

Silver Lake Land Trust
Annual Report
2024



Silver Lake Land Trust

2024 Annual Report

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Silver Lake Land Trust
2024 Annual Meeting
Agenda

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|---|-------------|
| 1. Call To Order | Doug Miller |
| 2. Possible Adjournment to Special Trustees Meeting | Doug |
| 3. Secretary's Report: Minutes of 2023 Annual Meeting | Doug |
| 4. Treasurer's Report | Bob Gogolen |
| 5. Membership Report | Bob |
| 6. Conservation Report | Doug |
| 7. Any Other Old Business | Doug |
| 8. Trustee Nominations and Elections | Doug |
| 9. Any Other New Business | Doug |

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 12, 2023

At Brantwood Camp

Call to Order

The meeting was called to order by Trustee Chair Doug Miller at 10:00 a.m.

“Goodbye to a House”

Local filmmaker Chris Hardee introduced a documentary film that he is making called “Goodbye to a House”, about the demolition of the farmhouse at the Seaver Farm at the south end of Silver Lake. Chris became aware of this after reading Jodi Farwell’s essay with the same title in Common Threads in 2020. Chris is seeking donations toward the costs of producing this film, hoping to be finished at some point in 2024. He has a matching funds pledge going until the end of December so any donation up to the total matching amount will be doubled.

Secretary’s Report

Secretary pro-tempore Doug Miller presented the minutes of the Annual Meeting of 2022. After reviewing the minutes, a motion was made and seconded to accept the minutes. There was no discussion, and the minutes were approved.

Treasurer’s Report

Bob Gogolen stated that the SLLT received \$14,724.00 from dues, donations, and earned interest. Expenses were \$1,825.05 resulting in a net income of \$12,898.95. Our total assets now stand at \$75,671.92.

Motion to approve Treasurer’s report was made and seconded; there was no opposition. The motion was unanimously passed.

Membership Report

Bob Gogolen reported that there are 81 paid members – 31 Regular, 11 Advocate, 26 Protector, 4 Guardian, 6 Conservator, 2 Benefactor, and 1 Steward.

Conservation Report

Doug Miller reported that The Buckingham, Brown and Nichols request to remediate the cooking areas of four campsites remains unapproved by the SLLT Board (it has been approved by The Harris Center, the easement holder.) BB&N submitted a newer, formal request last October that additionally asked to alter some trails to allow a motorized Gator vehicle to bring fill material for this project, as well as for future access to these remote sites for access in case of medical emergency. This latter activity is one that the Board of Trustees cannot approve as requested, as the easement prohibits the creation of new roads on the property, and we feel that permanently upgrading a trail to allow motorized vehicle access is inconsistent with the terms of the easement. The SLLT Board of Trustees agrees that increased rainfall events due to climate change is a valid reason to allow the remediation of the cooking areas of these four campsites, as well as temporary trail upgrades to allow a Gator to bring this material as close as possible to the

campsites for the sake of competing this project. We hope to receive a request from BB&N that we can approve soon.

There was discussion about the BB&N issue, and some members asked if it would be possible to see the areas themselves. Doug said that he would ask BB&N if they would be willing to set up such an activity for interested members in the coming weeks.

The creation of deed covenants on the small lots on the non-lake side of Eastside Road close to Breed Road remains incomplete. All the property owners have agreed to sign covenants, and hopefully this will be completed soon. As with the deed covenants further north that were completed in 2015, the Silver Lake Land Trust will sign on to these covenants, and any of the landowners or the SLLT as a signatory will be able to enforce any deviations against the covenants.

Changes to the SLLT Bylaws

The Trustees of the SLLT have voted to recommend, and 20 members have endorsed, changes to the Silver Lake Land Trust Bylaws. Many of the changes are minor, but the major changes are a change in the membership year to match the fiscal year (ending in June); Trustees will no longer approve members each year, and instead anyone who pays for a membership will be considered a member, and the Trustees will have the power to develop a policy to enforce membership qualifications and code of conduct.

The latter change was controversial, as there did not yet exist the qualification and code of conduct policy. Doug proposed that the members endorse the new change and that a policy would be endorsed by the Trustees, to be circulated to members. Failing a new policy, or if a majority of members refuse to endorse the policy, the Trustees would recommend changes to the Bylaws to reverse these specific membership changes (i.e., return the power of Trustees to approve members each year). A motion was made and seconded and the motion passed.

Trustee Nominations/Elections

Doug Miller thanked past-Chair Ann Colony, Josh Houle and Kathy Manfre, who finished their three year terms and opted against continuing on the Board, as well as Peter Allen, Colin Kennard, Jazimina MacNeil, and Julia Pakradooni, who have asked to be nominated again for another three-year term. Also, Claire Gogolen has agreed to be nominated to serve a three-year term. These five members were nominated by the Board; a motion was made to vote these four members as the class of 2026. The motion was seconded; after no discussion, the slate of nominees was approved.

Adjournment

With no further business the meeting was adjourned at approximately 11:00 a.m.

Submitted by Doug Miller, Chair

Silver Lake Land Trust

Balance Sheet

As of June 30, 2024

	<u>Jun 30, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
Silver Lake Land Trust MM 7438	<u>77,822.89</u>
Total Checking/Savings	<u>77,822.89</u>
Other Current Assets	
Undeposited Funds	<u>7,385.00</u>
Total Other Current Assets	<u>7,385.00</u>
Total Current Assets	<u>85,207.89</u>
TOTAL ASSETS	<u>85,207.89</u>
LIABILITIES & EQUITY	
Equity	
Unrestricted Net Assets	75,671.92
Net Income	<u>9,535.97</u>
Total Equity	<u>85,207.89</u>
TOTAL LIABILITIES & EQUITY	<u>85,207.89</u>

Treasurer's Report

Silver Lake Land Trust

Profit & Loss Statement

as of June 30, 2024

	<u>Jul '23 - Jun 24</u>
Ordinary Income/Expense	
Income	
Interest	22.69
Direct Public Support	<u>11,216.97</u>
Total Income	<u>11,239.66</u>
Gross Profit	11,239.66
Expense	
State Fees	75.00
Accounting & Legal	750.00
Operations	163.99
Insurance	586.00
Meetings	<u>128.70</u>
Total Expense	<u>1,703.69</u>
Net Ordinary Income	<u>9,535.97</u>
Net Income	<u><u>9,535.97</u></u>

Silver Lake Land Trust

Membership 2024

Steward – 2 members

Benefactor – 1 member

Conservator – 1 member

Guardian – 5 members

Protector – 19 members

Membership Report

Advocate – 6 members

Regular – 19 members

Silver Lake Land Trust

Conservation and Easements Report

There were no additional acres of conservation in the last year.

The Buckingham, Brown and Nichols request to remediate the cooking areas of four campsites remains unapproved by the SLLT Board (it has been approved by The Harris Center, the easement holder.) The status of this request remains unchanged from last year's Annual Meeting. The SLLT Board contacted BB&N with specific questions and we continue to wait for a reply. The general feeling of the Board is that we support the BB&N request to mitigate these camping areas and we hope to receive a request from BB&N that we can approve soon.

Two weeks ago, we noticed some logging activity, including the creation of a wide logging path, at the BB&N location just past Derby Hill Road on Sunset Hill Road. Eleanor Drury and Doz Delori investigated this and learned that BB&N was removing trees and branches that they said could fall and potentially injure campers. The SLLT was not notified of this activity, nor do we think was the Harris Center. We are waiting for a response back from the Harris Center about their opinion of this activity. However, a review of the easement suggests that removal of dead or diseased trees which may present a hazard to people or property is a permitted forestry activity. Hopefully we will hear back from The Harris Center soon.

The creation of deed covenants on the small lots on the non-lake side of Eastside Road close to Breed Road remains incomplete. All the property owners have agreed to sign covenants, and hopefully this will be completed soon. As with the deed covenants further north that were completed in 2015, the Silver Lake Land Trust will sign on to these covenants, and any of the landowners or the SLLT as a signatory will be able to enforce any deviations against the covenants.

Silver Lake Land Trust

Board of Trustees

As of August 1, 2024

TRUSTEE	CLASS
Doug Miller, Chair	2025
Bob Gogolen, Treasurer	2024*
Peter Allen	2026
Malcolm Brown	2025
John Croteau	2024*
Dennis Fallon	2025
Claire Gogolen	2026
Bill Gurney	2024*
Colin Kennard	2026
Jazimina MacNeil	2026
Sal Mollica	2025
Julia Pakradooni	2026
Nik Putnam	2024*

* Term ending

Nominations for Class of 2027

Bob Gogolen
John Croteau

Proposed Membership Qualification and Enforcement Policy

Proposed Membership and Qualifications Enforcement Policy

Policy Name: Membership Qualifications and Enforcement Policy

This policy statement provides qualification and enforcement guidelines for the Board of Trustees to use to manage membership.

General Qualifications

As stated in Silver Lake Land Trust's Bylaws:

Membership in the Corporation shall be open to persons interested in the purposes of the Corporation, who meet qualification guidelines adopted by the Board of Trustees, and who pay for an annual membership to support the Corporation's charitable activities.

Qualifications for membership include:

1. Agree with the mission of the organization as stated on SLLT's website
2. Commit to SLLT's purpose as stated in SLLT's Bylaws
3. Be 18 years or older. (Younger can be honorary members without any of the Powers of Members as specified in the bylaws Article II, Section 3 Powers of Members.)
4. Pay, or agree to pay, membership dues for the specified membership year.

Disqualification and Enforcement:

- **Executive Board Action:** A member can be disqualified from buying or renewing a membership, or can have their membership immediately suspended or revoked upon recommendation of the Executive Board; such disqualification must be confirmed at the next duly constituted meeting of the Board of Trustees by majority vote. Examples of a trigger for such removal includes, but is not limited to:
 - disruptive behavior at any SLLT meeting, event or gathering;
 - abusive language directed to another member or the organization by any means;
 - threats made to another member or the organization;
 - failure to respect and abide by reasonable requests made by an officer or trustee at an SLLT meeting, event or gathering; or
 - other unacceptable behavior at the discretion of the Executive Board.
- **Board of Trustees Resolution or Motion:** Membership may be deemed null and void by majority vote at a duly constituted meeting of the Board of Trustees when the motion identifies how the member or prospective member has demonstrated behavior, communication or otherwise that demonstrates failure to align with SLLT's mission and purpose, or reasonable expectations of the Board of Trustees.
- **Without Cause:** Membership can be removed without cause by a 2/3 majority vote at a duly constituted meeting of the Board of Trustees. Such removal will be effective immediately and is without recourse.

Proposed Membership Qualification and Enforcement Policy

- **Due consideration:** The Board of Trustees will use due consideration when exercising its power to enforce membership qualification.
- **Dues:** Under this policy, any dues paid are non-refundable.

[For reference, the Mission and Purpose of the Silver Lake Land Trust are listed on page 4 of this annual report.]