	66,108.99	0.00		66,108.99
McLellan Poor Preserve Endowment PRF-Corpus \$22k	33,964.93	0.00		(4,555.46)	0.00	0.00	0.00	29,409.47	0.00		29,409.47
Fernalds Neck Preserve Endowment PRF-Corpus \$550k	729,469.70	0.00		(97,513.50)	0.00	0.00	0.00	631,956.20	0.00		631,956.20
Temporarily Restricted Funds (TRFs): Managed per restrictions:									0.00		
Land Trust Stewardship Reserve TRF-Contributions total-\$370,895.88)	425,160.88	0.00		0.00	0.00	0.00	0.00	425,160.88	(20,000.00)		405,160.88
Conservation Lands Defense TRF-Contributions total-\$230,896.28	230,896.28	0.00		0.00	0.00	0.00	0.00	230,896.28	0.00		230,896.28
Beech Hill Preserve TRF-Contributions total \$280,000	280,000.00	0.00		0.00	0.00	0.00	0.00	280,000.00	0.00		280,000.00
Pendleton TRF - Goal \$50,000	50,596.11	0.00					0.00	50,596.11	0.00		50,596.11
Howe Hill Farm TRF - Goal \$75,000	52,465.59	0.00		0.00	0.00	0.00	0.00	52,465.59	0.00		52,465.59
Board Designated Funds (BDFs): Managed for growth of BDFs									0.00		
Land Trust Operating Reserve BDF	271,188.30	0.00		(38,003.42)	0.00	0.00	27,750.00	260,934.88	0.00		260,934.88
Bald & Ragged BDF - Baseline total \$200,000	201,814.78	0.00		(29,427.35)	0.00	0.00	0.00	172,387.43	0.00		172,387.43
Land Trust Stewardship Reserve BDF - income from line above	341,377.88	0.00		(89,320.85)	0.00	0.00	0.00	252,057.03	0.00		252,057.03
Beech Hill Preserve BDF - income from line above	99,900.48	0.00		(50,919.99)	0.00	0.00	0.00	48,980.49	0.00		48,980.49
Conservation Lands Defense BDF	224,190.26	0.00		(67,920.62)	0.00	0.00	0.00	156,269.64	0.00		156,269.64
Pendleton BDF	35,115.08	0.00		(12,254.34)	0.00	0.00	0.00	22,860.74	0.00		22,860.74
Howe Hill Farm BDF	21,558.78	0.00		(9,180.17)	0.00	0.00	0.00	12,378.61	0.00		12,378.61
Staffing Reserve BDF	55,338.37	0.00		(4,828.98)	0.00	0.00	83,250.00	133,759.39	0.00		133,759.39
Design/Marketing BDF	4,611.53	0.00		0.00	0.00	0.00	0.00	4,611.53	0.00		4,611.53
Unrestricted Invested Funds: Surplus operating funds managed for growth									0.00		
Surplus Operating Funds-Short Term Investment	179,253.05	0.00		(20,609.32)	0.00	0.00	(185,000.00)	(26,356.27)	0.00		(26,356.27)
TOTAL Reserves & Endowments Investment Account	3,312,472.46	0.00	0.00	(433,995.46)	0.00	0.00	(74,000.00)	2,804,477.00	(20,000.00)	0.00	2,784,477.00
ACQUISITION FUNDS											
Fund managed with unpredictable, near-term use of corpus:											
Fernalds Neck Acquisition Reserve TRF	422,379.04			(44,375.03)				378,004.01			378,004.01
Funds managed with frequent, unpredictable income and expense:											
Ducktrap River Watershed TRF	17,734.75	2,000.00						19,734.75			19,734.75
Bald & Ragged Mountains TRF	587,600.95	60.00						587,660.95	(69,000.00)		518,660.95
Bald & Ragged Mountains BDF	104,630.91							104,630.91			104,630.91
Beech Hill Expansion TRF	740.60	500.00						1,240.60			1,240.60
Beech Hill Expansion BDF	4,727.47							4,727.47			4,727.47
Morgan / Hurds Pond TRF (Morgan donation balance)	97,966.42							97,966.42			97,966.42
Meadow Brook/Hurds Pond TRF (D. Thanhauser donations balance)	17,283.58	(5,000.00)				(7,215.00)		5,068.58	0.00		5,068.58
Mt. Tuck Region of Interest TRF	12,315.40	6,020.00				(13,325.40)		5,010.00			5,010.00
Mt. Tuck Region of Interest BDF	30,000.00					(11,096.14)	(18,903.86)	0.00			0.00
Waldo County Conservation TRF	0.00	1,260.00						1,260.00			1,260.00
Waldo County Conservation BDF	0.00					(2,087.50)	18,903.86	16,816.36			16,816.36
General Acquisitions TRF	16,222.60	7,150.60						23,373.20	(16,222.60)		7,150.60
General Acquisitions BDF	4,872.66			(44,027.09)			18,500.00	(20,654.43)		100,000.00	79,345.57
TOTAL Acquisition Funds	1,316,474.38	11,990.60	0.00	(88,402.12)	0.00	(33,724.04)	18,500.00	1,224,838.82	(85,222.60)	100,000.00	1,239,616.22
STEWARDSHIP FUNDS											
Funds managed to expend corpus as soon as possible:											
Beech Hill Preserve 100th Anniversary Capital Campaign TRF	7,836.03							7,836.03			7,836.03
Mount Percival Preserve Stewardship TRF	9,195.00							9,195.00			9,195.00
Long Cove Hdwaters/Main Stream Prsvs (CMP) Stewardship TRF	5,541.19							5,541.19			5,541.19
Office Fund TRF	1,000.00							1,000.00	(1,000.00)		0.00
Office Fund BDF	85,830.90					(28,560.70)	37,000.00	94,270.20			94,270.20
Learning Landscapes TRF	10,484.67	500.00	9,000.00					19,984.67			19,984.67
General Stewardship BDF	3,672.64			(7,250.88)			18,500.00	14,921.76			14,921.76
TOTAL Stewardship Funds	123,560.43	500.00	9,000.00	(7,250.88)	0.00	(28,560.70)	55,500.00	152,748.85	(1,000.00)	0.00	151,748.85
GRAND TOTALS	4,752,507.27	12,490.60	9,000.00	(529,648.46)	0.00	(62,284.74)	0.00	4,182,064.67	(106,222.60)	100,000.00	4,175,842.07
	Add: Inkind	0.00									

Coastal Mountains Land Trust
Land Protection Committee Minutes
July 20, 2022 at 1:00pm

Members Invited: Heather Rogers (chair), Ian Stewart, Roger Rittmaster, Sadie Lloyd Mudge, Ryan Gates, Courtney Collins, Margo Davis, Lys Pike, David Noble, Jack Shaida, Ryan O'Neill,
Absent: Malcolm White, Burt Sturup, Scott Hoyt, Elisabeth Wolfe

Camden, Rockport, Lincolnville & Hope Area

Maine Water Company Trail Easement – former Gronros property, Rockport

- Maine Water Company is reviewing the easement again under the new President.

Town of Camden Property, Camden

- We have approached the Town of Camden about a ca. 5-acre parcel of land the town owns on Rollins Road that would be a way to improve access to the former Bresnahan property. We hope to see if they are open to a management agreement, an easement, or transfer of ownership to the Land Trust. This would allow us to build a parking lot and trailhead to this popular mountain biking trail network.

Blake Property, Lincolnville

- Justin Blake is interested in possibly conserving more of his 40-acre property that abuts several of our easements around Moody Mountain.

Lester Property, Lincolnville

- Seth Lester is interested in donating a conservation easement on his ca 70-acre property, near other conserved land on Moody Mountain but not abutting it. The Committee would like to discuss further the potential for public access on the property, through that addition to the easement or through fee title ownership. Heather will reach out to the landowner.

Belfast, Belmont, Northport, Swanville Area

Elder Property, Northport

- The Elders were interested in selling the land to the Land Trust, but without funding potential we have passed on this project.

Clements Property, Swanville

- We have agreed on a ca. 44 acre parcel at a price of \$819.50 per acre, which is 10% over the appraised price. This would be a price of \$36,058 and contingent on a survey of the proposed boundary.
- The Land Trust has been invited to submit a full proposal to MNRCP for funding.

Thanhauser, Swanville

- David Thanhauser is in conversation with Tom Doak about his Hurds Pond property in hopes of acquiring it, and then selling it to the Land Trust to conserve it.
- The Land Trust has been invited to submit a full proposal to MNRCP for funding.

Little River Area Projects

No major updates. B&B Development received a letter from us and have not followed up.

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.

Mount Tuck Projects

No updates, waiting for Mathies to progress.

Waldo, Morrill, Knox & Brooks Area

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

Collins, Morrill

- Courtney Collins (Committee member) has proposed donating fee and/or a life estate on land she owns on Mixer Pond, including a cabin. The Land Trust already holds a conservation easement on the land, but Collins has made a generous offer to transfer ownership.