

**Regular Annual Meeting Minutes \_Approved**  
**Orient Land Trust (OLT) Board of Directors Meeting**  
**Orient Land Trust Pavilion**  
**Saturday, July 19, 2014, 9:00 AM**

**Record Attendance:**

Current Board Members Dan Jones(retiring), Mike Blevins, Myron Hulen, Deb Hoffman, John Standish, Geneva Mixon and John Lorenz by internet conference video, Newly seated board members Chris Miller, Martin Jolley and Andrew Romero (arrived late)

Staff: Doug Bishop, Scott McCumber, Doug Bates, Dave Beaulieu, Pam Nelson, Mike O'Donal, Cherrye Williams, Mark Jacobi

Guests (according to sign-in sheet and participation): Barb T., Evette T., Lisa M., Lisa G., Don G., Kathy G., Victor K., Scott H., Paul E., Karen J., Tori T., Kieley K., Betsy M., David M., Ted P.

**Meeting Call to Order :** Board Chair Geneva Mixon called the meeting to order at 9:12 am.

**No guest questions/comments relating to agenda.**

**Consent Agenda:** Board member John S. made motion to approve consent agenda and previous meeting minutes. Dan J. seconded. No further discussion. Passed unanimously by board members present. Andrew Romera was not in attendance yet and John L was not audible on video connection yet.

**New Business**

**Current board members affirmed, new board members appointed and officers elected.**

Board Development Committee (BDC) Chair Don Geddes updated the board about the recommendations for new board members. He reported that there were nine requests to fill three positions. From this highly qualified group of candidates the BDC conducted interviews and narrowed down the candidates.

Don G shared that the BDC recommended that Chris Miller, Martin Jolley and Andrew Romero be appointed to the board, each for a new three year term.

The BDC also recommended that Mike Blevins remain on the board serving a one year term and Geneva Mixon remain on the board for a two year term. Board member Dan Jones did not seek to remain on the board and his position will be filled by one of the new appointees. Reappointment of other board members was not necessary as their terms were not expiring.

**Motion:** Dan J motioned that the board accept and approve the whole slate of BDC recommendations as stated. John S. seconded. During discussion, John S. asked if the board should wait for nominee Andrew Romero to be present. It was decided not to wait. Motion passed unanimously including the

affirmative vote of John L by internet video conferencing.

New board members were seated and a big thank you was offered to retiring board member Dan J. for his many years of service to OLT. Staff member Doug Bates answered John S. question that new board members will have OLT email addresses.

**Motion:** Mike B made a motion to appoint officers, board member Geneva M continuing as Board Chairperson, John S. as Vice Chairperson, Deb Hoffman as Secretary and Myron Hulen as Interim Treasurer. New board member Chris M. seconded. No further discussion. The motion passed unanimously, new board member Andrew Romero was absent.

### **Conservation Committee**

Geneva M introduced the next agenda item appointing a chairperson and committee member for the Conservation Committee which would help OLT put together plans and policies to oversee lands not under conservation easement.

**Motion:** John S. motioned to appoint David Mixon as Conservation Committee Chairperson and appoint Martin Jolley to the Conservation Committee. No Further Discussion. Passed unanimously, board member Andrew Romero absent. Board officer Geneva M abstaining.

David M. shared that he was excited to serve and that the committee is looking for more members. Addressing a concern expressed by David M, Mike B shared that the board reviewed and does not see a conflict of interest with David M heading the committee at the same time his spouse Geneva M is the Chairperson of the Board.

### **Affirmation of OLT Values by Directors**

Geneva M. read the OLT Values as approved by past OLT Board of Directors (BOD) and copied in the current board meeting packet.

**Motion:** Myron H made a motion for the board to reaffirm these values as previously approved and currently stated. Deb H. seconded. In the discussion, Geneva M pointed out how important it is to affirm these values and hold each other accountable. Myron asked what would happen if a board member did not agree. John L offered that a board members actions demonstrate accordance with these values. The motion passed unanimously.

In a clarification of proper procedure, Chris M asked Geneva M to ask for abstentions as well as those in favor and those opposed when calling for a vote on a motion.

### **Affirmation of Naturist Requirement from the Naturist Deed by Directors**

Next Geneva M. asked for a motion for the board to affirm the Deed Restriction Providing for Nativist use of the Hot Springs at OLT. John S. made this motion. Martin J. seconded. There was no further discussion. The motion passed unanimously, Andrew R was absent.

**Management Reports & Updates** (The full reports are available in the board packet the subsequent minutes will reflect questions and additions to this information.)

**Board Chairperson Report**

Geneva M shared that she is pleased with the direction OLT is going in and thanked everyone.

**Executive Director (ED) Report**

Initially there were no questions for Executive Director Doug Bishop but after the Development Director report a few questions about the ED report were addressed.

ED Bishop shared that the re-purposed use of the cabin by the pavilion (last year called the Trading Post) as food storage for campers has been a success relieving pressure on the Oakhouse community kitchen facilities. Volunteer camp host Ted P. offered that people are cleaning up after themselves and there should not be any concerns with attracting bears, in fact it is better to have campers coolers in this space rather than the porch of the Oakhouse. Bishop also addressed the question from Chris M. about long term plans for this cabin stating that moving the cabin would be expensive and a new location has not been decided yet.

There was a question from a guest about an item on the report that mentioned the possibility of new state regulations by the CDCHP regarding water release from hot springs and spas. ED Bishop shared that our population of fish in the reservoir and preservation of natural habitat there means that we have to be impeccable with our water quality past the hot springs. The state has not proposed specific changes to the regulations and we will keep abreast of the situation and be able to give feedback, potentially collaborating with other hot springs to exchange information. Strawberry Park Hot Springs has already shared their written response with OLT.

ED Bishop shared that congress recently passed tax credits for conservation easements.

This lead to a brief discussion about what political activities are appropriate for a federal tax exempt organization to engage in. Myron H and John L suggested we clarify the regulations and error on the side of caution.

Mike B asked about a handmade "Valley View Hot Springs" sign attached to the Colorado Division of Wildlife (CDOW) sign at the intersection of County Road (CR) GG and CR 61. The CDW sign is required by the CDOW conservation easement of the OLT Mine parcel to alert citizens of access to this land that is not through the hot springs. Subsequently, the hand made hot springs sign was removed as it was likely not in compliance with county or CDW guidelines.

Questions by John L. initiated a brief discussion of invasive species weed control at OLT. ED Bishop shared that long time volunteers have made progress removing weeds and that he himself has tested various formulas as an alternative to harsher chemicals like Roundup. Deb H offered that she has an herbal formula that worked for her and Martin J cautioned that there is a downside to epsom salts because they do not allow the growth of natural grasses.

#### Development Director (DD) Report

Pam Nelson shared that she submitted OLT founders Neil and Terry Seitz for Philanthropist of the Year award. The board returned to Pam N.'s report after the Facilities Manager Report. At this time, Pam N. shared about other fund raising events in the works encouraging more board member sponsored events like the one planned at Dan Jones' house in August. She is also working on another member dinner in the south Denver area and working on a Development Plan with Doug Bishop and Myron H. Additionally, OLT has signed up to be able to participate in the Colorado Gives online donations campaign.

Martin J. shared that plans are coming along for the October art event to benefit OLT.

#### ISS Report

Doug Bates shared that he has been working on many projects including repairing the vehicle entry notification at the entrance to OLT, a streamlined registration form, a new naturism at OLT brochure and new articles on the OLT website that have increased traffic and interactivity.

Various comments and discussion followed.

John L expressed concern about information stored in our current database being vulnerable. ManagerBates addressed this concern by saying that we are working on a new database and our current procedures and security measures put us in the top 30% of businesses. The naturism brochure received kudos from Bishop and Geneva M.

A guest suggested the website did not promote naturism enough and that brought up the topic about how best to present the naturist aspect of OLT along with land conservation, education and other important aspects of our mission. David M pointed out that some companies internet filters do not let naturist sites through. Bates asked for more guest photographs for the website that highlight the positive social aspects at OLT. Ted P. shared that the naturalist aspects of OLT and naturism support each other.

#### Ranch Manager Report

Mike B asked if hay from the ranch has been cut and sold. Ranch Manager (RM) Mike O answered in the affirmative and added that there would not be another cutting of hay this year. The costs to cut the hay was around \$1000 and the hay was sold for \$3000.



Mike O. shared that the grant for the gated pipe project-that would allow the expansion of water at the ranch and increase production of crops-has not come through yet and it will likely be mid-August before we hear something. Related to the gated pipe project, Mike O. answered John L.'s question that the CDOW and The Nature Conservancy (TNC) would not approve diverting water from the meanders and reservoir.

Mike O. shared that it was important to proceed with the construction of the bathhouse at the ranch and get it enclosed and weathered in which should be completed in the next couple of months.

Answering Mike B.'s inquiry, Mike O. shared that the new feed storage unit at the ranch would likely save us half of our feed costs because we can buy in bulk at much better prices.

Deb H asked who can buy the processed beef that is payment traded for grazing animals on OLT's lands. Mike O. shared that right now this is available to individuals for sale at OLT and could be expanded to an "OLT label" that could be sold to other outlets.

#### Facilities Manager (FM) Report

FM Mark J. shared that we are expecting the approval for the design of the new Waste Water Treatment Plant (WWTP) in the next couple of weeks. He also added that we are awaiting contractor bids and our own employee, who is an electrician, will be able to install the control panel. When asked for a time line by John S., Mark J. replied that hopefully we can begin digging in September finishing 6-8 weeks after before heavy snows. He added that all the permits are in place. Myron H. addressed Chris M.'s questions about funding for this project, stating that good interest rate funding is in place to borrow from a private individual, restricted donations have not been spent yet and adding that the board may want to consider designating existing general funds as well.

John L. asked for an update about the required chlorination of OLT's drinking water. Mark J. shared that he has worked with the state and been given permission to do this in December when OLT is closed to guests. Freezing pipes is a concern, but we will only have to leave chlorine in the pipes for 15 minutes.

Geneva M. asked for more information about a methane digester being used as the septic system for the ranch bath house septic system. Mark J. shared that there is a knowledgeable local supplier with a prototype system and a volunteer with a state engineering license who is interested in working with us on this.

Mark J. offered that it may be possible to find grant money to help with the upkeep of wildlife sanctuary land at the meanders of the reservoir at the ranch.

Mark J. also offered an update on the Eiseman Fund Student Work Program stating that we have hired one student to be a Discovery Host at the Welcome Center and one student to help at the ranch with

another helper at the ranch possible. Later comments by D. Bishop and Geneva M. suggested that we get an earlier start with next years program and increase outreach.

#### Visitor Services Manager (VSM) Report

VSM Dave B.'s report stated that visitation was up. Board member Chris M. pointed out that the stats report pulled from the database did not show this increase. Note: Subsequently it was found that the stats report from the database in the board packet and referred to by Chris M., was not correct because admissions were not being properly closed and thus visitation numbers were under counted. This was corrected and new stats reports from the database showed an increase in visitation which substantiates the increase in days at capacity that Dave B. also reported.

When asked his opinion about the changed rates, Dave B. shared that he has not received negative feedback.

John L. commented that he is hearing positive feedback about guest services.

#### Resource Development Committee (RDC) Report (There was not an RDC written report.)

Chairperson of the RDC Myron H. began with a question about OLT's fund raising philosophy asking if OLT has reached the limit of membership funding and should be looking at grants and other public funding including concert events and internet crowd funding. Deb H. commented that it would be important to figure out the focus of the fund raising-conservation, bats, etc. Mark J. commented that promoting winter admissions might be a good idea. Chris M. and Mike B. agreed that crowd funding could work if it was project oriented.

#### **12:12 pm Break for Free Picnic Lunch at the Pavilion, Everyone Welcome**

Over 100 people joined us for lunch which is part of the annual meeting outreach.

#### **Q&A – Board Members & Guests**

After lunch at 1:05 pm Board Chairperson Geneva M. initiated an informal meet and greet between board members and members of the public present. After board members introduced themselves, the format of the meeting switched from one large group into smaller groups and one on one discussions between board members and individuals.

#### **Financial Reports and Stats Charts**

The board reviewed the financial reports and acted on several resolutions to update OLT bank account signatories and other financial arrangements.

**Motion:** Martin J. motioned to pass Resolution 2014-07 Giving Authority to the Executive Director to Sign Contracts and Agreements on behalf of OLT and Resolution 2014-08 Concerning Business Check Cards which authorized a debit card for Doug Bishop and reduced the limit on the card for Mark J.

since he is no longer acting as Interim ED. Chris M. seconded. There was no further discussion. John L. abstained. All other board members in favor, motion was passed.

Resolution 2014-09 Concerning Transferring Accounts from Charles Ready to Edward Jones was not passed with several board members pointing out that they had not been happy with Edward Jones and wanted time to look at other options.

**Motion:** Resolution 2014-10 was amended to Concerning Transferring Account From Charles W. Ready to Pueblo Bank and Trust Savings Account instead of Edward Jones. John S. made a motion to pass this resolution as amended. Martin J. seconded. There was no further discussion. John L. abstained. All other board members in favor, motion was passed.

**Motion:** Resolution 2014-11 Concerning Signatories on Aventa Credit Union Accounts making the ED, Board Chair and Treasurer signatories on the Aventa Savings account. Mike B. moved to pass this resolution. John S. seconded. There was no further discussion. John L. abstained. All other board members in favor, motion was passed.

**Motion:** Resolution 2014-12 Concerning Signatories on Pueblo Bank and Trust Accounts and Resolution 2014-13 Concerning opening New Savings and Signatories on the Pueblo Bank and Trust Account. John S. motioned to pass these resolutions and Martin J. seconded. There was no further discussion. John L. abstained. All other board members in favor, motion was passed.

**Geneva M. Adjourned Regular Meeting: 3:52 pm**

Submitted by:

Debra Hoffman  
Debra Hoffman, Secretary

Date

1/14/14

Approved by:

Geneva Nixon  
Geneva Nixon, Chair

Date

1/10/14