



**NORTHERN CONNECTICUT
LAND TRUST, INC.**

ANNUAL REPORT 1999-2000

Northern Connecticut Land Trust, Inc. is a private non-profit 501(c)(3) organization. Our mission is to preserve the natural resources of the northern Connecticut region including agricultural land and other ecologically important open space.

Our 15 Directors are elected to staggered three-year terms by the membership at an annual meeting which takes place each year in September. We are an all-volunteer organization and have no paid staff; therefore our membership and friends are the backbone of our Land Trust.

MESSAGE FROM THE PRESIDENT

Fiscal Year 2000 saw excellent progress by the Land Trust, so we're advancing our mission better now than ever before. Land protection is clearly the centerpiece of any land trust's effort, and we've added 66 acres in Somers, Vernon, Bolton, and Andover, bringing our total to about 245. We purchased 10 acres abutting the Skyline Scenic Area using our own funds, and 13.5 acres next to Valley Falls Park in Vernon using the proceeds from securities given by an anonymous donor for that purpose. Also, two sets of siblings concerned about open space gave us 43 acres in three parcels in Vernon, Bolton, and Andover. We greatly appreciate the generosity of Bill Finley, Ruth Bell, Miriam Schwartz, Eleanor Delson, Lois Keil, and the anonymous donor.

In the same period, our membership rose from 78 to 128, an increase of 64%. This increase is due to several factors, including the effectiveness of our new committee structure and the awareness of the Land Trust we've raised through our increased activities and public relations.

During the fiscal year we received a \$5,000 grant from the Keeney Foundation of Somers to cover the earlier purchase of the Kibbe property, replenishing our treasury. We also did something we've never dared do before – embarked on a major fundraising project to preserve what we feel is an important parcel of land. The Trust agreed to buy the 56-acre Swann property on Reeves Road in Ellington for a price that would require a very considerable fundraising effort - \$365,000!

The sales agreement includes a donation from the owner of \$73,750 of the value of the property, and we have already applied for and received approval of a Connecticut Department of Environmental Protection grant for \$182,500, so all we have to raise now is a paltry \$108,250. The Fundraising and Land Acquisition Committees are working to raise that amount, and have every expectation of succeeding.

We've also made considerable progress in land stewardship. With the substantial help of the Town of Somers we installed a driveway and parking lot on the McCann Farm, and our volunteers created the first trail, a 1.95-mile loop that includes three footbridges and a fair amount of signage. It also includes bog bridges across the wetter parts of the Gulf Stream floodplain.

We have also been busy removing invasive plants on the McCann Farm. All of that was accomplished in seven work parties attended by six to nineteen people who have put in over 450 man-hours. Our volunteer list, incidentally, has grown to a total of 54.

The Land Trust has been actively working to get people involved and to raise awareness about what we do and how it benefits society. Last October we held a McCann Farm Day with a hike, auction, food, and dedication ceremony. We led 16 hikes on the property during the fiscal year, with attendance totaling about 200. In addition, the Trust held 12 hikes in other places in the same period, attended by another 200 hikers.

Six other public events were held, including talks on such diverse subjects as canoeing in Alaska, stone walls, and the return of wild predators to Connecticut, with attendance totaling 224. Between the hikes, the presentations, and the land acquisitions, we have had considerable notice in the press, which is undoubtedly part of what has encouraged public attendance, the increase in membership, and even land donations.

All in all it has been a year of substantial progress, and perhaps the most important progress of all was pointed out to me by one of the Directors after a recent Board meeting. When it was suggested during the meeting that we buy another piece of property which will require fundraising, the Directors discussed the question with considerably more confidence than ever before, even as little as six months earlier. We have developed a positive enthusiasm for deciding that a piece of land ought to be preserved and pursuing that goal, rather than merely accepting whatever comes our way. I anticipate that in future years the Land Trust will build upon the successes of the past year and make even more progress toward our goals.

Sincerely,

George Grant
President

From the Treasurer's desk-

Fiscal year 1999-2000 has been very eventful from a financial perspective. We began the fiscal year with a balance of \$5,717.34 in our checking account and \$11,714 in our Fidelity brokerage account. We ended this year with a checking balance of \$4,420.77 and a Fidelity balance of \$2,583.00.

The brokerage account was established in July of 1999 to facilitate a donation of appreciated stock which was stipulated for the acquisition of a particular property in Vernon. We purchased the property in August of 1999 for \$11,558 including related fees and expenses. The Land Trust will maintain the brokerage account as a vehicle to accept future equity donations and will keep the Stewardship Fund in this interest bearing account.

Expenditures this year include \$17,567 for the purchase of land, including the costs and fees related to land acquisition. Costs of our new logo development and printed material as the Northern Connecticut Land Trust totaled \$1,614.54. The Land Trust this year has acquired land valued at \$38,380.

Income from membership increased from \$1,785 last year to \$4,358 this year including six new lifetime memberships. A grant of \$5,000 was received from the Keeney Foundation toward the purchase of the Kibbe property which has enlarged our Skyline Scenic Area in Somers. We received \$2,424.06 in donations and grants from individuals, organizations and municipalities including the generous donation of \$1,000 from the Shenipset Striders. Investment income in the amount of \$177 brought our total monetary income to \$11,959.

During the past year the finance committee has established our 501(c)(3) tax exempt status as the Northern Connecticut Land Trust, updating the name change from the Five Town Land Trust. We have also initiated a budgeting process for the organization and all committees which will enable us to better predict our expenses and focus on priorities.

In closing, fiscal year 1999-2000 was marked by several significant financial accomplishments including the establishment of a brokerage account for accepting donations of securities, the clarification of our tax status as the Northern Connecticut Land Trust with the Internal Revenue Service, and the establishment of a formal annual budgeting process. These accomplishments will allow the Land Trust to better accomplish its mission and to operate as a professional organization.

Regards,

Albert Grant
Treasurer

Northern Connecticut Land Trust

**Income Statement- Fiscal 1999-2000
Ending July 31, 2000**

Income

Cash Contributions	\$11,782
Land Contributions	\$38,380
Capital Gain	\$129
Interest	\$48
Total Income	\$50,339

Expenses

Land Acquisition Fees	\$3,301
Land Maintenance Materials	\$1,327
Printing	\$1,858
Postage and Supplies	\$226
Speakers & Facilities	\$315
Memberships & Registrations	\$370
Insurance	\$500
Miscellaneous	\$39
Total Expenses	\$7,936
Net Income	\$42,403

Northern Connecticut Land Trust

Balance Sheet
July 31, 2000

ASSETS

Cash & Money Market \$7,004

Total Current Assets \$7,004

Other Assets - Property

McCann	\$177,600
Skyline	159,070
Brandy Hill	134,200
Leaska	42,600
Indian Trail	172,500
Joy	310,300
S&R	78,400
Scott	800
Hatch Hill	72,100
Bacon	12,000
White	6,790
Grant	6,520
Finley	4,340
Echo Ridge	25,200
Eckers Pond	11,290

Total \$1,213,710

Total Assets \$1,220,714

LIABILITIES

Total Liabilities 0

Corporation Equity \$1,220,714

Total Liab. & Equity \$1,220,714

8-25-00

Northern Connecticut Land Trust
Statement of Change in Assets

<u>ASSETS</u>	<u>July 31, 2000</u>	<u>July 31, 1999</u>	<u>Difference</u>
Cash & Money Market	\$7,004	\$5,717	\$1,287
Investments (Securities)	0	11,714	(11,714)
Properties			
McCann	177,600	177,600	0
Skyline	159,070	147,070	12,000
Brandy Hill	134,200	134,200	0
Leaska	42,600	42,600	0
Indian Trail	172,500	172,500	0
Joy	310,300	310,300	0
S&S	78,400	78,400	0
Scott	800	800	0
Hatch Hill	72,100	72,100	0
Bacon	12,000	12,000	0
White	6,790	6,790	0
Grant	6,520	6,520	0
Finley	4,340	0	4,340
Echo Ridge	25,200	0	25,200
Eckers Pond	11,290	0	11,290
Total Assets	\$1,220,714	\$1,178,311	\$42,403

8-25-00

Adopted NCLT Fiscal Year 2001 Budget
(August 1, 2000 - July 31, 2001)

Revenues:

Annual Membership: \$ 2,400
New Lifetime Members: 500

TOTAL REVENUES: \$ 2,900

Expenses:

Fundraising Committee

Printing, copying, etc.: \$ 100
Telephone: 75
Miscellaneous: 50
Committee Total: \$ 225

Land Acquisition Committee

Title searches: 500
Filing fees: 50
Appraisal: 300
Miscellaneous: 25
Committee Total: \$ 875

Finance Committee

Insurance: 500
Secretary of State: 20
Consumer Protection: 20
LTSB membership: 175
Miscellaneous: 25
Committee Total: \$ 740

Public Relations Committee

Newsletters: 200
Printing (NCLT brochures) 200
Committee Total: \$ 400

Membership Committee

Programs: 300
Mailings: 90
Committee Total: \$ 390

Stewardship Committee

Signage: 100
Miscellaneous: 200
Committee Total: \$ 300

TOTAL EXPENSES: \$ 2,930

NCLT HOLDINGS

Date Acquired	Property Name	Location	Area	Source	Type	Purpose	Monitor
97.10.01	McCann Family Farm	Hwy 190 Somers	84 acres	McCanns	farm & mixed forest hilly, two brooks	farming, timber & nature preserve	Whit Davis & Ernie Boothroyd
88.12.20	Skyline Scenic Area	Stafford Rd Ext Somers	65 acres	Marianne Bovarnick	mixed forest hilly	nature preserve	Wes Smith
00.04.17	Finley- Bolton	Skinner Rd. Bolton	26 acres	William Finley, Ruth Bell	mixed forest, wet hilly, cliffs	nature preserve	John Maulucci
99.08.15	Echo Ridge	Echo Ridge Drive Vernon	13.5 acres	anonymous	mixed forest hilly, cliffs	nature preserve hiking trails	Edward Dresner
97.07.15	Brandy Hill Property	Brandy Hill Road Vernon (adj Indian Tr. Prop)	12 acres	Roy Conyers	mixed forest	preserve with hiking trails	Karl Hasel
00.06.01	Eckers Pond Property	nr VC Middle School Vernon	11 acres	Eleanor Delson, Lois Keil, Miriam Schwartz	forest	open space	Edward Dresner
94.12.20	Leaska Property	Weymouth Road Enfield	8 acres	George Leaska	marsh flat	nature preserve	Albert Grant
91.01.19	Indian Trail Preserve	Indian Trail & Bolton Rd Vernon(adj Brandy Hill)	7.3 acres	George Risley	mixed forest small brook	preserve with hiking trail	Karl Hasel
91.09.24	Joy Property	Lanz & Deborah Rds Ellington	7 acres	Richard & Joyce Joy	wet forest flat	open space	Jim Gage
00.04.17	Finley- Andover	Shoddy Mill Rd., Bolton Andover	5+/- acres	William Finley, Ruth Bell	forest	nature preserve abuts town open space	John Maulucci
94.12.20	S & R Realty	Windermere Road Ellington	1.74 acres	S & R Realty	weedy scrub flat	surplus	Ernie Boothroyd
92.10.13	Scott Property	Grant Ave Extension Stafford	1.5 - 2 acres	Barbara Scott	forest steep riverbank	open space	George Grant
93.12.06	Hatch Hill Property	Hatch Hill Road Vernon	1.4 acres	Town of Vernon	wooded wetland	open space	Pat Settembrino
97.07.24	Bacon Property	Handel Road Stafford	1 acre	Louise Bacon-Ogden & Richard Bacon	young forest flat	open space	Jerry Stage
95.07.07	White Property	Colorado Road Somers	1 acre	Charles White	wetland	open space	Don Smith
94.09.06	Grant Property	Gulf Road Somers	1 acre	George Grant	forest creek border	open space	Jerry Stage
		Total acres protected:	247				

NOTE NOT ALL PROPERTIES ARE OPEN TO THE PUBLIC

Northern Connecticut Land Trust

Committees

Finance

Chair: Albert Grant

Creates the organization's annual budget, files taxes and other necessary documents with local, state and federal governments. Manages the Trust's financial assets.

Fund Raising

Chair: Culver Modisette

Coordinates fund raising activities which include writing grant applications, conducting solicitations and membership drives.

Land Acquisition

Chair: Whit Davis

Focuses on the development of leads and necessary follow up for donation and purchase of property. Determines which properties are the highest priority for the Trust to acquire, negotiates transactions, responsible for all aspects of acquiring land.

Land Stewardship

Chair: Jerry Stage

Handles all manner of property management including creates and maintains trails, monitors all properties and resolves any related problems. Also sponsors work parties on Trust properties as well as various hikes such as bird and wildflower walks for all skill levels.

Membership

Chair: Fay Dresner

Sponsors events on a regular basis throughout the NCLT region. These presentations are open to the public to encourage awareness of open space and related topics. Administrates the membership database.

Public Relations

Chair: Karl Hasel

Produces the NCLT's newsletter *Landmark* and other Trust awareness materials and brochures. Issues press releases related to Trust activities and promotes the awareness and public image of the Land Trust.

The Northern Connecticut Land Trust

Fiscal Year 2000 Membership

Board of Directors

<u>President</u>	George Grant, Somers
<u>1st V. President</u>	Culver Modisette, Stafford
<u>2nd V. President</u>	Karl Hasel, Vernon
<u>Treasurer</u>	Albert Grant, Melrose
<u>Recording Secretary</u>	Jim Gage, Ellington
<u>Corresponding Secretary</u>	Fay Dresner, Vernon

Whit Davis, Somers
Ed Dresner, Vernon
Ernie Boothroyd, Ellington
Ed McGuire, Enfield
Charles Carson, Somers
Jerry Stage, Stafford
Arend-Jan Knuttel, East Windsor
Lois Osier, Enfield
John Maulucci, Vernon
Don Smith, Somers

Martha Abromaitis
Larry & Sue Alamed
Ernest & Stephanie Allsup
The Anderson Family
The Scott Anthony Family
George Arthur
Sharon L. Bahler
Ms. Rosalie Bartula
Polly & Len Baylis
Gus & Ann Bell
Ruth Bell
Elda C. Bertrand
Mr. & Mrs. Ezra A. Blount
Ernie Boothroyd
Carol & Ron Burke
Barry & Deb Cass
Ann Dufraime Cauchon
Lorraine Chiarizia
Jan Collins
Midge Currey
Tom Curtiss
Whit Davis
Jeane & Richard DeBell
Eleanor Delson
Edgar & Fay Dresner
James Dufraime
Michael Dufraime & Family
Capt. Patrick Dufraime
Capt. Paul Dufraime
Sheila Dufraime

Walter & Kathryn Dufraime
Jan Evans
Ted Fagan
Scott Fay
F. William Finley
Joan & Frank Formeister
James & Ann Gage
Peter & Debbie Gardiner
Gloria Gelt
Tony Genua
Ginny & Paul Gingras
Mary Glenn
Brent & Roseann Gottier
Albert & Donna Grant
Elizabeth Grant
George Grant
Phillip & Selma Grant
Julia S. Gross
Ken & Lisa Hageman
Dr. Barry W. Haight
Robert T. Halpin
Karl Hasel
Michelle Hayward &
Angelo DeFillippo
Marie Herbst
Mark Hoffman
John & Marcia Horan
Richard H. Jackson
Robert Jones
Joyce & Richard Joy

Lois Keil
Arend-Jan Knuttel
Gloria B. & Arthur Larson
Margaret H. Leary
Ann Letendre
Michael & Carol Litwinka
Harold Leutjen
Donald MacKay
Edward McGuire
Bruce Marvonek
John D. & Claudia J. Maulucci
Robert C. & Mary Lou Menard
Walter F. & Erin E. Moody
Brian Motola
Mitch Murray
Culver A. & Norma Modisette
Herb Noble
James P. O'Donnell
Mary A. O'Donnell
Patricia Okada
Lois Osier
Richard Oswald
Brad Palmer
Kenneth W. & Doris Paradis
Amy & Gordon Paterson
Virginia Patsun
Robert A. & Nancy Pease
Donald Pelham
Robert Peters, Atty.
Naomi Pomper

The Northern Connecticut Land Trust

Fiscal Year 2000 Membership

Scott & Mary Alice Raymond
Marie Jonssen Reese
June Reichle
George Risley
Jon Roe
Philip & Linda Roland
Bob Rubino
Robert M. Safner
Connie Satton
Savings Bank of Rockville,
William McGurk, President
Allen Schindler
Robert Schoff
Sidney & Miriam Schwartz
Pat Settembrino

Ray V. & Marie S. Shelton
Edward & Carole Slattery
Donald P. & Nancy Smith
Donald M. Smith
Gerald Smith & Fran Borek
Wes & Marilyn Smith
Judith Graves Snyder
Steven Squillace
Jerry Stage
The Stocker Family
Bruce & Sherrill Stott
Nancy E. Strong
Mr. & Mrs. Norman Strong
Thomas & Joyce Soule
Joan H. Swann

Carol & Gary Taylor
Debbie Tedford
Ted Tenerowicz
Larry Tribble
Frank Vartulli
Vernon Junior Women's Club
David E. Vibber
William W. Wardrop
Charles P. White
Margaret Wiechniak
Brian Will
Charles Williams
John & Gloria Wraight
Donna V. Wright

Lifetime Members are listed in Green