

Agenda
Orient Land Trust Board of Directors Meeting
Orient Land Trust Spruce House Across from the Welcome Center
January 20, 2018

Orient Land Trust is a nonprofit land trust dedicated to the preservation of Valley View Hot Springs (VVHS) and its viewshed—including natural and biologic resources, agricultural lands, wildlife habitat, open space, and historic and geologic features of the northern San Luis Valley— for the education and enjoyment of current and future generations.

Record Attendance (9 AM) – Scott M.

Meeting Call to Order (9:00 AM) – John

- I. General Guest Questions/Comments – John (15 minutes)

Reports & Updates (9:15 AM) (75 min)

- I. Management Reports (FIO/DISC)
 - A. Exec facilitator
 - B. Facilities Director (Mark Jacobi)
 - C. Visitor Services (Rosie)
 - D. Ranch Manager (Mike O'Donal)
 - E. Office Manager (Cherrye)
 - F. IT (Doug Bates)
- II. Board Committee Reports (FIO/DISC)
 - A. Board Chair (John Standish)
 - B. Treasurer (Pat Comiskey)
- III. Task Force Reports (FIO/DISC)

Break - 10:30 AM (10 min.) (Resume at 10:40 AM)

Old Business (10:40 AM) (60 minutes)

- I. New Parking area south of Welcome Center (DISC)
- II. New Bike trail construction and design (DISC)
- III. Resolution for a deed restriction to ensure naturist clothing optional use of all OLT properties not just the hot springs (DISC/DEC)
- IV. Creation of new Board Designated Education Fund (DISC)
- V. Confirmation of new nomenclature in financial reports to correlate with nonprofit standards (DISC)
- VI. Follow-up on Massage Tipi or Yurt proposal. (DISC/DEC)
- VII. Summary of ED Evaluation by the board (DISC)

New Business (11:40 AM) (20 minutes)

- I. Make Long term Vision Task Force a committee and choose a new chair (DISC/DEC) (10 min)
- II. Creation of new Strategic Plan Task Force (DISC/DEC) (5 min)
- III. Extension of Scott and Cynthia's lease of the Ranch House (DISC/DEC) (5 min)

Noon-1 PM: Lunch, Guests Welcome!

New Business cont. (1:00 PM)

- IV. Produce processing shed (DISC) (30 min)

Policy Review (1:30 PM)

- I. Ranch Plan Update (DISC)
- II. Employee Handbook Revision Update (FIO)
- III. Committee housekeeping (DISC)
 - A. Update committee charters (long/short mission statements)
 - B. Update committee membership guidelines
 - C. Proposed "guidelines" for committee charters with respect to the selection/election of chairs and co-chair
- IV. A formal timeline for the identification, vetting and selection of potential new board members as well as follow up. (DISC)

Financial Reports 1:45 PM (45 minutes)

- I. Income Statements, Balance Sheet, Cash Flow Statements (FIO/DISC)
 - A. Statement of Financial Position
 - B. Statement of Activities (single page)
 - C. Statement of Activities vs. Budget
 - D. Statement of Activities vs. Previous year
 - E. Statement of Activities – Visitor Services
 - F. Statement of Activities – Land Conservation
 - G. Statement of Activities – Land Conservation-Everson Ranch
 - H. Statement of Activities – Support Systems
 - I. Statement of Activities – Education/Unrestricted
 - J. Statement of Activities – Education/Restricted
 - K. Statement of Cash Flow
- II. Board Designated Funds (FIO/DISC)
 - A. Land Conservation Fund – formula
 - B. Fund balances, transfers and project encumbrances
- III. Stats Charts (FIO/DISC)

Break - (2:15 PM) (10 min.)

Budget Review 2:25 PM (50 min)

Approve 2018 Budget Review and Discussion (DISC/DEC)

Guest Questions/Comments (General) (3:15 PM) (10 minutes)– John

Announcements (3:25 PM) (5 minutes)

2018 Board Meeting Schedule (all at 9:00 am)

- A. Saturday, April 21, 2018
- B. Saturday, July 21, 2018
- C. Saturday, October 20, 2018
- D. Saturday, January 19, 2019

How did we do today? (3:30 PM) (5 minutes)

Distribute Surveys relating to our governance - John

Adjourn Regular Meeting: 3:35 PM

Break for board members / Executives (15 minutes)

Executive Session: (3:50 PM) (Spruce House across from Welcome Center)

**Board of Directors and OLT Staff
Public Work Session
Sunday, January 21, 2018 9:00 AM
SPRUCE HOUSE ADJACENT TO THE OLT WELCOME CENTER**

Phase II of Everson Ranch Plan (9:00 AM – Noon)
(Key Participants - Board, Interested Staff, Interested Volunteers)

I. Review of OLT Mission (5 minutes)

Orient Land Trust is a nonprofit land trust dedicated to the preservation of Valley View Hot Springs (VVHS) and its viewshed—including natural and biologic resources, agricultural lands, wildlife habitat, open space, and historic and geologic features of the northern San Luis Valley—for the education and enjoyment of current and future generations.

II. Review of Phase I of Ranch Plan (20 minutes)

1. Acquisition of Ranch
2. Ranch Plan Phase I approved

III. Current Status of the Ranch (20 minutes)

1. Attained Goals of Phase I
2. Status of Ecological Integrity of the Ranch
3. Financially Stability of OLT

IV. Input on Vision/Direction (20 minutes)

1. Overview of Comments Received from Conservation Committee and Board

V. Potential Actionable Additions to Phase II of Ranch (1 hour 30 minutes)

1. Increase or Modify Fundraising Strategy for the Ranch
 - a. Create Campaigns for Key Items or Projects
2. Increase Event Bookings
 - a. Alcohol Consumption
 - i. Insurance concerns
3. Expand Recreation at the Ranch
 - a. Camping

- b. Ranch House
 - i. Massage Program
 - ii. Lodging for Guests (30.00 a room/4 rooms could generate \$600.00 a week and \$2,400 a month if booked 5 days a week)
 - iii. Lodging for Staff/Volunteers
- c. Swimming Options
 - i. Reservoir
 - ii. Swimming Pool
- d. Bike Path
- 4. Pursue Augmentation of Water Consumption for Habitat Preservation
- 5. Expand Garden
 - a. Greenhouse
 - b. Sale/Marketing/Packaging of Ranch Produced Goods
 - i. Store Front/Stand at Ranch
 - ii. Small Restaurant
 - iii. Sale of meal kits/salad kits
- 6. Addition/Review of Ranch Personnelle
 - a. Outreach Need/Challenges
 - b. Garden Maintenance Time
 - i. Sale/Marketing/Packaging of Ranch Produced goods
- 7. Purchase Additional Agricultural Properties to Increase Capacity
- 8. Holistic Ranch Management
 - a. Chicken Tractors
 - b. Camels for Cacti
 - c. Worm Gardens
- 9. Processing Space
 - a. Washing and Preparing Vegetables from the Garden
- 10. Other

VI. Next Steps (45 minutes)