

Silver Lake Land Trust
Annual Report
2022



Silver Lake Land Trust

Annual Report

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Silver Lake Land Trust
2022 Annual Meeting
Agenda

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|---|-----------------|
| 1. Call To Order | Doug Miller |
| 2. Secretary's Report: Minutes of 2021 Annual Meeting | Doug Miller |
| 3. Treasurer's Report | Bob Gogolen |
| 4. Membership Report | Bob Gogolen |
| 5. Conservation Report | Doug Miller |
| 6. In Memoriam | Doug Miller |
| 7. Trustee Nominations and Elections | Gretchen Lapham |
| 8. Stewardship Award | Sal Mollica |
| 9. Program: Remembrances of Paul Geddes | |

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.

Purpose

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

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

Silver Lake Land Trust

Minutes of Annual Meeting August 7, 2021

At Brantwood Camp

Meeting attendees: Ann Colony, George Colony, Doz Delori, Linda Braun, Ted Braun, John Croteau, Gretchen Lapham, Zola Brown, Zola Porter, Chick Colony, Judy Putnam, Jim Putnam, David Kennard, Colin Kennard, Julia Pakradooni, Kathleen Manfre, Judith Putzel, Ron Levy, Ellen Levy, Jeff Miller, Jane Shuffelton, Bill Gurney, Josh Houle, Eleanor Drury, Sharman Howe, Eduardo Maura, Jazimina MacNeil, Bonnie Shepard, David Holdstrom, Kathy Miner, Margaret Gurney, Karen Seaver, Charlotte Stanley, Peter Allen, Susan Allen, Barbara Watkins, Dennis Fallon, Bob Gogolen. Quorum was met.

Call to Order

The meeting was called to order by Chair Ann Colony at 10:05a.m.

Update on Stoney Beach

Ted Braun and George Colony gave an update on the Stoney Beach Research Group project. The Research Group has existed for more than two years and the purpose is to develop information and data to help organizations like the Land Trust and Silver Lake Association to execute on their goals having to do with the conservation and preservation of Silver Lake and the lake experience. After about a year and a half, a separate group was spun off, this being headed by George and which includes several town people.

The research group has looked at Lake Host data, the history of the ramp area, regulations affecting the ramp usage, ownership of the ramp area, as well as who is responsible for managing the ramp area. We have seen a huge escalation of parking on both sides of Breed Road, Seaver Road by the dam, and the small parking lot.

In 2020, there were 79 watercraft entering Silver Lake after last being in a waterbody infested with aquatic invasive species, principally variable milfoil. The previous year there were 81. Note that this is based on Lake Host data and we only have lake hosts working on Friday, Saturday, and Sunday so there were likely even more. In contrast, Skatutakee, Nubanusett, and Granite have volunteer lake hosts on site for most of the weekdays. With aquatic invasive species being our biggest

Minutes of Annual Meeting 2021

risk and a very expensive problem to deal with if it were to happen, we are much more threatened than other lakes in this area especially recognizing that we have so much more parking.

We are not a department-controlled lake, meaning that the ramp area isn't managed by the Fish & Game department. We are a Road to Public Waters Site (RTPW). This means that Harrisville has the authority and responsibility to manage the site. However, Harrisville has not addressed the management and improvement of the ramp area. It has been funded principally by the land trust with volunteer help for the work. The land trust has spent nearly \$100,000 on maintenance and improvement. We have only recently recognized that this is a town responsibility and that is why we spun off an advisory committee, chaired by George and including town citizens to create a cooperative environment.

George Colony remarked that The Research Group took its information and data to the Select Board in March '21 and made some proposals. The majority of the board members were receptive to us and our concerns. The meeting was heated with differing points of view regarding the lake and a perception that the lake owners were trying to restrict lake access. After the meeting, George approached some of those in opposition to try to get a group together to reach a consensus. That was initially looked at as a good idea so the Stoney Beach Advisory Group was created, consisting of George, Barbara Watkins, Julie Pakradooni, Pam Wilder, Mike Wilder (former selectman), and Peter Thayer (Planning Board). The group did a walk-through of Stoney Beach area and eventually created a parking plan proposal. A map is being created which will be shared with the lake organizations and the town. The parking plan will be a warrant article to be voted on at the 2022 Town Meeting in March.

A question was raised about whether the parking plan would accommodate most summer days and the answer was that for all but two weekend days over the last summer, parking places would have been sufficient.

The average number of acres per parking spot for New Hampshire Lakes is 28 acres. Silver Lake is at 4 acres per parking spot. Under the proposal, it would be 9 acres per parking spot, still 3 times as much parking as the average. The south side of Breed Road was designated as no parking in 2010 and then the Selectboard opened up the parking on the south side providing 20 new parking spots. The town passed an ordinance in 1996 to make there was no swimming, but it isn't enforced.

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Approve Minutes from 2018, 2019, 2020

Ann Colony asked for a motion to approve minutes from 2018, 2019 and 2020 which was so moved and seconded; no opposition; all were in favor. Motion was unanimously passed.

Treasurer's Report

Bob Gogolen stated that in the Profit and Loss statement we took in \$15,000 from dues. Expenses were \$2,060.00 resulting in a surplus of \$12,312.00. Our total balance sheet now stands at \$48,804.00

Motion to approve Treasurer's report was seconded; no opposition; all in favor. Motion was unanimously passed.

Membership's Report

Linda Braun reported that we have 112 members, including 12 new members. Additional membership levels were discussed to fill in gaps in our current giving levels. Linda proposed, and the Board had previously approved, the addition of three new levels: Advocate \$75.00, Guardian \$300 add Benefactor \$1,250.00. Each of these additions consistent with our current levels, meaning each level represents one membership, one vote, and listed in the annual report.

Motion to approved addition of three new membership levels seconded; no opposition; all in favor. Motion was unanimously passed.

Conservation Report

Ann Colony reported that one of the reasons Eastside Road along Silver Lake looks the way it does today is that generations of families who own land along that road have chosen not to build along the east side of the road. This has left that side of the road largely wooded and undeveloped.

Around 2015, Bob Gogolen and Jim Putnam spearheaded a project to make sure that the east side of Eastside Road remains undeveloped. They got a group of seven landowners to sign mutual covenants on their lots agreeing not to build on the east side of the road.

Last fall, the five remaining owners of small lots on Eastside Road all agreed to work with the Silver Lake Land Trust on putting covenants on their small lots. Our work has been slowed by the pandemic, but we expect to resume work on this project soon. Thanks to all the landowners who have so readily agreed to work with us on this.

Minutes of Annual Meeting 2021

By-law Changes/Vote

In 2020, we were in the middle of a pandemic at the time our annual meeting was to be held. We were concerned that it may be unsafe to hold a meeting. Our by-laws require that we hold an annual meeting every year before September 1 at a location in Cheshire County. There was no provision in the by-laws to allow us to hold a meeting by Zoom, or similar video meeting, or to not hold a meeting in case of any emergency.

Additionally, the Board of Trustees could not function without an annual meeting to appoint members to a new term on the board. We had 10 members whose terms were ending, leaving us with only 9 board members, less than the by-laws require. We needed the annual meeting for the membership to vote those board members who had agreed to serve another term as well as 2 new board members to terms on the board in order to have a functioning board.

Ann Colony asked Doug Miller to look at the by-laws and propose amendments which would allow us to cancel an annual meeting in case of emergency or hold an annual meeting by video. In addition, if a video meeting is not possible, we propose an amendment which would allow the board to function until the emergency is over.

The proposed by-law amendments were discussed and revised by the board of trustees. The amendments allow the board of trustees to hold the annual meeting by video in case of an emergency or cancel it entirely. In addition, to have a functioning board in the interim, the board would temporarily take on some emergency powers normally reserved to the membership. When the emergency is over these would revert back to the membership. Motion to approve the by-law changes was seconded; no opposition; all in favor. Motion was unanimously passed.

In Memoriam

The following individuals were remembered: Walter Rohr, Pam Shaw, Howard Ross, and Ken Whitaker.

Trustee Nominations/Elections

Gretchen Lapham recognized Bob Gogolen, Bill Gurney, Nik Putnam and John Croteau for their last three years on the board. All have agreed to serve for another three years. Thank you.

Minutes of Annual Meeting 2021

Stewardship Award

This year's stewardship award goes to Barbara Watkins. Barbara grew up in Harrisville and spent every summer on Silver Lake. She served on the Silver Lake Land Trust for more than 25 years in the positions of Treasurer and Secretary. Congratulations Barb!

Speaker

This year's speaker was Karen Seaver, a Staff Ecologist at the Harris Center and an Instructor at Keene State College, primarily in the Department of environmental Studies. Karen gave a very interesting Introduction to Cyanobacteria Monitoring. Since the meeting Karen has shared that the most comprehensive jumping off point for information on local cyanobacteria info is at this link at the NH DES web site:

<https://www.des.nh.gov/water/healthy-swimming/harmful-algal-blooms> or, for a short link, <https://bit.ly/3vWjfQY>

There are lots of embedded links and further info at that site. Please reach out to Karen at Seaver@harriscenter.org if you need more details.

Adjournment

With no further business Ann adjourned the meeting at 11:30a.m.
Submitted by Linda Braun, Membership Chair

Silver Lake Land Trust

Balance Sheet

	<u>Jun 30, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
Silver Lake Land Trust MM 7438	62,772.97
Total Checking/Savings	<u>62,772.97</u>
Total Current Assets	<u>62,772.97</u>
TOTAL ASSETS	<u><u>62,772.97</u></u>
LIABILITIES & EQUITY	
Equity	
Unrestricted Net Assets	48,890.34
Net Income	13,882.63
Total Equity	<u>62,772.97</u>
TOTAL LIABILITIES & EQUITY	<u><u>62,772.97</u></u>

Unaudited

Silver Lake Land Trust Profit and Loss

	<u>Jul '21 - Jun 22</u>
Ordinary Income/Expense	
Income	
Direct Public Support	15,844.54
Total Income	<u>15,844.54</u>
Gross Profit	15,844.54
Expense	
State Fees	75.00
Accounting & Legal	750.00
Operations	504.91
Insurance and Misc	632.00
Total Expense	<u>1,961.91</u>
Net Ordinary Income	<u>13,882.63</u>
Net Income	<u><u>13,882.63</u></u>

Unaudited

Silver Lake Land Trust

Membership 2022

Steward (\$2000)

Fred Putnam Family

Conservator (\$500)

Ann & George Colony
Carolyn A. Reith

Doug and Terri Miller
Francois & Rosamond Delori

Guardian (\$300)

James and Laura Colony
Larry and Wendy White

Mike Putnam

Protector (\$125)

Astrid and Todd Warden
Barbara Ross
Barbara Watkins
Bob Gogolen and Beth Caldwell
Carol MacKinnon|Jeff Miller
Dagmar Chretien
David Kennard
Dennis and Elaine Fallon
Ed Moura and Sharman Howe
Eleanor Drury
Howard Land Trust
Jane Ansaldo Church, Gail Ansaldo, Cindy Ansaldo,
Richard Ansaldo
Jean-Jacques Grimaud
Joan Bemis
John and JoAnn Croteau

Judith Putzel
Julia Pakradooni
Julia Rowse
Kate and John Luce
Kris and Dick Hill
Linda and Ted Braun
Louisa Putnam
Mark and Karen Bemis
Nik Putnam and Sara Tolley
Paige Walker
Pam and Punch Elliott
Pam Banks
Pat & Chick Colony
Richard Clark
Rick Weyerheuser and Annie Brew
Ruth and Michael Jacobson-Hardy

Protector (continued)

Salvatore and Mary Beth Mollica
Seaver Silver Lake Farm Trust

Taddy and Karen Hall
Trustees of Brantwood Camp

Advocate (\$75)

BMW Jr. Lightning Hill LLC
Bob Ludlow
Bryan and Bryanne Kingsbury
Charlotte Porter
Claire Gogolen and Peter Bell
Greg Rothman and Linda Singer
Harry Dawes
Jane Shuffelton

Lynn Francis & Douglas Shippee
Noah Sobe and Amy Shuffelton
Richard Austermann
The Inn at East Hill Farm
Tom and Izola Porter
William and Margaret Gurney
Zach and Katherine Houle

Regular (\$35)

Andrew MacDonald and Anne Peterson
Benjamin Dexter
Brian and Kathleen Manfre
Charlotte Stanley
Claudine Bing
Colin Kennard
Debbie Bing and Jon Hurwitz
Edith Fallon | Kristin Rowse
Emily Drury
Gretchen and Henry Lapham
Jane Kristal and Don Towsley
Jeff Francis
Katie and Adam Motherway
Laura Miles and Tim Miles
Linda Lindgren
Maggie and Evan Warner
Mark Mollica Family

Parlman Sliver Lake Family Trust
Paula Trombley
Rebecca Kelly
Ryan and Aliina Ellis
Tom Johnston
Sue Johnston
Owen Johnston
Grace Johnston
Max Johnston
Ella Johnston
Todd Putnam and Teissia Treyne
Tom and Irmin Clark
Tom and Shannon Johnston & G-Kids Owen,
Grace, Max, Ella
Vaughn A. Johnson
William Glazier

Silver Lake Land Trust

Conservation and Easements Report

One of the reasons Eastside Road is so attractive is that there are no buildings on its eastern side. This is thanks to generations of landowners who have chosen to not build on that side of the road, leaving it wooded and undeveloped.

In 2015, Bob Gogolen and Jim Putnam organized a project to have owners of seven of the small lots on a portion of Eastside Road add mutually exclusive deed covenants on their properties to prevent the lots on the east side of the road from being developed. Some of these lots are too small to be built on individually, but the covenants will prevent them from being combined and developed. These are lots that are too small for traditional conservation easements, but they are now protected from development with mutual covenants, enforceable by the landowners and by Silver Lake Land Trust.

In 2020, the five landowners of the remaining small lots on Eastside Road all agreed to work on adding similar covenants preventing development on their small lots. Although COVID has slowed down this process, we will start up work on this again soon. Thanks to all the landowners who are so willing to work on this with us!

Silver Lake Land Trust

Board of Trustees

As of August 1, 2022

	Class of		
	<u>2022</u>	<u>2023</u>	<u>2024</u>
Doug Miller, Chair	•		
Bob Gogolen, Treasurer			•
Rosamond Delori	•		
Dennis Fallon	•		
Ruth Jacobson-Hardy	•		
Sal Mollica	•		
Peter Allen		•	
Ann Colony		•	
Joshua Houle		•	
Colin Kennard		•	
Gretchen Lapham		•	
Jazimina MacNeil		•	
Kathy Manfre		•	
Julia Pakradooni		•	
John Croteau			•
Bill Gurney			•
Nik Putnam			•