

Silver Lake Land Trust

Annual Report 2020



Silver Lake Land Trust

Agenda

2020 Annual Meeting

August 8, 2020
Brantwood Camp
Nelson, New Hampshire

- | | |
|----------------------------------|---------------|
| 1. Call to Order | Ann Colony |
| 2. Trustee Nominations/Elections | Eleanor Drury |

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 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.

Silver Lake Land Trust

Purpose

Review accomplishments and identify priorities for next five to ten years by:

1. Identifying properties without conservation easements that have most impact on the Silver Lake environment
2. Identifying areas of cooperation with Harrisville, Nelson and other relevant conservation committees and groups

Letter from the Chair of Silver Lake Land Trust

August 2020

Dear Members of Silver Lake Land Trust,

I hope this letter finds you and your families safe and well as we all find ways to live with COVID-19 in our midst. My family and I have been able to spend some time at Silver Lake together and I have been happy to catch a glimpse of many of you doing the same with your families. Some of our traditions have changed or been postponed to keep us all safe, but the essence of our time here remains unchanged, and I am finding it more precious than ever.

Our Board of Trustees has not had any in-person meetings this year because of COVID-19. We will have a very short one after the (very short) Annual Meeting to vote on our Slate of Officers for the upcoming year. Meanwhile, the Executive Committee has been working on a few administrative changes that will help us better carry out our mission and serve the Silver Lake community:

1. We are looking at changing from paper communications with our members to largely, if not completely, electronic communication. For this reason we are asking all members to email us at: membership@slttnh.org to ensure that we have your current email address. This will save paper and money and some volunteer hours in sending out mailings.

2. We are also looking into purchasing new accounting software and software that will help us keep track of membership records. Up until now we have used software generously donated to SLLT by Bob Gogolen. Since Bob is the only one licensed to use it, this arrangement has also allowed SLLT to hold Bob hostage and never let him retire from the Treasurer's position! Bob is chairing a committee to help us find new software that will better suit our needs (and perhaps allow Bob to someday be released from the Treasurer's position). The new software we are looking at will also allow online payment of membership dues and donations to SLLT, and will make the job of keeping our records easier for the hard-working volunteers who do it. This software will increase our expenses – we will not know how much until we choose a package. We are mindful of keeping our expenses low

but also keeping the work of our small organization not too burdensome for our volunteer Board of Trustees.

We look forward to a day when we can all gather together safely and talk about land conservation around Silver Lake. In the meantime, if you would like to talk to us about conserving your land, please feel free to contact us. We are always here to help.

All the best,
Ann Colony
Chair of Silver Lake Land Trust
acolony@yahoo.com

Note: We are including the Minutes of the 2018 Annual Meeting in this Annual Report because the Chair forgot to include them in the 2019 Annual Report!

Silver Lake Land Trust Minutes of 2018 Annual Meeting

Saturday, August 18, 2018
Brantwood Camp, Nelson, NH

Call to Order

Silver Lake Land Trust Chair Sal Mollica called the meeting to order at 10:00 am, expressing thanks for the good weather (which would not turn out to be prophetic), giving thanks to Ann and George Colony for providing the refreshments, and to Bob Gogolen, Colin Kennard and Julie Pakradooni, who arranged for the chairs.

Secretary's Report

Secretary Doug Miller submitted the minutes for the 2017 Annual Meeting, which were included in the Annual Report distributed prior to the meeting starting on page 4. There were no additions or corrections to the minutes. There was a motion that the minutes be accepted as submitted; the motion was seconded. There was no discussion, and the motion passed.

Treasurer's Report

Treasurer Bob Gogolen invited all to review the Treasurer's Report located on pages 7 and 8 in the Annual Report. There was a deficit for the year totaling \$45,733.31. A deficit is unusual for us, but the SLLT provided \$55,000 to the Harris Center in anticipation of the Westside easement closing. Net assets of the trust total \$176,233.48.

The SLLT will be donating almost all of our assets to the Harris Center toward the Westside easement at the end of 2019. We plan to hold back enough assets to cover expenses for the remainder of the fiscal year.

A motion was made and seconded to accept the Treasurer's Report as submitted. The motion passed.

Membership Report

Linda Braun referenced the Membership Report on page 9 of the Annual Report. Linda reported that the SLLT has 48 members – not as many as last year - of which 9 were Conservators and 23 were Protectors. In 2017, there were 94 members; In 2016 there were 89 members; in 2015, 100 members. Membership totals are down because the SLLT is concentrating on fund raising for the Westside easement rather than attempt to collect dues.

A motion was made and seconded to accept the Membership Report as submitted. The motion passed.

Memoriam

A moment of silence was held in honor of Dana Bemis, Bruce Ellis, Sally Orcutt, Richard Pipes, John Rowse, Caryl Rider, and Elizabeth Wisda.

Easements

Vice chair Eleanor Drury directed attention to page 11 of the Annual Report, and then reported on the progress of fund raising toward the Westside easement – 50 acres of land owned by the Seaver Silver Lake Farm Trust (SSLFT) on the south side of Westside Road. The easement is scheduled to close in December 2018. She is very encouraged by fundraising so far but there remains a gap. When this easement is closed, 915 acres of land in the Silver Lake watershed – 335 acres owned by the SSLFT – will be under conservation protection. That is 80% of the watershed and includes 2.9 miles of protected shoreline.

On behalf of the SLLT, Eleanor expressed thanks to Stephen Froling of the Harris Center (HC), as well as to Paul Geddes and John Newcombe of the SSLFT.

Sal added special thanks to Eleanor and to Doz Delori for leading the fundraising efforts toward the Westside Easement.

Soak Up The Rain

Sal Mollica reported and directed attention to page 12 of the annual report. Soak Up the Rain is finished, though there are individual projects that remain in progress. Projects completed using these funds and volunteer labor include rehabilitation of the rain garden at the boat launch area; infiltration steps at the Ellis property on Eastside Rd; infiltration steps and an infiltration bed at the boat launch area, including the placement of boulders to help hold up the shore.

Fencing will be added to the boat launch area to try to direct people toward the steps and away from the sensitive areas that erode quickly. Thanks to Colin Kennard for the fencing, which will be installed soon.

Sal gave special thanks the Harris Center, the Silver Lake Association, Ted Braun, New Hampshire Department of Environmental Services (DES), and the Monadnock Conservancy.

Following the Soak report there was discussion about the dangers of speeding vehicles in the area of the boat launch, particularly as Breed Rd has been improved. The SLLT will contact the town to see what options there are to help slow traffic and keep the area safe.

Trustee Nominations/Elections

Peter Allen offered thanks to all members of the Class of 2018. There are no additions to the Board of Trustees and all members of the Class of 2018 – Bob Gogolen, John Croteau, Bill Gurney, and Nik Putnam – have agreed to remain on the board as the Class of 2021.

Peter Allen moved that the following members be nominated to serve on the Board of Trustees as the Class of 2021: Bob Gogolen, John Croteau, Bill Gurney, and Nik Putnam. The motion was seconded. There was no further discussion, and the motion passed.

Stewardship Award

The 2018 SLLT Stewardship Award recipient was introduced by Doug Miller. The Stewardship Award was presented to Julia Rowse in recognition of her many efforts toward conservation in the Silver Lake watershed.

Program

Sal Mollica introduced the guest speaker, Sarah Steiner, the coordinator of the NH DES Volunteer Lake Assessment Program (VLAP). Sarah discussed the current condition of Silver Lake, and trends that have been noticed over time, and how Silver Lake compares with other bodies of fresh water in NH.

There was an unfortunate downpour as Sarah started her presentation. The highlights of her presentation:

Chlorophyll is measured and analyzed. It's better for this to be low. The range found in Silver Lake is a lot less than others throughout the region and state-wide and remains stable.

Clarity is measured. It's better for this to be high. This has declined over time.

Phosphorous is measured. It is better for this to be low. This has decreased over time and remains stable.

Conductivity is measured. It is better for this to be low. This has decreased over time, and this is unusual compared with most lakes.

Sarah then answered some questions. She said that the quality of Silver Lake is great. When asked what else we can do to improve water quality, she said that we in the lake community are doing as much as we can already. When asked about how to control the effect of road debris, Sarah said that we are not alone in this being a problem. Motor boats remain a problem for erosion of the shore line from wakes, though engine exhaust is less of a problem now. When asked about a 50-year time frame regarding the effects of climate change, Sarah said there will be changes, but that it is hard to predict changes in quality. Ice out is trending earlier over time, and there is earlier plant growth. When asked why there appears to be less algae this year, Sarah didn't know the exact reason. Because it was hot early, as well as having higher levels of rain, we might have expected more rather than less algae.

Sarah's presentation can be downloaded or viewed from the SLLT web site at the address:

<http://bit.ly/SteinerSLLT2018>

Adjournment

With no further business, Sal quickly thanked all of those who attended, and congratulated those who stayed dry. There was a motion to adjourn which was seconded and approved. The meeting was adjourned at 11:10 am.

Respectfully submitted,
Doug Miller
Secretary, Silver Lake Land Trust

Silver Lake Land Trust

Minutes of 2019 Annual Meeting

Saturday, August 17, 2019
Wells Memorial School, Harrisville, NH

Call to Order

Silver Lake Land Trust Chair Ann Colony called the meeting to order at 10:00 am, expressing thanks to Linda Braun and Julia Pakradooni for providing for refreshments. Ann also gave thanks to past-Chair Sal Mollica (who was not present) for all of his great work in the past, and particularly for guiding the SLLT through the big conservation easement and other important projects during his tenure as Chair.

Ann recognized George Colony, who announced that a small group had been formed to research details at the area around Stoney Beach – who owns which land, which entity may or may not be responsible for monitoring safe use of the area, etc. The group plans to take about a year to finish its research and report back at the 2020 Silver Lake Association Annual Meeting with its findings.

Secretary's Report

Ann recognized SLLT Secretary Doug Miller for the Minutes of the 2018 Annual Meeting. Unfortunately, due to an error, the minutes were not included in the 2019 Annual Report, so the minutes for 2018 will be submitted at next year the 2020 Annual Meeting for approval.

Treasurer's Report

Ann recognized Treasurer Bob Gogolen, who referenced the Treasurer's Report on pages 4 and 5 of the Annual Report. The SLLT has \$19,389.90 in assets. The SLLT lost a net of \$156,853.48 in the last year, because of the donation to the Harris Center for the completion of the Westside Easement in December 2018. The SLLT collected \$11,694.57 in dues and donations. Besides the Westside Easement, expenses were ordinary. As the SLLT anticipates no major projects soon the plan is to rebuild the treasury going forward.

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

Membership Report

Ann recognized Trustee Linda Braun for the Membership Report. Linda referred everyone to pages 6 and 7 in the Annual Report. SLLT ended the fiscal year with 107 members, which is slightly more than in recent years. Linda believes that we gained more members during the fund-raising efforts for the 2018 Westside Easement. Typically, the SLLT has had between 80 and 100 members. Dues collection for 2020 will begin with a mailing in October.

Easements

Ann recognized Vice-Chair Eleanor Drury to report on conservation easement activity. Eleanor referred to the map on the cover page of the Annual Report, which shows conserved land around Silver Lake, as well as pages 8 through 11 in the Annual Report. The Harris Center purchased a conservation easement on over 50 acres of land across Westside Road from the Seaver Silver Lake Farm Trust in December 2018 primarily using funds donated by the folks listed on pages 9 through 11. There are now 2.9 miles of shoreline – 63% of the shoreline – as well as nearly 80% of the land in the watershed conserved permanently. In addition to the 115 listed donors, the SLLT expresses thanks to the Harris Center (particularly Jeremy Wilson and Stephen Froling), John Newcombe, Paul Geddes, and to Edgar Seaver (in memoriam) for everything that they have done to conserve this land and the other Seaver/Geddes parcels in the watershed.

The history of conservation of the Seaver Silver Lake Farm Trust land is listed on page 8 of the Annual Report, detailing approximately 330 acres of Seaver/Geddes land that is now conserved in three different efforts in 2010, 2015, and 2018.

Soak Up the Rain

Ann recognized Colin Kennard, speaking on behalf of Sal Mollica. Colin referred everyone to pages 12 and 13 in the Annual Report. Soak was a partnership between the SLLT and the NH DES, Silver Lake Association, and the Monadnock Conservancy. The goal was to implement small projects that would maintain and improve the water quality within the watershed. Four projects were completed: infiltration steps on private property; infiltration steps at the boat launch area; cleaning and improvements to the rain garden at the boat launch area; and an infiltration bed at the boat launch area.

The projects are almost done. All that is left to do is to complete fencing at the parking area to try to direct people away from sensitive areas and toward the infiltration steps. Signs will be added as well.

Ann expressed thanks to Colin, who volunteered his time to install the fencing at the boat launch area.

Trustee Nominations/Elections

Ann recognized Vice-Chair Eleanor Drury, who presented the Trustee Class of 2022 for approval. Eleanor first expressed thanks to Trustee Ken Bacon, who is retiring from the Board of Trustees, for six years of service to the SLLT.

Eleanor moved that the following slate of Trustees be approved as the Class of 2022: Doz Delori; Dennis Fallon; Ruth Jacobson-Hardy; Doug Miller; and Sal Mollica. The motion was seconded. There was no discussion, and the slate of Trustees was approved.

Stewardship Award

Ann recognized Trustee Julia Pakradooni to announce the 2019 Stewardship Award winners. Julia said that the Stewardship Award would go this year to two very passionate stewards of Silver Lake: Paul Geddes and John Newcombe. The members of the SLLT expressed gratitude to both Paul (who was not able to attend the meeting) and to John, who accepted the awards gratefully on behalf of Paul and himself.

Program

Ann recognized Trustee Doz Delori to provide a history of the SLLT and its conservation efforts. Pages 14-23 detail the efforts dating back to around 1960 (well before the formation of the SLLT). Doz focused on three projects that detailed motivations and obsessions that drove SLLT and its members to amazing conservation efforts. Brantwood Camp easement became the genesis of the SLLT; the sale of Camp Marienfeld to a group of lake residents and its ultimate donation to what was then Browne and Nichols School launched an effort that 25 years later ended in Buckingham Browne and Nichols conserving the land through an easement, and which also spurred the SLLT to help get neighbors on Sunset Hill to protect their land as well. And financial pressure on Paul Geddes led to 3 extraordinary easements over a 9-year period starting in 2010.

Adjournment

With no further business, a motion was made and seconded to adjourn the Annual Meeting. After no further discussion, the members approved the motion and the meeting was adjourned at 11:00 a.m.

Respectfully submitted,
Doug Miller
Secretary, Silver Lake Land Trust

Silver Lake Land Trust

Income and Expenses

July 1, 2019 – June 30, 2020

	<u>Jul '19 - Jun 20</u>
Ordinary Income/Expense	
Income	
Direct Public Support	19,231.31
Other Income	<u>-1,899.65</u>
Total Income	<u>17,331.66</u>
Gross Profit	<u>17,331.66</u>
Expense	
State Fees	75.00
Operations	738.76
Insurance and Misc	711.20
Meetings	<u>128.70</u>
Total Expense	<u>1,653.66</u>
Net Ordinary Income	<u>15,678.00</u>
Net Income	<u><u>15,678.00</u></u>

Silver Lake Land Trust

Balance Sheet

June 30, 2020

	<u>Jun 30, 20</u>
ASSETS	
Current Assets	
Checking/Savings	
Silver Lake Land Trust MM 7438	<u>35,067.90</u>
Total Checking/Savings	<u>35,067.90</u>
Total Current Assets	<u>35,067.90</u>
TOTAL ASSETS	<u><u>35,067.90</u></u>
LIABILITIES & EQUITY	
Equity	
Unrestricted Net Assets	19,389.90
Net Income	<u>15,678.00</u>
Total Equity	<u>35,067.90</u>
TOTAL LIABILITIES & EQUITY	<u><u>35,067.90</u></u>

Silver Lake Land Trust

Membership Report 2020

Conservator

Ann Colony
George Colony
Francois & Rosamond Delori
Cynthia & Malcolm Macdonald
Jeff Miller & Carol MacKinnon

Doug & Theresa Miller
Julia Pakradooni
Susan & Fred Putnam
Tom & Barbara Putnam
Carolyn A. Reith

Protector

Peter Allen & Susan Allen
Ken Bacon
Pam Banks
Mark & Karen Bemis
Linda & Ted Braun
Max & Kristina Chretien
Pat and Chick Colony
John & JoAnn Croteau
Eleanor Drury
Pam Elliott
Dennis & Elaine Fallon
Bob Gogolen & Beth Caldwell
Kris & Dick Hill
Josh Houle
Howard Land Trust
Ruth Jacobson-Hardy
Colin Kennard, Anne Christiansen,

Hugh Mason
Mimi Mason
Mary Mollica Family
Mary Beth Mollica
Salvatore Mollica
Paul Nearpass
Tom & Izola Porter
Louis Putnam
Judith Putzel
Barbara Ross
Julie Rowse
Bonnie Sheppard/
David Holmstrom
Seaver Silver Lake Farm Trust
Don & Rebecca Snyder
Bill Walker & Jennie Norman
Barbara Watkins

Dean Kennard
David Kennard

Wendy & Larry White

Regular

Ken & Laurie Appel
Richard Austermann
Francis & Sarah Bacon
Claudine Bing
Peter & Susan Bramley
Brantwood Camp
Tom & Irmin Clark
Harry & Nancy Dawes
Brenda Ellis
Edith Fallon & Kristin Rowse
Barbara Gendron
William Glazier
William & Margaret Gurney
The Inn at East Hill Farm
Susan & Tom Johnston
Vaughn A. Johnston
Rebecca Kelly

Bryan & Bryanne Kingsbury
Wendy Klemperer
Gretchen & Henry Lapham
BMW, Jr. Lightning Hill LLC
Linda Lindgren
Brian & Kathleen Manfre
Terry Mednick
John T. Newcombe
Jane & Jim Silver Lake Family Trust
Nik Putnam
Aschel Putman
Ruth Putnam
Sara Tolley
John Riley & Evelyne Delori
Jane Shuffelton
Linda Singer & Greg Rothman
Charlotte Stanley
Jane Kristal / Don Towsley

For the time period of:
July 1, 2019 – June 30, 2020

Silver Lake Land Trust Conservation and Easements 2020

With the pandemic dominant, SLLT deferred conversations developing conservation easements and covenants this spring and summer. The Harris Center is advising several families on our behalf, and the SLLT Board anticipates renewing the focus on East Side Road covenants when it is again healthy to do so.

Fundraising too was put on hold this spring and summer. We thank - again - everyone who gave to conserve Silver Lake shoreline, steep slope lands, and the Seaver Farm.

We hope you will renew your membership and support when the next appeal is mounted.

Board of Trustees As of August 1, 2020

	2020	Class of 2021	2022
Ann Colony, Chair	X		
Eleanor Drury, Vice Chair	X		
Bob Gogolen, Treasurer		X	
Doug Miller, Secretary			X
Peter Allen	X		
Laurie Appel	X		
Linda Braun	X		
John Croteau		X	
Doz Delori			X
Dennis Fallon			X
Bill Gurney		X	
Joshua Houle	X		
Ruth Jacobson-Hardy			X
Colin Kennard	X		
Gretchen Lapham	X		
Sal Mollica			X
Julia Pakradooni	X		
Nicholas Putnam		X	
Barbara Ross	X		