

Colchester Land Trust Regular Meeting October 8, 2009

Meeting Location: Cragin Memorial Library

Present: Lisa Hageman, Leslie Curtis, Cindy Praisner, Barry Ford, Cathy Shea, Marty Podskoch, Chuck Toal, Matt Klucha

Meeting called to order by Lisa Hageman at 7:08PM.

Minutes from the September 10th regular meeting were distributed for review.

Motion: Approve the minutes from the September 10th regular meeting. Motion: Leslie Curtis; Second: Chuck Toal; In favor: All; Opposed: None

Ruby II Update: Perc tests conducted by the Town revealed the number of potential lots to be 3 or 4 so BOF is satisfied with the value of the land; Town procedures have been followed "by the book"; the Town has accepted the Ruby II proposal, survey of the land and appraisal of its value. The Town has signed an agreement with the Howleys and CLT voted on a resolution to enter into an agreement with the Town.

Motion: to authorize the purchase, together with the Town of Colchester, of a property known as Ruby II on McDonald Road in Colchester, Connecticut and to authorize Lisa Hageman as President of the Corporation to sign all documents pertaining to the transaction and to secure financing for said purpose including a mortgage to Norcross Wildlife Foundation, Inc. in land at lot 28 McDonald Rd and the security interest in unencumbered funds of the Colchester Land Trust. Motion: Chuck Toal; Second: Pete Dane; In favor: All; Opposed: None

Next step is for the Town to conduct a vote on October 15th. Assuming a Yes vote on the 15th, CLT will then need to structure the loan with Norcross and will have 12 months to raise the necessary funding and pay off the loan. Chuck is putting together an application for a grant from the Bafflin Foundation which he will send to Board members for review.

Standards and Practices: Barry Ford presented a revised Ethics Statement for vote by the Board.

Motion: Accept the most recently revised Practice 1D, Ethics Statement. Motion: Marty Podskoch; Second: Leslie Curtis; In favor: All; Opposed: None

Chuck presented an updated policy on Reserved and Permitted Rights which must be reviewed by Rob Avena prior to the next regular meeting on November 12th.

Cindy Praisner presented the Bylaws document which represented no change from existing bylaws but which includes a policy for reviewing the bylaws every even year beginning in 2010.

Motion: Accept Practice 2B Bylaws as written. Motion: Chuck Toal; Second: Cathy Shea; In favor: All; Opposed: None

Leslie Curtis presented a draft of a Public Policy statement. It was suggested to make the policy more detailed, drawing from sample statements from other land trusts listed on the LTA site.

Lisa Hageman suggested that the new Form 990 may have requirements for a written "whistle-blower" policy and an estimate of volunteer hours. Lisa will look to the LTA for guidance on a whistle-blower policy. Cindy will review the instructions for the 990 regarding volunteer hours.

Phone Book Update: Leslie reported that all premium ads are currently spoken for and that despite the poor economy, at least \$13,700 in ads are expected.

Right to Farm Status: Colchester Right to Farm policy will be put to a final vote by the Town on October 15th. Lisa will send an e-mail to friends of the CLT regarding this Town meeting.

Fundraising Committee Update: Pete Dane reported that Andy George had spoken with Hung Won regarding a fund-raising reception. They are willing to provide a reasonable price. Pete also mentioned the need to apply for funding with other foundations.

Other: Lisa Hageman noted that Rep. Joe Courtney is co-sponsoring H.R. 1831, a bill that would make permanent the Conservation Easement tax deductions. Lisa will write a letter of thanks and support. Chuck Toal will call Jenny Contois.

Adjournment:

Motion to adjourn: Chuck Toal, Second: Leslie Curtis. In favor: All; Opposed: None.

Regular meeting of the Colchester Land Trust adjourned at 8:35pm

Executive Session: Chuck Toal invited Board members into executive session at 8:36pm. The Board returned from executive session at 8:58pm.