

## Orient Land Trust

Board of Directors Annual Organizational Meeting  
**Sunday, March 2, 2003 - 9:00 AM**  
Seitz Residence - Valley View Hot Springs

### MINUTES

- I. Record Attendance: Linda, Doug, Harold, Chris, Jim, (and via speakerphone, Robin).
- II. Meeting called to order at 9:22 AM.
- III. Changes to the agenda: add Rob Zabrecky to present background on membership committee under IX A, Unfinished Business; strike annual party under X A, New Business; add Correspondence under V before Questions from Guests. Motion to approve changes moved by Harold, seconded by Linda; all in favor, none opposed and no abstentions.
- IV. Approve minutes from December 15, 2002 meeting: Chris moves that the minutes be approved and is seconded by Doug: Linda, Doug, Harold, Chris, Jim and Robin in favor, none opposed, no abstentions.
- V. Read correspondence from:
  1. Robin Byers regarding her not seeking another term as a board member.
  2. Neil and Terry Seitz regarding resigning from the board January 22, 2003 but still retain their positions as Executive Director and Treasurer respectively. They therefore have no voting privileges. See [Attachment C](#).
- VI. Questions from guests: A guest wanted clarification between board members and officers, and the Chairperson responded that officers don't have to be board members but have specific duties. They are also not allowed to vote.
- VII. Treasurer's report
  - A. Income of \$2969.93 and expenses of \$569.07. Discussion of putting money that is in checking account into something that bears some interest.
  - B. Balance of \$44,245.22.
  - C. Bills are: ranch appraisal (\$1000); OLT domain name (\$500) which needs to be listed under marketing/public relations fees; legal fee for filing 1023 (\$500); Donald Hopkins legal fees for review of 1023 (\$ unknown); \$600 for Windial CD's.
  - D. Chris moves to approve Treasurer's report and is seconded by Harold. Linda, Doug, Harold, Chris, Jim and Robin in favor, none opposed and no abstentions.
- VII. Proposed changes to May 5, 2002 bylaws to eliminate "core directors" in reference to January 22, 2003 email from Neil. Neil and Terry Seitz and Doug Bishop will no longer be "core directors"; Doug will become a regular board member. All references to "core directors" are to be struck from bylaws; to clarify: the seat is not discontinued, but the title is. The changes won't affect Doug whose term expires in 2005 and then he is subject to three year terms like the remainder of the board members. Paragraphs 3.2 C & 3.3 C in the bylaws are the only

two affected by the change. Harold moves that the changes be approved, seconded by Chris: Linda, Doug, Harold, Chris, Jim and Robin in favor, none opposed, no abstentions. Changes to take effect March 2, 2003.

VIII. Election of officers to one year terms: Harold moves that all positions remain the same; Doug seconded. All in favor, none opposed, no abstentions. Therefore the following people will retain the following positions until March 2004.

Executive Director - Neil Seitz  
Chairperson - Linda Joseph  
Vice Chairperson - Jim McCalpin  
Secretary - Sonia Walter  
Treasurer - Terry Seitz

IX. Unfinished Business

- A. Membership Committee report by Rob Zabrecky: transition into OLT in 2004. Increase membership to increase funds while controlling usage - open memberships to everyone who applies but cap weekend use. Final version to be in by May, but a rough version (proposal) will be in spring newsletter for comment. Linda says that we could operate as a private foundation until granted 1023 status. Harold and Chris want the board to see this proposal before it's included in the spring newsletter and have a chance to make comments.
- B. Survey results: see [Attachment A](#).
- C. Chris talks about Windial Internet service provider and OLT website. Nothing negative about Windial; it has more phone lines than Earthlink (large number of local access points). Need to specify to all interested that if they switch their ISP, their email address will change. Neil wants to know if the board will approve purchase of 400 CD's (\$600) for Windial service. Harold moves that we purchase 400 CD's, seconded by Chris. Linda, Doug, Harold, Chris and Jim in favor, Robin opposed, no abstentions.

Break from 10:47 AM to 11:01 AM.

- D. 2003 Budget approval: need fundraising category in budget for amount of \$1200; add an accountant category to professional fees and budget \$1000; add a board development category and budget \$500; split out board and officer insurance from insurance in general. (Neil and Terry are charged with pursuing more information about coverage for the board and officers.) Chris moves that the 2003 modified budget be approved with the above changes and is seconded by Harold. Linda, Doug, Harold, Chris, Jim and Robin in favor, no abstentions, none opposed.

- E. 1023 report: Donald Hopkins reviewing application, attachments and exhibits.

X. New Business

- A. Fireworks fundraising: see [Fireworks Sponsor Information](#). Harold moves that OLT enter into a fireworks fundraising plan (see Attachment B for specifics) and purchase from Rocky Mountain Fireworks shells for which they have sponsorship. Seconded by Doug. Doug, Chris, Harold, Linda and Robin in favor, Jim opposed, no abstentions.
- B. Board of Directors candidates interview: (1) What contributions would you bring to the Board and future of OLT? (2) What aspects of OLT most interest you? (3) Any concerns or weaknesses you might identify in fulfilling the Board role? (4) Whether and how you might serve OLT if not selected for the Board?

- XI. Adjourn annual meeting at 12:20 PM. Enter into executive session to discuss Cottonwood Ranch and four board appointments.
- XII. Resume at 1:56 PM. Robin moves that the board commit to remaining interested in purchasing Cottonwood Ranch and to consider offers coming from sellers but to make no counter offers to their March 2, 2003 offer. Seconded by Jim. Robin, Chris, Jim and Doug approve, Harold and Linda opposed, no abstentions.
- XIII. Motion to appoint directors to the Board. Doug moves that all four candidates be approved for all four board seats. Seconded by Chris. Linda, Doug, Harold, Chris, Jim and Robin in favor, none opposed, no abstentions.  
  
 Term expiring 2006 - Rob Zabrecky replacing Robin Byers  
 Term expiring 2006 - Carolyn Caplan replacing Terry Seitz  
 Term expiring 2006 - Fred Mais replacing Barbara Pardo  
 Term expiring 2004 - Michelle Kirsch replacing Neil Seitz
- XIV. Schedule next meeting for May 11 at 9:00 AM.
- XV. Adjourn annual meeting at 2:10 PM. Enter into executive session to discuss possible contract with Steve O'Neill for Board development sessions.
- XVI. Adjourn executive meeting at 2:35 PM.

Guests: Michelle Kirsch\*, Kiley Bachlet, Sam Pace, Don Geddes, Mark Niemeyer, Steve Gearhart, Betsy Miller, Fred Mais\*, Mary Mais, Steve Saban, Carolyn Caplan\*, Patrick Shea, Sam Slatkin (Slim), Joe Congour, Rob Zabrecky\*, Mike Royer, Caroly Hendee and Carl Nadelhoffer.

\*Potential board candidates

Submitted by:

Approved by:

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Sonia Walter, Secretary      Date

\_\_\_\_\_  
Linda Joseph, Chairperson      Date

## Attachment A - March 2, 2003

A survey was included with the Orient Land Trust ~ Valley View Hot Springs fall newsletter. The newsletter and survey was mailed to about 4,000 households and posted on the Internet. The results below are from 1104 responses received. Thank you to everyone who participated. We especially appreciate the written comments.

### 1. How often do you come?

Percent	Visits per Year
48	Two - Four
17	Five - Seven
16	Once
9	Less Than Once
8	More Than Seven
1	Never
1	No Answer

### 2. What is your age?

Percent	Years Old
63	41 to 55
23	Over 55
12	26 to 40
1	Under 25
1	No Answer

### 3. Do you smoke?

Percent	Answer
87	No
12	Yes
1	No Answer

### 4. Usually bring children?

Percent	Answer
84	No
16	Yes
1	No Answer

### 5a. Your type of use?

Percent	Preference
79	Overnight
12	Day Use
8	No Answer

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## 5b. Your days of use?

Percent	Preference
61	Weekend
28	Weekday
11	No Answer

## 5c. Your season of use?

Percent	Preference
68	Summer
19	Winter
13	No Answer

## 5d. You like to sleep where?

Percent	Preference
43	Camp or Vehicle
42	Indoor
16	No Answer

## 6. I can only come on weekends.

Percent	Answer
70	False
28	True
2	No Answer

## 7. How long have you come to VVHS?

Percent	Years
53	More than 10
19	4 - 6
10	7 - 9
8	3
5	2
3	1
2	No Answer
1	0

## 8. Do you use the Internet?

Percent	Answer
78	Yes
20	No
2	No Answer

**If your answer is no, skip to 11.**

9. Do you have telephone dial-up Internet service?

Percent	Answer
63	Yes
35	No
2	No Answer

If your answer is no, skip to 11.

10. Change your service to Windial.net to support OLT?

Number	10_OLTISP
282	No
214	Yes
112	Not Sure

11. Do you have a clear understanding of OLT?

Percent	Answer
75	Yes
20	No
5	No Answer

12. Do you think OLT should acquire the neighboring ranch?

Percent	Answer
88	Yes
6	No
4	No Answer
2	Unsure

13. Estimate your contributions to acquire the ranch over next 10 years.

Total	Responses
\$656,784.50	738

**Question 14** was divided into a list of support types and a list of benefit types. Each list was to be ranked in order of preference with number one to note the first preference. The number following each item below denotes the relative preference. Where the relative preference numbers are close together, the ranking is less definite. Most of the many suggested types were specific examples of the listed types. They provided helpful ways to implement support and benefits. The partial lists of suggestions are the items that didn't seem to be included in the general types and are not ranked.

### Preference Rank of Support Types

1. Donations – 2.41
2. Help with projects – 3.14
3. Maintain grounds – 3.37
4. Mentor new visitors – 3.98
5. Help with programs – 4.05
6. Trade goods or services – 4.18
7. Fundraising for the ranch – 5.09

Partial List of Suggested Support Types

- Member of Board of Directors
- Research history, geology etc.
- Sponsor a specific fundraiser
- Technical help (Internet etc.)
- Writing help
- Front Range support groups
- Ranching management
- Counseling
- Massage and body work
- Multiyear memberships

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Preference Rank of Benefit Types

1. Weekend use – 1.79
2. Reservation preference – 2.76
3. Summer weekday use – 2.96
4. Discounts – 3.75
5. Special events and holidays – 3.96
6. Newsletter – 4.87

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Partial List of Suggested Benefit Types

- Reserved campsites and parking
- Unlimited use
- Couple memberships
- Limited weekend use
- Educational opportunities
- Pass for free use
- Reserving Oak House beds
- Tours and guided hikes
- Senior citizen discounts
- Social contacts

15. What would you judge the number of people using the facilities?

Use	Percent
About Right	66
Over-Crowded	11
Under Used	10
Don't Know	9
No Answer	4

16. Several facets of Orient Land Trust are listed below. Please check any you have experienced or are very **familiar** with. Please circle any you would **desire** to experience.

Facet	Percent Familiar	Percent Desire	Percent No Answer
Hot Springs	89	1	10
Orient Mine	49	19	32
Bats	48	21	31
History of the area	37	21	41
Hydroelectric system	24	20	56
Sangre de Cristo Mountains	59	11	30



## Attachment B

### Fireworks Fundraiser Proposal

Almost every year Valley View Hot Springs has a fireworks display on or near the 4<sup>th</sup> of July. Valley View also provides smaller fireworks displays at the Crestone Music Festival (August) and the pottery festival in Villa Grove known as UVAPAPA (September). All of these shows are given at no charge in exchange for publicity. The shows are very popular.

As we are set up now, a full show is 154 shells plus 2 cakes which are boxes of 64 to 100 small shells. We can now print a show program listing the name of all the shells as they will be fired.

I propose that we use the Valley View 2003 show for an Orient Land Trust fundraiser. A person can sponsor any number of shells by donating approximately three times the cost of each shell (see table below). This could be announced in the Spring Newsletter. Local folks who come to see the show could also donate. Businesses may want to donate to be listed in the show program. If this fundraiser proves to be popular, it would be easy to expand into several shows. Proceeds from this fundraiser could go to land acquisition. This year would be a test case to see if Orient Land Trust would continue fireworks in 2004.

Please note that figures below are 2002 averages and will vary from actual 2003 costs.

Size (Inches)	Quantity	Average Cost	Average Show Cost	Donation Each	Total Donation Goal
003	56	\$7.88	\$441.25	\$25	\$1,400
004	42	\$14.63	\$614.30	50	2,100
005	30	\$21.21	\$636.42	75	2,250
006	20	\$34.34	\$686.88	100	2,000
008	4	\$64.17	\$256.68	200	800
010	1	\$127.25	\$127.25	400	400
012	1	\$195.95	\$195.95	600	600
Cake	2	\$141.67	\$283.34	400	800
	<b>156</b>		<b>\$3,242.07</b>		<b>\$10,350.00</b>

\$ 10,350.00 Total Donations

\$ 3,242.00 Average Show Shell Cost

\$ 312.00 Igniter Cost

\$ 6,796.00 Possible Net Donations

Neil and Terry Seitz  
PO Box 146  
Villa Grove, CO 81155

January 22, 2003

Board of Directors  
Orient Land Trust  
PO Box 67  
Villa Grove, CO 81155

Dear Members of the Board,

There are several issues we feel should be brought to the attention of the Board of Directors listed below in no particular order:

1. Every member of the board may not feel truly empowered in the decision process and responsibility for Orient Land Trust which they most certainly should.
2. There would likely be a conflict of interest if any board member was an employee of OLT.
3. The board as it is may not be representing the broadest spectrum of those interested in OLT.
4. The board as it is may be thought unbalanced or to have conflicts whether real or imagined by OLT members, grantors and the general public.
5. In the future there may be unavoidable financial conflicts between board members and the OLT from decisions made presently.
6. The granting of or maintaining a 501(c)(3) status from The Internet Revenue Service may be jeopardized by the above list.
7. These items could cause a significant harm to the OLT.

Given the current situation:

- At the present time there is great interest from many very qualified individuals in serving on the board.
- The mission and vision of Orient would be better served if the maximum number of board seats were available to the public.
- There are important decisions to be made at the next meeting.

Neil Seitz and Teresa (Terry) Seitz submit their resignation of their respective seats on Orient Land Trust Board of Directors effective January 22, 2003. Neil and Terry Seitz desire to keep their position as Executive Director and Treasurer respectively and continue to work with the OLT Board of Directors.

We feel entirely positive about this change. We appreciate the energy and commitment Robin Byers has given the Board of Directors and genuinely hope she elects to stay on for another term.

Sincerely,

Neil and Terry Seitz