

NORTHERN CONNECTICUT LAND TRUST, INC.

**ANNUAL REPORT
2001-2002**



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 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 members and friends are the backbone of our Land Trust.

President's Message

To our Members and Friends:

I am pleased to report that the Northern Connecticut Land Trust has completed another successful year. Our membership has risen steadily, our financial condition has improved, and participation of members and Directors in the Trust's activities has broadened.

Earlier in the year, we completed the acquisition of the Bridge property, some 64 acres on the side of Bald Mountain in Somers. This welcome gift was made possible through the generosity of Ted and Lisa Bridge-Koenigsberg, who spent their childhood summers on the land, and still return every summer from their homes in Maine. We are in their debt. Later in the year, we acquired, through donation by the Gallagher Company, a black spruce bog of 13.6 acres in East Windsor. This unique property, a holdover from the glacial period in Connecticut, is extremely rare and highly prized by botanists, and is more commonly known as a "quaking bog". NCLT will conduct hikes to the site for those interested in a glimpse of the past.

Our wild flower hikes through the McCann Family Farm are very popular. Led by knowledgeable trust members, the hikes are scheduled to identify spring, summer, and fall wild flowers. Earlier in the year, we held the first of several public informational meetings, designed to explain the many ways private land can be preserved. Watch for announcements of such a meeting in your area, as several are in the planning stages. Two editions of our newsletter "Landmark" were capably produced by Karl Hasel and served to help us keep in touch with our members and friends.

Once again this year, your Trust was honored by the Land Trust Alliance, when we received its annual "substantial growth" award. NCLT's membership has passed 180, its holdings are some 380 acres and its total assets are over \$1,560,000.

Recently, the Rivers Alliance of Connecticut awarded NCLT a grant for the "re-birth" of the Scantic River Watershed Association. Once an active organization dedicated to the monitoring and preservation of the 90,000 acre Scantic River watershed, SRWA became dormant 15 years ago. SRWA will be restructured and set on its feet by NCLT, and then turned over to a separate body for its return to its former place in the environmental community of northern Connecticut. Close cooperation between both bodies is expected, allowing river-fronting lands to be preserved by NCLT as well as river monitoring by SRWA. You will hear more of this in the coming months.

Several weeks ago, a "dedication" of the Swann Farm in Ellington was held. Representatives of the Hartford Foundation for Public Giving, Connecticut's Dept. of Environmental Protection and former owner Joan Swann and her family attended. On a bright, beautiful day, with its corn crop at full height, the Farm cooperated fully and a memorable time was had by all.

I wish to thank our many volunteers, who make our wheels go 'round, for their willingness to give of themselves and their precious spare time. We rely heavily on our "worker bees", and they have never failed us. I also wish to thank our Board of Directors, who give so freely of their time and counsel.

It has been my privilege,
Culver A. Modisette
President

Finance Committee Report
Fiscal Year Aug. 1, 2001 to July 31, 2002

The NCLT had a very successful 2001-2002 fiscal year. We ended the year with a strong cash position and no debt.

We received two donations of properties, the 13.6 acre Wapping Bog in East Windsor and the 64 acre Bridge-Koenigsberg Property in Somers . In addition, we succeeded in finding a buyer for the approximately 2 acre property that was located in Ellington's Windermere Avenue industrial park. This sale increased our cash on hand and has positioned us for future land acquisitions.

Operating expenses were well within the budgeted amounts and income was higher than expected. As a result we had an operating cash surplus of \$6,558 for the year.

A stewardship endowment has been established to provide a perpetual source of funds to maintain the properties that we own or may protect with easements. We plan to use the interest from endowment fund investments to cover the cost of property maintenance.

At the end of the fiscal year, we had \$66,095 in cash and money market funds. It is expected that the majority of these funds will be used for future land acquisition. In addition we had \$5,005 in the stewardship endowment invested in money market funds.

Financial details are shown on the financial statements that follow.

The Finance Committee:

Jim Gage
Albert Grant
John Maulucci

8/15/02

Audit Committee Report
Fiscal Year Aug. 1, 2001 to July 31, 2002

Board of Directors
Northern Connecticut Land Trust, Inc.
Somers, Connecticut

We have audited the financial statements and accounting records of the Northern Connecticut Land Trust, Inc. as of July 31, 2002 and for the fiscal year then ended. These statements and records are the primary responsibility of the Treasurer with the help of the Finance Committee. Our responsibility is to express an opinion on these financial statements and accounting records based on our audit.

We conducted an audit by examining evidence supporting the amounts and disclosures in the financial statements. Further, we examined evidence supporting expenditures, income and recordkeeping. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Northern Connecticut Land Trust, Inc. at July 31, 2002 and the results of its operations for the fiscal year then ended.

The Audit Committee,
Ed Dresner
Karl Hasel
John Maulucci

September 5, 2002

Northern Connecticut Land Trust
Statement of Activities
Fiscal 2001/2002
Ending July 31, 2002

Income

Membership Contributions	\$4,305	
Cash Donations	3,269	
Land Use Fees	4,375	
Interest	697	
Land Donation-Wapping Bog	1,190	
Land Donation-Bridge Property	<u>69,410</u>	
Total Income		\$83,246

Expenses

Legal Fees and Surveys	\$58	
Taxes	290	
Supplies	543	
Printing	1,278	
Postage and Shipping	1,520	
Speakers & Facilities	35	
Memberships, Registrations & Subscriptions	223	
Insurance	605	
Land Maintenance	975	
Volunteer Recognition	351	
Misc.	<u>210</u>	
Total Expenses		\$6,088
Difference between book value And sales price of Windermere Property		<u>(\$39,068)</u>
Change in Net Assets		\$38,090

8/15/02

**Northern Connecticut Land Trust
Balance Sheet
July 31, 2002**

<u>ASSETS</u>	<u>July 31, 2002</u>	<u>July 31, 2001</u>	<u>Difference</u>
Cash	\$4,591	\$1,012	\$3,579
Money Market	61,505	24,199	37,306
Stewardship Endowment	5,005	0	5,005
Total Current Assets	\$71,101	\$25,211	\$45,890
Properties			
McCann	\$177,600	\$177,600	0
Skyline	159,070	159,070	0
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	0	78,400	(78,400)
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	4,340	0
Echo Ridge	25,200	25,200	0
Eckers Pond	11,290	11,290	0
Swann Farm	290,818	290,818	0
Bridge-Koenigsberg	69,410	0	69,410
Wapping Bog	1,190	0	1,190
Sub-total	\$1,496,728	\$1,504,528	(\$7,800)
Total Assets	\$1,567,829	\$1,529,739	\$38,090
LIABILITIES	\$0	\$0	\$0

8/15/02

Northern Connecticut Land Trust

Committees

Finance

Chair: Jim Gage

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 and conducting solicitations.

Land Acquisition

Chair: Don Smith

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.

Farming Subcommittee Chair: George Grant Establishes policies and guidelines for farming practices on Trust properties.

Membership

Chair: Fay Dresner

Administers the membership database, conducts mailings, collection of dues and membership drives.

Programs

Chair: Judy Snyder

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.

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.

To participate on a committee contact the Chairperson or any NCLT Director.

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
02.??.??	Bridge Property	Upper Scully Rd. Somers	64 acres	Ted Bridge Lisa Bridge-Koenigsberg	mixed forest	passive recreation	
01.05.??	Swann Farm	Reeves Road, Ellington	56 acres	Joan Swann	farm, mixed forest	farming, preserve	George Grant
00.04.17	Finley- Bolton	Skinner Rd. Bolton	26 acres	William Finley, Ruth Bell	mixed forest, wet hilly, cliffs	nature preserve	John Maulucci
02.??.??	Wapping Bog	Wapping Rd. East Windsor	13.6	Gallagher Company	black spruce bog	open space	Arend-Jan Knuttel
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	Meadowlark Rd. Vernon	11 acres	Eleanor Delson, Lois Kail, 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
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:				379

The Northern Connecticut Land Trust

Fiscal Year 2002 Membership

Board of Directors

<u>President</u>	Culver Modisette, Stafford
<u>1st V. President</u>	Karl Hasel, Vernon
<u>2nd V. President</u>	Jerry Stage, Stafford
<u>Treasurer</u>	Jim Gage, Ellington
<u>Recording Secretary</u>	John Maulucci, Vernon
<u>Corresponding Secretary</u>	Fay Dresner, Vernon

Whit Davis, Somers
Ed Dresner, Vernon
Ernie Boothroyd, Ellington
Virginia Patsun, Somers
George Grant, Somers
Michelle Hayward, Somers
Judy Snyder, Somers
Jerry Stage, Stafford
Arend-Jan Knuttel, East Windsor
Albert Grant, Melrose
Don Smith, Somers

Ernest & Stephanie Allsup
Mr. & Mrs. Roger Anderson
The Scott Anthony Family
George Arthur
Lois Grant Audinot
Penny Bacchiochi
Hans Bade
Sharon L. Bahler
Mark Barbireri
Ms. Rosalie Bartula
Polly & Len Baylis
Roy & Ann Bell
Ruth Bell
Elise Bennet
Elda C. Bertrand
Mr. & Mrs. Ezra A. Blount
Michael A. Bowler
Randi & Dale Brockway
David Burstein
Robert & Lois Carson
Ann Dufraine Cauchon
Malcolm K. Chadbourne
Allisoin B. Collins
Jan Collins
The Crandall Family
Midge Currey
Tom Curtiss
Whit Davis

Walter & Kathryn Dufraine
Jan Evans
Gail Faherty
Neal Farnham Family
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Amy Kozik
Scott Fay
F. William Finley
Joan & Frank Formeister
James & Ann Gage
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Ed Gibson
Ginny Gingras
Albert & Donna Grant
Elizabeth Grant
George Grant
Phillip & Selma Grant
Leslie J. Green
David Griffin
Karen & Bill Griffin
Julia S. Gross
Edward Guzavitch
Marion & Robert Griswold
Ken & Lisa Hageman
Frank & Diana Hawes
Michelle Hayward &
Angelo DeFillippo

William McGurk
Tim & Mary Keeney
Lois Keil
Zarahi Khachajan
Christina Kolberg
Gloria B. & Arthur Larson
Mr. & Mrs. Richard W. Larson
Marilyn Lassow
Ron Lee
Margaret H. Leary
Harold Leutjen
Scott & Deborah Livingston
Donald MacKay
Gwen & Tom Marrion
Bruce Marvonek
Mr. & Mrs. R. Masters
John D. & Claudia J. Maulucci
Marguerite & Bill McTeague
Peter W. Miller & Caroline Brown
Jeannette Montagne
Nancy Moody
Culver A. & Norma Modisette
Brian Motola
Mitch Murray
Thomas & Doreen Murray
Michaela Mullarkey
Emil A. Mulnite
Bill Nickerson

The Northern Connecticut Land Trust

Fiscal Year 2002 Membership

Jeane & Richard DeBell
John Deitelbaum
Eleanor Delson
Karen Devassey
Ann & John Drake
Edgar & Fay Dresner
Michael Duffy
James Dufraime
Michael Dufraime & Family
Capt. Patrick Dufraime
Capt. Paul Dufraime
Sheila Dufraime

Joyce Phillips
Francis Pippin
Naomi Pomper
Janet & Hector Pope
Karl Prewo
Scott & Mary Alice Raymond
Maine Jonssen Reese
June Reichle
George Risley
The Rockett Family
Jon Roe
Phillips & Linda Roland
R. Russell
Connie Satton
Allen Schindler
Robert Schoff
Sidney & Miriam Schwartz
Sandra M. Scully
Pat Settembrino
Joan H. Swann

Robert T. Halpin
Karl Hasel
Mr. & Mrs. Stephen Henderson
Mark Hoffman
Normund Holcomb
John & Marcia Horan
Mark & Ellen Humphries
Richard Hutton
Richard H. Jackson
Joyce & Richard Joy
Rosalyn Keeney

Ray V. & Marie S. Shelton
Paul Shimer
Edward & Carole Slattery
Donald P. & Nancy Smith
Donald M. Smith
Donald & Carlene Smith
Gerald Smith & Fran Borek
Wesley Smith
Wes & Marilyn Smith
Frances Shaver
Dennis Soucy
Thomas & Joyce Soule
Steven Squillace
Margaret Steinbugler
Jerry Stage
Michael Stenz & Eva Skibild
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Patricia Okada
Ulysses Ordaz & Bill Moran
Richard Oswald
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Donald Pelham
Robert Peters, Atty.

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Denise Toohey
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Paulette Whipple
Paul Whitaker Jr.
Charles P. White
Brian Will
Charles Williams
Ressell W. Wirtalla
John & Gloria Wraight
Paul & Arlene Young
Carol & Gary Taylor
Scott & Vicki Thomas
Michael & Janet Traymor
Larry Tribble

Lifetime Members are listed in Green

Business Members

John Haserick DDS (Stafford Springs)
Jarmoc Farms LLC (Enfield)
SRM Roofing & Construction (Ellington)

Patrons

Mr. & Mrs. Peter Ouellet