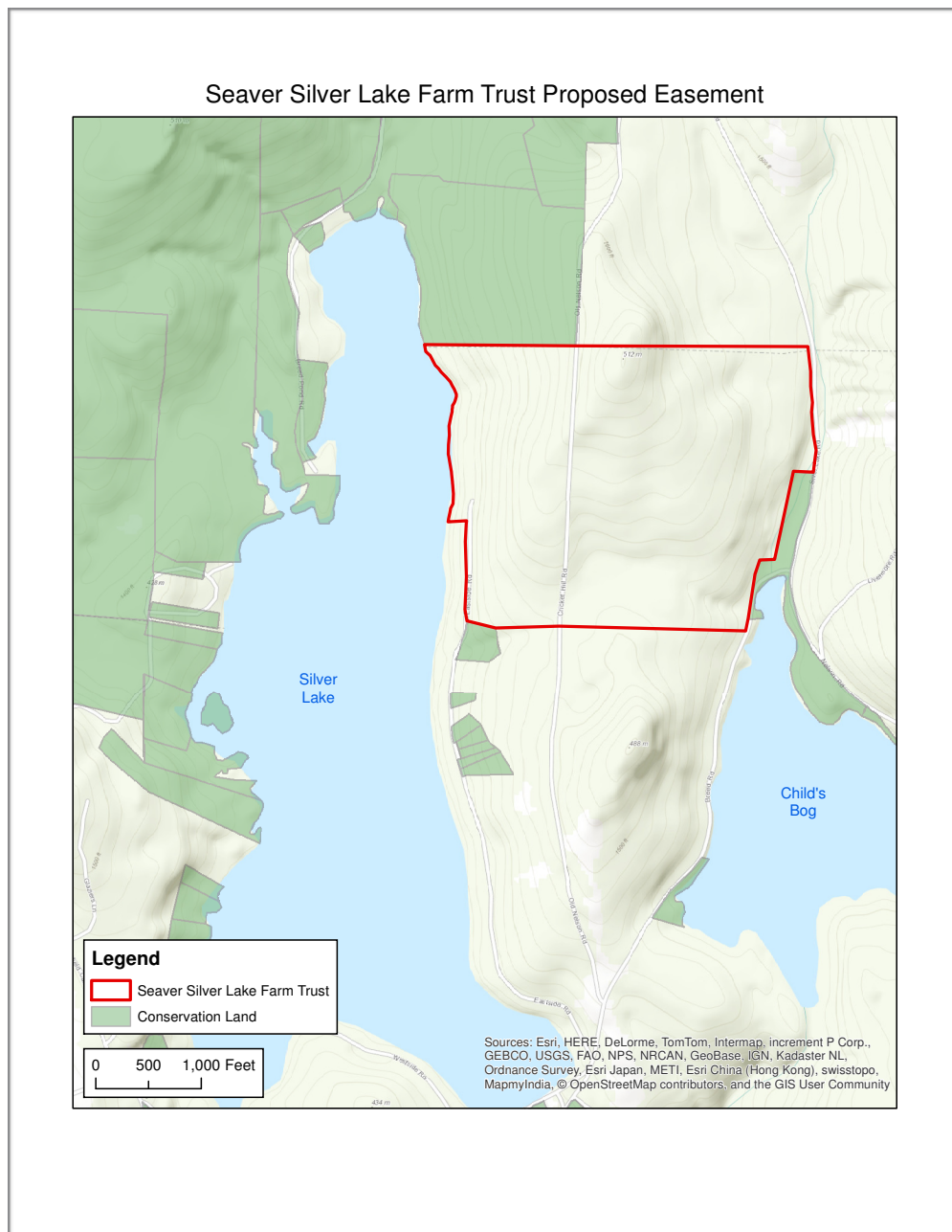


Silver Lake Land Trust

Annual Report 2015

An Opportunity for All Time



Silver Lake Land Trust

Agenda 2015 Annual Meeting

August 15, 2015, 10:00 AM
Brantwood Camp Beach
Breed Pond Road, Nelson, NH

- | | |
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| 1. Call to Order | Sal Mollica |
| 2. Minutes of 2014 Annual Meeting | Doug Miller |
| 3. Financial Report | Bob Gogolen |
| 4. Membership Report | Bob Gogolen for Linda Braun |
| 5. Eastside Easement | Eleanor Drury |
| 6. Eastside Covenant | Bob Gogolen |
| 7. Soak Up the Rain | Sal Mollica |
| 8. Trustee Nominations/Elections | Laurie Appel |
| 9. Stewardship Award | Betsy Perry-White |
| 10. Speaker | Jeremy Wilson, Executive
Director, Harris Center for
Conservation Education |

Jeremy Wilson is a graduate of Bowdoin College, received a master's degree at the Yale School of Forestry and Environmental Studies and earned his Ph.D. at the University of Washington College of Forest Resources.

Prior to his appointment at the Harris Center, he was a professor at the University of Maine where he performed research and taught undergraduate and graduate courses in forest ecosystem management.

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Minutes of 2014 Annual Meeting

Silver Lake Land Trust
Minutes of 2014 Annual Meeting
Saturday, August 16, 2014
Brantwood Camp, Nelson, NH

Call to Order

Silver Lake Land Trust Vice Chair Eleanor Drury called the meeting to order at 10:10 am, welcoming all who came to the 24th annual Silver Lake Land Trust annual meeting. Eleanor announced that Chair Doz Delori was traveling and was unable to attend the meeting.

Secretary's Report

Secretary Doug Miller submitted the minutes for the 2013 Annual Meeting, which were included in the meeting program. There were no additions or corrections to the minutes. It was moved and seconded that the minutes be accepted as submitted. There was no further discussion, and the motion passed.

Treasurer's Report

Bob Gogolen, Treasurer, invited all to review the Treasurer's Report located in the Annual Meeting packet. Income for the year totaled \$12,679.30, while expenses totaled \$11,985.04, for a net income of \$694.26. Net assets of the trust total \$191,082.41.

The largest expense for the year was a \$10,000 contribution to the Meade Cadot Fund at the Harris Center for Conservation Education. The purpose of the fund is to provide education to the Harris Center's executive director, Jeremy Wilson, who was named to the position in 2013.

Last year we listed a liability of \$6,400 to pay for materials on the Breed Road culvert project but the Town of Harrisville covered those expenses so that liability has been retired.

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A motion was made and seconded to accept the Treasurer's Report as submitted. There was no further discussion. The motion passed.

Membership Report

On behalf of Linda Braun, who was unable to attend the meeting, Bob Gogolen referred all to the Membership Report in the Annual Meeting handout. We had a total of 96 members as of the end of the fiscal year on June 30, but we have 104 as of today (August 16, 2014). We have slightly fewer members from last year, and revenue is off by about \$1000. We have a total of 6 Conservator Members, 48 Protector Members, and 50 Regular Members.

A motion was made and seconded to accept the Membership Report as submitted. There was no further discussion, and the motion passed.

Land Conservation Activities

Eleanor Drury reported. The water quality of the Lake is affected by erosion and runoff from stormwater events and we are learning the best practices that we can all do to keep pollutants from going into the Lake.

Eleanor showed the map of trouble spots noticed around the Lake, what we call the "red dot" map. The Monadnock Conservancy compiled the information for this map for the Silver Lake Land Trust. It is our hope that we can replace the red dots with green dots in two to three years.

Soak Up the Rain: The Silver Lake Land Trust received a grant of \$10,350 from the NH Department of Environmental Services (DES) to encourage private property owners in the watershed to reduce stormwater runoff with small, easy to install projects. These projects will be designed at no cost by DES, can be installed with hand tools, optionally with volunteer labor, and there is a cost share 50% reimbursement for materials used for the projects. The Monadnock Conservancy is also offering the labor of Rick Brackett with a \$7500 grant. The program will go over the next three years.

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There were some questions.

Q: How many volunteers are available?

A: About a dozen families have expressed interest in having their property evaluated for a project so far, and eight people have volunteered to help install the projects.

Q: Have owners been informed if their property has been assigned a “red dot”?

A: No. We are hoping to start with people who are willing to volunteer to have their property issues addressed and then find a way to tell others if necessary. Sal Mollica asked members of the board of trustees to stand, and encouraged members to contact any of them if you have any questions about this program.

There will be a Soak Up the Rain workshop in late August. Members can look to our web site, <http://slitnh.org> for details when they are confirmed. For more information about the DES Soak Up the Rain program, please see the web site <http://soaknh.org>

Eastside Road Covenants: Bob Gogolen reported that he and Jim Putnam organized this project to have owners of the small lots across the road from the lake on a portion of Eastside Road add mutually exclusive deed covenants on their property to prevent them from being developed. Most of these lots are too small to build on individually, but these deed covenants will prevent combining these lots and developing the property. These deed covenants are less burdensome than a conservation easement but allow the owners who sign on, as well as the Silver Lake Land Trust (which has also signed on), to take action to enforce the deed covenants.

These properties go from Dana and Joan Bemis’s property to Jeff Miller and Carol MacKinnon’s property. So far, Bemis, 133 Eastside Road, Gogolen, Walker, and Fred and Susan Putnam have signed covenants, and we are expecting Miller/MacKinnon and George and Ann Colony to sign soon.

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Eleanor added that it is very rare to have a lake in NH the size of Silver Lake to have development only on one side of the road. She expressed thanks to Bob and Jim for organizing this project, and also for the help and advice of Jeremy Wilson and Stephen Froling of the Harris Center, and also expressed thanks to the Monadnock Conservancy.

Trustee Nominations/Elections

Barbara Watkins thanked the Class of 2014 (Eleanor Drury, Peter Allen, Laurie Appel, Linda Braun, Colin Kennard, Barbara Ross and herself) for their service. Barbara also announced that all except for her have agreed to stay on and be nominated to become the Class of 2017. We are also nominating the following people for the Class of 2017: Ann Colony, Bryan Kingsbury, and Julie Pakradooni.

A motion was made and seconded to elect the slate of Peter Allen, Laurie Appel, Linda Braun, Ann Colony, Eleanor Drury, Colin Kennard, Bryan Kingsbury, Julie Pakradooni, and Barbara Ross, as trustees in the Class of 2017. There was no further discussion, and the motion passed.

On behalf of the board of trustees and the membership, Eleanor thanked Barbara for her many years of service on the Board.

Stewardship Award

Betsy Perry announced that the Board of Trustees had unanimously elected to extend the Stewardship Award for 2014 posthumously to Polly Kendall for her many years of service to the Silver Lake Land Trust and for all that she did to protect the Silver Lake watershed. Polly's family accepted the award.

Program

Karen Bennett, who is a forester in the UNH Cooperative Extension, talked about the forests of NH and the resources available to all residents of NH from UNH Extension foresters in each county of NH. The cooperative extension is part of the UNH system, and the mission is to provide

Silver Lake Land Trust

education, research, and service to the people of NH. The county forester in Cheshire County is Steve Roberge. NH county forestry is unique in the USA.

There is a document from the UNH extension detailing Best Management Practices for Forestry. The document is being revised now, with public meetings soon, and can be seen at the following web site: **http://bit.ly/bmp_forestry_NH**

Karen discussed invasive insects that threaten trees in NH. There is a great deal of information about, and also a way to report any invasive insects, at the web site **<http://nhbugs.org/>**

When asked what should be done if we find these insects in firewood, Karen said that we should report them to the web site, take photos to document them, and then burn the firewood.

Other Business

Eleanor referred to Doz's message on page 10 of the program. Doz will continue on the Board of Trustees, but is stepping down as Chair following this meeting.

Adjournment

With no further business, Eleanor thanked all of those who attended. The meeting was adjourned at 11:24 am.

Respectfully submitted,

Doug Miller

Secretary, Silver Lake Land Trust 24th Annual Meeting Activities Report

Silver Lake Land Trust

Mission

It is the mission of the Silver Lake Land Trust (SLLT) to protect the natural resources and environment of the Silver Lake area by preserving as much land there as possible in an open, undeveloped state. To carry out this mission the SLLT will

- educate and inform Silver Lake residents and appropriate officials and agencies in Harrisville and Nelson regarding the value of conserving land around Silver Lake;
- encourage Silver Lake landowners to donate or sell conservation easements on their properties;
- acquire conservation easements from landowners and, as appropriate, use mechanisms other than conservation easements, e.g. deed restrictions, purchase of land, purchase of rights of first refusal, to conserve land;
- work with other conservation organizations to help them conserve land in the Silver Lake area;
- ensure that existing conservation easements are being monitored and that the provisions of those easements are being scrupulously followed;
- when requested by landowners who have donated easements or are thinking of donating easements, work with such landowners to ensure that the Towns of Harrisville and Nelson provide property tax benefits that the landowners are entitled to under state law;
- support the strengthening and enforcement of planning and zoning ordinances in the Towns of Harrisville and Nelson that tend to promote land conservation and
- work with the Silver Lake Association of Chesham and Nelson and with conservation organizations to protect the natural resources and environment of Silver Lake.

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Signers of the Silver Lake Articles of Agreement Filed October 4, 1989

**Aldith S. Allen
Peter S. Allen
George Austermann
Ralph Bemis
Albert Berthiaume
Doris Berthiaume
David Bing
Harold J. Clark
Marjorie P. Colony
John M. Croteau
John Croteau, Jr.
Judson K. Dexter
William W. Francis
Hugh Mason
Julia Pakradooni
Betty St. Pierre
R. Duke Powell
David F. Putnam
James A. Putnam
Thomas R. Putnam
Anne Tuck Robertson
William R. Robertson
Walter Rohr
James Rothnie
Charles Shaw, Jr.
Charles Tarbox
Wellington Wells, Jr.
Hollis E. Whitney**

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Storm Water Runoff Mitigation

The Breed Road

This project was completed by NH DOT and the Harrisville road crew. The project redirected an important portion of stormwater with its contaminants from Breed Road out of the Silver Lake watershed instead of directly into it. We are thankful that all expenses except for the engineering surveys and plan were covered by NHDOT and the Town of Harrisville. We are also thankful to the landowners who granted rights of way for the project.

Soak Up the Rain

The purpose of this project is to:

1. Educate private landowners on the effects of storm water runoff on the lake and the steps they can take to mitigate those effects,
2. Assist private land owners in designing, installing and maintaining storm water runoff best management practices on their own land,
3. Maintain or improve the water quality of Silver Lake.

NH DES and the US EPA awarded SLLT \$10,350 to help cover the cost of educating private landowners and installing Best Management Practices (BMPs) on private lands in the watershed. Additionally, the Monadnock Conservancy will use \$7,500 of grant funds to pay for its staff to work on the project. The SLLT is working closely with Jillian McCarthy of the NH DES and Rick Brackett of the Monadnock Conservancy to utilize these resources.

Current Status and Initiatives:

1. Two workshops were held last year to introduce the project and educate volunteers, elicit potential private mitigation sites, assess stormwater issues and design and implement best management practices. These

Silver Lake Land Trust

sessions were well attended.

2. After assessing a number of sites identified by property owners, two have been selected for mitigation plans. Based upon the plans and desire of the owners, funds and volunteers will be made available to complete the plans.
3. Two additional sites have been identified for further evaluation. Private landowners are encouraged to contact Sal Mollica (smollica2@gmail.com) if they feel they may qualify for assistance as funds continue to be available for more projects.
4. A successful event was held on August 7 to clean up and refresh the rain garden at the Stoney Beach parking area. Ten hard-working volunteers removed sediment build-up and weeds and restored function of the rain garden inlets. Based upon a planting plan, SLLT will use grant funds to purchase plants and mulch and host a volunteer planting event in the next few weeks.
5. At the steep slope down to the lake where a fence and sign was placed and destroyed, Rick and Nathan Karol will develop a plan for steps to mitigate erosion in that area. The state land is owned by NHDOT. Cost can be covered by the grant.
6. Another steep slope in front of the mowed area, privately owned, can use infiltration steps that could be a good example for homeowners to see and install themselves on their property. Cost can be covered by the grant.
7. Rick and Jillian have identified high traffic areas, such as locations where people and watercraft enter the water and undercutting of shoreline by motorboat created wave action as frequent causes of erosion. We hope to develop and educate landowners regarding strategies to mitigate these problems.

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Land Conservation

Eastside Easement

This winter, the Harris Center invited The Silver Lake Land Trust Board to help raise funds to fulfill a longstanding goal, protection of 187 acres of steep, erodible land on Cricket Hill. The parcel is pictured on the **Annual Report** cover page. The “**Eastside Easement**”, to be held and stewarded by the Harris Center for Conservation Education, conserves the land from future development or deforestation which could endanger Silver Lake’s highly prized water quality. It also protects 110 acres of the Child’s Bog and Seaver Reservoir watershed with ¼ mile of Breed Road frontage and iconic Monadnock Mountain views.

The Eastside Easement continues the Silver Lake Land Trust partnership with the Harris Center to conserve land held by the Seaver Silver Lake Farm Trust. It adjoins the Nelson tract conserved in 2010 to create a protected buffer from storm water run-off that extends from the end of Eastside Road in Harrisville north to Nelson and from Silver Lake’s shoreline east to Child’s Bog. **Only one building lot is allowed on either the Nelson or the Eastside Easement parcels - that is either the existing small camp or a new building to be set back from the shore, invisible from the Lake, and contained in size.**

In addition to protecting water quality, this giant step in land conservation secures the green scape and views which distinguish our Lake. Like the Seaver Farm, with its meadow and Monadnock backdrop also conserved in 2010, the Eastside Easement protects the beauty of Silver Lake, as well as water quality, for generations to come.

All of this essential Silver Lake conservation has been made possible by the Harris Center and John Newcombe, representing Paul Geddes and the Seaver Silver Lake Farm Trust. **Upon completion of this easement on**

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September 30th, their foresight and efforts together with the generosity of the Silver Lake/Harrisville/Nelson Community, will result in 75% of our Lake's watershed protected. This would be a record high for New Hampshire Lakes.

To meet the September 30th easement purchase deadline, the Silver Lake Land Trust Board voted unanimously to:

1. Transfer its financial resources – accumulated over years of membership contributions - to the Harris Center, and
2. Fund raise an additional \$350,000.

To date, \$196,000 in cash has been donated to the Harris Center for its Silver Lake Eastside Easement. Another approximately \$100,000 is pledged – to be paid by September 30th.

We are grateful to the Harris Center for leadership and expertise, and John Newcombe and Paul Geddes for this opportunity and its impact. **It is a “*once-in-a-lifetime*” chance to make a difference for many and for many years to come.**

If you have given, thank you. We hope those who have not will see the lasting value of the effort and will join us in securing the Eastside Easement. Thank you in advance.

East of East Side Road Covenant

SLLT's big news this year is, of course, the East Side Easement. Easements are usually the best tool for protecting Silver Lake's watershed. Sometimes, however, an easement is not the right tool. The “East of East Side Road Covenant” is one such case. SLLT has been working on an agreement with nine land owners who own small contiguous parcels on the east side of East Side Road. (From Bemis to Miller/MacKinnon, approximately mid-lake.) The lots are too small for a conservation easement. Instead, with the help of the Harris

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Center, we decided to use a restrictive covenant to secure an equivalent result. The essence is that the land owners agree to certain conservation restrictions, and enforcement is mutual among the land owners and SLLT; the covenant goes with the property. The "master agreement" was signed by 5 property owners (Bemis, 133 East Side Road LLC (Putnam), Gogolen, Walker/Norman and Fred and Susan Putnam) in October of 2013. We allowed for others to join in after-the-fact using a "Declaration of Adherence."

Earlier this year, the Miller/MacKinnon family agreed to sign on to the covenant. They have the largest lot of the group. The Miller/MacKinnon family and board approved the agreement last summer. We finished getting other participants' signatures and registered the agreement in January 2015.

Dick and Kristin Hill purchased 169 East Side Road from the Lepistos in December of 2013. They heard about the covenant from other participants, and were quick to get on board. Their agreement was registered this past spring.

We are working with the remaining property owners in the area, and expect one family to sign on later this summer or early fall.

Next year, we hope to use the same type of agreement for some small lots at the southern end of Eastside Road.

Other

There are other initiatives that hopefully will result in additional conserved parcels.

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Financial Statements

July 1, 2014 - June 30, 2015

Income Statement

Income:			
Bank Interest			\$309.33
Direct Public Support			\$12,175.00
		Total	\$12,484.33
Expenses			
Business			\$75.00
Projects			\$88.04
Contract Services			\$575.00
Operations			\$732.24
Donation to HCCE			\$10,000.00
Insurance and Other			\$683.20
Meetings			\$177.80
		Total	\$12,331.28
Net Income			\$153.05

Net Worth

June 30, 2015

Silver Lake Land Trust

Assets			
Current Assets			
CD		\$77,497.97	
Money Market		\$113,737.49	
Total Assets		\$191,235.46	
Liabilities		\$0.00	
Net Assets		191,235.46	

Note 1:

In addition to the resources shown in SLLT's balance sheet, SLLT has the ability to direct funds in the Silver Lake Fund held by the Monadnock Conservancy. The Silver Lake Fund had a balance of \$48,855 at the end of SLLT's fiscal year. SLLT has committed the entire balance to the East side Easement project. Funds will be transferred to the Harris Center prior to the easement closing date.

Note 2:

SLLT's board has directed that all available funds, less a prudent reserve, be contributed to the Eastside Easement. The exact amount will be determined on or about September 15, 2015.

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Membership Report

Steward Members

Valerie Tayler
Barbara Lewis

Conservator Members

Ann and George Colony
Sal and Mary Beth Mollica
Francois and Rosamond Delori
Susan, Fred, Todd, Maggie and Seth Putnam

Protector Members

Jon Allen
Lauren Mollica and John Courtney
Peter Allen and Susan Allen
Paul and Barbara Nearpass
Ken and Dorothy Bacon
Julia Pakradooni
Ted and Linda Braun
Eleanor Drury
Tom and Izola Porter
BB&N School
Evelyne Delori
Max and Kristina Chretien
Tom and Barbara Putnam
Henry and Nancy Dawes
Nik Putnam and Sara Tolley
R.L. and Pamela Elliott
Judith Putzel
William Francis
Ralph A Reith Jr.
Bob Gogolen and Beth Caldwell
Barbara Ross
Al and Barbara Gogolen
Julia Rowse
Richard and Kristen Hill

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B. Sheppard and D. Holmstrom
The Howard Land Trust
Gordon Snyder
Debbie Bing and Jon Hurwitz
Bill Walker and Jennie Norman
Tom and Sue Johnston
Astrid and Todd Warden
David Kennard, Julia Pakradooni, Colin Kennard
Barbara Watkins
Cynthia and Malcolm Macdonald
Karin and Peter Wells
Hugh and Maureen Mason
Roger and Sandy Williams
Jeff Miller and Carol MacKinnon

Regular Members

Kenneth and Laurie Appel
Bryan Kingsbury
Richard Austermann
Wendy Klemperer
Pamela Banks
Terry Mednick
Claudine Bing
Laura Miles & Tim Miles
Susan and Peter Bramley
Mark Mollica
Brantwood Camp
Parliman Silver Lake Family Trust
Edie Clark
Irene Pipes
John Croteau, Jr.
Sally Rives
Polly Croteau
Howard Ross
John Rowse and Edith Fallon
Mark Drury
Emily Drury

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Seaver Silver Lake Land Trust
Sam and Merilee Eaton
Winston and Sherry Sims
Brenda and Bruce Ellis
Linda Singer and Greg Rothman
Barbara Gendron
Don and Rebecca Snyder
William Glazier
Charlotte Stanley
Lee and Lulu Grodzins
Barry and Karen Tolman
Zachary Houle
Jane Kristal and Don Towsley
The Inn at East Hill Farm
Pamela White
Ruth Jacobson-Hardy
Alan and Beverly Wiggin
Vaughn A. Johnson
Allan Yont and Cynthia Krumins
Colin Kennard

Silver Lake Land Trust

Board of Trustees

As of August 16, 2015

	Class of		
	2016	2017	2018
Sal Mollica, Chair	X		
Eleanor Drury, Vice Chair		X	
Bob Gogolen, Treasurer			X
Doug Miller, Secretary	X		
Peter Allen		X	
Laurie Appel		X	
Ken Bacon	X		
Linda Braun		X	
Ann Colony		X	
Doz Delori	X		
Dennis Fallon		X	
Bill Gurney			X
Colin Kennard		X	
Bryan Kingsbury		X	
Carol MacKinnon	X		
Terry Mednick (retiring 2015)			
Julia Pakradooni		X	
Betsy Perry			X
Nicholas Putnam			X
Barbara Ross		X	