



## **Board Meeting—Tuesday, July 22, 2025 at 4 pm**

**IN PERSON**

**New Mexico Rural Electric Co-op Building**

**614 Don Gaspar Ave.**

**Santa Fe, NM 87505**

**Drive to the back of the property and park. We will be in the back building.**

If zoom is needed:

<https://us02web.zoom.us/j/83310058910?pwd=auqqNpHVhuiSAvn2pgeRoEnTAi7u3l.1>

Meeting ID: 833 1005 8910

Passcode: 021804

### **AGENDA**

1. Call to Order
2. **ACTION ITEM:** Approval of the Minutes from the April 22, 2025 Board meeting.
3. Finance Report—Mark Fisher
  - a. Financial Status as of June 30, 2025 (15 mins)
  - b. Review of status of restricted funding
4. Executive Director Report—Sarah Noss (10 mins)
  - a. **ACTION ITEM:** Approval of the 2025-2030 draft Strategic Plan
5. Committee Reports
  - a. Land Review Committee—Carla Mattix (15 mins, see written report)
    - a. **ACTION ITEM:** Approval of the Apache Canyon Ratification Resolution
    - b. **ACTION ITEM:** Approval of the Dettling Board Resolution
    - c. **ACTION ITEM:** Approval of the PROS 16 (Pecos Canyon) Amendment Board Resolution
    - d. **ACTION ITEM:** Approval of the Turner II Second Amendment Board Resolution
    - e. Riverhaven complaint correspondence
  - b. Trails and Community Engagement—Michael Avery (see written report)
  - c. Governance and Nominating Committee—Carmichael Dominguez (15 mins)
    - a. **ACTION ITEM:** Approval of changes to the healthcare section in the SFCT Employment Manual
    - b. Review of potential new board members

- c. Please fill in the board matrix for yourself and return to Carmichael or Sarah

6. Other Business:

- a. 2024 Annual Report/2025 Newsletter is out
  - b. Summer appeal letter in the mail on 8/1
  - c. Accreditation Renewal Ad-Hoc Committee meeting on August 4 at 2 pm
  - d. Important **interim board meeting** regarding our annual fundraiser on August 11, details to follow
  - e. Insider Tour to San Cristobal on Aug 23.
  - f. Stand Up For Nature will be on Saturday, October 4. Please help Joanne on sponsorships
7. Adjourn: **Next board meeting is on October 28 at 4 pm.**

**Minutes of the  
Santa Fe Conservation Trust  
Board of Directors Meeting  
April 22, 2025, 4:00 p.m.  
In Person at the Academy for the Love of Learning and via Zoom**

**1. CALL TO ORDER**

This meeting of the Santa Fe Conservation Trust was called to order by Quinn Simons, SFCT Board Chair, at approximately 4:16 p.m.

**2. ROLL CALL:        A quorum was present as shown:**

**SFCT Board Members Present:**

Quinn Simons, Board Chair  
Al Reed  
Luke Pierpont  
Carmela Nino  
Carmichael Dominguez

Peter Martin  
Carla Mattix  
Dennis Romero  
Ginny Olcott

**Via Zoom:**

Mark Fisher  
Julie Martinez  
Michael Avery  
James Rivera

**Absent:**

Sandra Ely  
Brant Goodman

**Staff Present:**

Sarah Noss, SFCT Executive Director  
Melissa Houser, Stewardship Director  
Brian Jensen, Org. Advancement Officer  
Tim Rogers, Trails Program Manager  
McAllister Yeomans, Operations Manager  
Melanie Solis Alvarez, Stewardship Associate  
Antoinette Armijo-Rougemont, Accounting Associate  
Joanne Smoger, Events & Dev. Officer  
Ariel Patashnik, Conservation Director  
Randle Charles, Community Engagement Director

**3. APPROVAL OF FEBRUARY 8, 2025 MINUTES**

Quinn asked if there were any changes to the minutes. Michael noted that HAS needs to be changed to HSA (autocorrect). Luke noted that Michael's name had two l's under the Governance and Nominating Committee section, and Luke noted that the minutes indicated via Zoom instead of in person.

**MOTION: Quinn Simons moved to approve the minutes with the noted changes, Al Reed seconded. The motion passed unanimously.**

#### **4. FINANCE COMMITTEE REPORT**

Mark was in attendance via Zoom but the audio wasn't working very well so Mac gave the report. Mac reviewed the highlights and gave a summary of financial statements. On March 31st the cash balance was \$4,401,599, which was higher than last year's balance. The pooled investment account was just under \$2 million, compared to \$1.8 million last year and it's gaining interest. Expenses exceeded income by \$132k, but this was expected as we're generally in the red until September. He reviewed operating lines and expenses, which are mostly in line with budget, except for land program expenses. He also reviewed the highlights noting that we incur expenses to conserve properties. The Land Program expenses will come in late summer/early fall. Non-operating accounts deal with our investments and are still positive, up \$23K, but it's up and down right now and may get worse. Mac asked if there were any questions or concerns. Mark said that the highlights are valuable so we should continue to provide this detail, and he thanked Mac. Quinn agreed with Mark and said this gives us a nice summarized picture of what to pay attention to. Carla asked what happens in the event the market gets a lot worse, what's our plan. Mac said that we will lose some value but our investments are conservative and our money market account is unaffected by the stock market. The only thing to worry about is our stewardship and defense money. We do a draw on that, but we also add funds to it. Mac said we could decide not to take a distribution one year if we wanted. Quinn asked for other comments. Mac reviewed the pooled investment account and Trails Plus grant, which we will be transferring into the money market account to accrue interest before we pay the bills in the fall. We're taking a 5% distribution from operating reserves to cover new staff and contractors. We're taking \$45k to cover the costs of the total transaction project at Rancho las Lagunas. The total will be \$180K that will be moved into the money market account. Mac reviewed all of the transfers. Sarah asked about the money market interest rate. Mac said it's gone down from 6% to about 4.5%. Quinn said that the meeting minutes are top notch and thanked Antoinette. Mac asked for board approval of the transfers.

**MOTION: Quinn Simons moved to approve the transfers, Mark Fisher seconded. The motion passed unanimously**



## 5. EXECUTIVE DIRECTOR REPORT

Sarah shared that on Saturday she received an email after the planting of the shrubs. She read a letter from John Grobowska, praising Melissa for doing a great job at Dovetail workdays. Melissa said he's an amazing volunteer that's signing up to help with everything out there in Galisteo. Sarah said that she heard that Ginny was out there planting as well. Sarah said Ginny makes a big imprint on the property. She told Ginny that we notice, and said thank you! Sarah said she's hoping that they read her report because there's a lot happening. We had the Insider tour at the cowboy shack because there's more geological features going on there. There were about 21 people that came out for the tour, which happened the same day as the planting, and 20 people showed up for that. On February 15th there was the bird count at the Galisteo property, and on April 12<sup>th</sup> we planted the Sumac and Winterfat bushes as well as the oyas for water. We put up wire to protect the shrubs from animals eating them. Sarah said that Melissa has also written a grant for healthy soils and we're hoping to get that to pay Jan-Willam and the goats for bale grazing to help the soil get rejuvenated.

Banff was fantastic this year again. Joanne had 40 sponsors this year, she did a great job. Al was on the committee, as was Carla's husband. We threw out CBD infused chocolates, and gummies and the crowd went wild. We're starting to work on Stand Up For Nature, which will be held on October 4th, so please save the date as we'd like to have a big board presence at the party. We wanted to ask your opinion about who our speaker should be. Deb Haaland was enthusiastic about speaking to our crowd before her announcement to run for Governor, along with Tom Udall, and Sarah Dant will be a moderator to focus on how we can learn from the past, and where we're going. We wanted to ask how you feel about us getting Deb. James said that he feels that she (Deb) hasn't provided a lot and he doesn't agree with having Deb Haaland as a speaker, but agrees on Tom Udall. He feels she blew off the Navajo Nation. Michael said this is another unfortunate example of bringing politics into the Trust. You're not going to make everyone happy when these kinds of things present themselves. Dennis said that two speakers with Sara Dant might be sufficient. Sarah asked for other ideas. Carla asked if there's a theme or a topic we should think about for finding a speaker. Sarah said that the budget cuts and firings being done by the administration in Washington around the environment give us the opportunity to talk about those environmental impacts in the west, where are we going, and why is it important. What sustainability could it look like and how do we get there. Michael said the first line is political, and Sarah said they are facts. Quinn said that these topics are critical in the work that we do every day. It would be nice to have a balance of views. Al said that the crowd that we usually get generally agrees with these concepts. Dennis agreed, it will increase the interest and support. Sarah said the basis of bringing it up was to ask if we should get Deb Haaland or pivot. Peter said that we need to be very cautious when someone is running for governor because we need to stay out of politics. We need to remain neutral.

Sarah thanked them all for that discussion, saying it was clear that we shouldn't ask Deb Haaland to participate. Then she asked everyone to come to her house on May 29<sup>th</sup> for cocktails.

Sarah welcomed Randle Charles, who is now our director of community engagement. She mentioned that the Bears Ears trip sold out. We're still looking at office space and need to inform our current landlord of our intentions by May 1st.

Brian said for the past month and a half or so they've been working with Carmela on both purchase and lease opportunities. He's been working on financing with Century bank and Enterprise Bank. For larger spaces there's good inventory, but in the middle range, which is what we are looking for, there's not a good inventory. He said that there's only been a handful of properties that they've seen, knowing that they won't meet our needs. There's been one building across the street from the capital, Casas de Santa Fe, which is currently the frontrunner in terms of a purchase. For leasing, there's also not a lot of inventory. We looked for the second time at the Enterprise Bank building on Galisteo. It's a great building but doesn't quite meet our needs. We have a few more options lined up to look at next week. We're also looking at out of the box ideas, like staying in the same place but adding more offices. Another opportunity presented itself today. David Holland, a donor to the organization, popped in and said he has the Digneo Moore Building on Paseo de Peralta that he wants us in. Sarah said it's a perfect size. The going rate would be out of our range but the owner seems motivated to get us in there. Dennis said that David is his neighbor and he had spoken with him about it. He's been pretty persistent and he kind of means it. He has a partner in the ownership of the building. He wasn't able to get a clear price range from him.

Carmichael asked if we have a base budget built around this. He knows we have \$600k for a down payment, but we probably don't want to use it all. He'd like to have a better idea of what the parameters are before he gives authority to spend the money. Brian said this is what we have but generally speaking we're looking in the million-dollar range and there's been a few properties that have popped up in that range. Carmichael asked what the monthly payment would be. Mac asked about interest. Mark said that buildings like this don't stay on the market long. We need to talk with our current landlord to get flexibility while we find a building.

Brian said we have been in conversation with our current landlord and he's communicated to us that we have the option right now to extend for 6 months, one year, or five years. Mark said we should keep signing six-month leases until we find the new building. Sarah said that we're finding that a mortgage payment is the same as that of a 3k sf lease area, \$3,900-\$5,000 or more a month and the monthly mortgage would be around the same. Sarah said that we wouldn't move forward without board consent. She said that Century Bank has preapproved us for a loan but they would like to have an approved resolution. Sarah asked for the approval of the resolution to allow her and Brian to pursue financing for the potential purchase of a new office space.

**MOTION: Quinn Simons moved to approve the resolution, Dennis Romero seconded. The motion passed unanimously**

## **6. COMMITTEE REPORTS –**

### **A. LAND USE**

Carla provided the Land Review committee report. She notified the board that the report is included in their board packets. There are currently four projects underway: Rancho las Lagunas, Pecos Canyon amendmen, a Quickstart Project, South Pass Ranch 1300-acre project near Las Vegas, and the Dettling property in Abiquiu near the Chama River, another Quickstart project.

Carla said that at the last meeting we discussed some violations and that there are no new violations. The Heart and Soul amendment (which has been slow to resolve because his wife committed suicide) will combine two easements on the property, which will be beneficial and efficient. The land review committee decided it would be in SFCT's best interest to get this done, so SFCT will cover legal and staff costs and the owner will pay for the survey, which will help speed the violation. It will be around \$4k or less for our costs. We have a good resolution and the land owner is contacting a surveyor. Another violation that has been a little difficult is the Ross violation in Tesuque where they graded part of the property and put gravel and a tent for their son's wedding. Sarah and Melissa are going to meet with them.

The conservation easement monitoring will commence on the 3<sup>rd</sup> week of May. Riverhaven has been a little contentious with the land owners putting up a sign that says no public access. But we're not going to demand they take the signs down, we'll wait and see how it goes. Carla asked for any questions. Quinn thanked Carla.

### **B. DEI AND AD HOC**

Julie said the committee met about the values statement which helped to rename the Galisteo property and that they will remain an ad hoc committee to support any issues that come up over the years. She said that they talked a lot about their work with community engagement, so at some point in time they may meld into that type of committee but for now they will remain ad hoc. She said they're not a public committee but will adapt as things come up.

### **C. EXECUTIVE COMMITTEE**

Quinn said the executive committee finished Sarah's job review. It took a little while but we got it done. It was fun to review her self-analysis and everything she's done the past year. Sarah said that the organization is growing, which requires more income and puts pressure on the staff. She wanted to point out that Joanne does amazing work but, because the event has grown, and there are more demands on her time for other events, she can't do it alone, which is why we are inviting the board to Sarah's house on May 29. Sarah said it'll mostly be a

brainstorming conversation to pull off another awesome event. Quinn asked the board to get their thank you cards done and returned back to the staff.

#### **D. TRAILS AND COMMUNITY CONSERVATION**

Michael said that Tim is already hard at work getting the trail work kicked off and Randle is now part of the trails committee. They had a committee meeting on February 20<sup>th</sup> and welcomed Bob Findling of the Nature Conservancy. They started trail work this year but Tim broke his hand so he'll just supervise for now. Wayfinding, Vamonos, Passport to Trails is all underway – one field trip to Galisteo was done already. There will be another one with 4<sup>th</sup> and 5<sup>th</sup> graders going to Dale Ball Trails. We have a few outings lined up with the teen center this summer. There will be a community bike cruise to showcase some urban trails. We worked on the acequia trail which connects to Rufina Street. Michael said we talked at the retreat about our programs already in existence – Passport and Vamonos, and we're going to focus on including teens, creating a conservation corps for some kids who have started in the passport trail hikes. Hopefully that will expand now that Randle is here.

#### **E. GOVERNANCE AND NOMINATING COMMITTEE**

Carmichael said that the most substantial change is a decision that was made at the board retreat where we created a president elect position and appointed Luke to that. He talked about aligning the language of the bylaws with the charters to ensure alignment exists, and also eliminating some language. They want to do training on some board responsibilities and have the board take a more active role in recruiting board members. Some of the charters address the number of non-member committees - non directors. For the Land Review Committee and the Trails Committee, the language leaves it open. He asked the board if there should be a limit for the land review and the trails committees, and what should the compilation be. Mac said when we did the Finance committee charter, we wanted to ensure that we had three board members. Carmichael said that's what prompted the discussion so they were talking about if we wanted to be more rigid. Michael said they're a much more specialized technical group, versus trails which has a more open discussion. Quinn said with land review he feels that board members who term off can stay on as a committee member and give the committee a lot of help. It's nice to have a group of people who have a lot of experience. Carla agreed that it's nice to have the institutional knowledge carry on, even with community members. At the same time the committee is already large. Carmichael made a recommendation to move forward with the two action items and punt to the trails and land committees to see what they want their committees to look at. Let's stay with the rigidity on Land Review and let Trails be more flexible. Michael agreed.

**MOTION: Quinn Simons moved to change the bylaws to create the position of president elect and approve the other red-lines, Carmichael Dominguez seconded. The motion passed unanimously**

Luke will be in the president elect position and the Land Review Committee and Trails Committee will develop their own language that will allow Land to be more structured and Trails less structured.

**MOTION: Quinn Simons moved to approve all the red-line changes except for Trails and Community Engagement and Land Review. Sarah seconded, after asking Carmichael if he's okay with those changes. The motion passed unanimously**

Michael said it's not a big leap, it's just asking for three directors and three non-directors. Julie said that we should also review the charter to match the bylaws.

**MOTION: Quinn moved to elect Luke Pierpont to the President Elect position, Sarah seconded. The motion passed unanimously**

## **F. DOVETAIL DISCUSSION**

Sarah introduced Kristin Rothballer, consultant and facilitator for the Community Advisory Group. Kristin said that she and Randle started about a year ago to envision a community process for the renaming. We wanted to ensure another mistake wasn't made and to focus on creating a name that wouldn't cause conflict or harm. She said that people who joined the committee were a group of committed, thoughtful, caring people who felt honored to be involved and took the responsibilities seriously. We did activities to ensure everyone's voices were heard. They prioritized hospitality and relationships. Many perspectives were represented, NPS, local, Native, neighbors, the land itself was represented. She talked about the rock from the property that we used for our inspiration. The rock was an emblematic expression. We spent a lot of time building trust in the group. The advisory group had some power but not all the power, the board would approve the recommendation. We spent a lot of time talking about taglines that should be with the name Dovetail. Naming the property is one part but anchoring the name to SFCT that allows the branding to be clear that it's different from other conservation properties. The Community Advisory Group (CAG) felt it was beyond the scope of their mandate and felt that it's more of a staff and board decision. There were lots of names that came up throughout the discussions. In about the 3<sup>rd</sup> or 4<sup>th</sup> meeting the word dovetail came up because at our meetings and on the land a lot of people were standing with their hands clasped, which reminded Denise Lynch of a dovetail, so we spent a lot of time discussing the names. Denise did a beautiful job researching the meanings of dove and dovetail, and Chris talked about doves that lead Natives to water and represent peace. Antoinette talked about how the dove is used at her Church, Santa Maria de la Paz (St. Mary of Peace), as a sign of peace for Catholics. It felt like there were many cross cultural positive feelings about the dove.

Al said it's a beautiful name that you've come up with, but it wasn't the name that was so important as the process and people associated with the board. I think it's been a wildly successful process. Kristin thanked him for saying that. Kristin said it was a beautiful process opening the doors of conservation to all. Randle said that consultants don't always get a

chance to get inside. But he's had an opportunity to feel the culture and he felt like the organization was making new inroads, there was a feeling of that, and once he joined the staff, he now knows it's true. He said there were parts of the community that we were not involved and we are now. There will always be a memory of this experience as what we are watching right now and we have to protect our land and what we believe in. Kristen said she's felt deeply honored and privileged to work with us, and feels like she's part of the organization and feels invested in our success and how the process was guided and non-controversial. The energy and spirit, volunteers showed up and agreed to show up and drive to our houses where we hosted. You have a whole new team of ambassadors with a sense of stewardship. The land itself, however folks engage, there's a spirit that's embedded, an invitation to being on that land. Sarah said she thinks we've captured it, and when you think closely about the land and what the dove represents, it's a really strong name, although simple. I really do like it the more I live with it, so I hope you all will accept it as the new name of the property, she said. Kristen spoke about the logo and the new renderings of possible taglines that Mac came up with: 1) A Santa Fe Conservation Trust Property, 2) A Santa Fe Conservation Trust Project, 3) Stewarded by the Santa Fe Conservation Trust; and 4) Santa Fe Conservation Trust Land. There may be other possibilities that you all can think of but I want to be clear that we shouldn't have the word property in the tagline because of the colonial aspect. Sarah said it should be something we should all agree on so we are bringing it to you to see if one of the names speaks to you. Al said the one that jumps out at him is project because it has been and is a project and gives it a sense of longevity. It has been a project for so many people. Carla suggested getting rid of Trust Land. Carla said the tagline is important so make the public aware of who is responsible for the land and SFCT deserves credit. Sarah said it will also distinguish us as separate from the Galisteo Preserve. Randle said we need two motions: 1) accept the name; and 2) create a tagline. Sarah said we need to work on the signage once a name is decided. There's going to be interpretive signage on the site. Luke asked what do we want the tagline to do, be a sub-heading, or be more descriptive? It's an opportunity for the Trust to say what we want it do to to make it more meaningful. Sarah said that descriptive language will be on the signs. Kristin said we looked at a lot of versions for a tagline but the most important thing is that it needs to tie it to the Trust, everything else will be on the signage. Antoinette mentioned that we also talked about naming some of the trails some of the other names that were discussed for the property. Brian said yes, such as Sunrise and Sunset.

**MOTION: Sarah moved to approve the name of Dovetail for the Galisteo property, Luke seconded. The motion passed unanimously**

Applause.

Kristin said that her proposal for the next steps of the tagline would be that board members that weren't involved could join the staff to hammer it out. She wants to acknowledge that it could be challenging because of future branding. Whoever feels called to finalize the last bit,

would anyone want to volunteer? Michael said he agrees with what Al said earlier. They had come up with a tagline at the original ad hoc committee.

Discussion ensued about the tagline. Michael thought it should say “A Santa Fe Conservation Trust Project.” Dennis added that Al and Michael are on to something. Al’s observation about being an ongoing process and the process of engagement is reflected in project. Sarah said it actually sounds like it has an ending, which is not what we want to say. Quinn asked for any other comments or questions. Julie wondered when do we need to get the signs done. Sarah said by the time the trail is finished, by the middle of October we would need to have the signs produced and finalized which will take time. Kristin asked the board members, who is still willing to finalize the tagline with the staff? Sarah, Al, and Carla will work together and send an email to the board with a recommendation.

Sarah, asked the board to read through the strategic plan, and said she and Brian have been working on it. They’d like to try and get it approved at the July meeting. To do so, Sarah and Brian will take the draft plan to the committees for review. Where do you think the trust needs to head in the next 3-5 years? She noted that there are capacity issues now. We will review your comments with staff and come up with a refined version. A lot of the content came out of the board retreat. What do we need to grow, and how? The technology part of our work, getting to a size where we need to be.

**Quinn – moved to adjourn at 6:49. Next board meeting on 7/22.**

**Santa Fe Conservation Trust**  
**June 30, 2025 Financial Statements**  
**Highlights Commentary**

**Cash and Investments**

At June 30, 2025, the aggregate cash balance was \$4,457,075, as compared to \$4,129,765 this time last year.

The pooled investment account with Schwab, managed by UCG, stands at \$2,123,251, compared to the value this time last year of \$1,908,163.

**2025 year to date operating results compared to budget**

Through June 30, expenses have exceeded income in the amount of \$136,429.

This compares with a budgeted year to date loss of \$445,058.

Major reasons for this \$308,629 favorable performance compared to budget are as follows:

<b>Items that affect operating cash</b>	<b>Actual</b>	<b>Budget</b>	<b>Change to Budget</b>	<b>Notes</b>
<b>Income</b>				
Contributions & Gifts	136,557	128,425	8,132	
Grants	148,122	251,500	-103,378	A
Program Service Revenue	36,030	35,000	1,030	
Fundraising Events	20,026	43,600	-23,574	B
<b>Total Operating Income</b>	<b>340,734</b>	<b>458,525</b>	<b>-117,791</b>	
<b>Expenses</b>				
Personnel	425,355	427,633	-2,278	
Contract Services	31,617	39,000	-7,383	
Gifts	0	600	-600	
Occupancy	19,934	19,950	-16	
Office Expenses	10,085	14,350	-4,265	
Business Expenses	17,898	15,225	2,673	
Travel & Meetings	4,869	7,800	-2,931	
Mission Program Expenses				
Land Program	131,504	353,363	-221,860	C
Trails Program	1,106	2,500	-1,394	
Community Conservation	29,319	23,162	6,157	
<b>Total Operating Expenses</b>	<b>671,686</b>	<b>903,583</b>	<b>-231,897</b>	
<b>Total items affecting operating cash</b>	<b>-330,952</b>	<b>-445,058</b>	<b>114,106</b>	
<b>Non-Cash Items Affecting Operating Budget</b>				
In-Kind Donations	600	600	0	
<b>Non-Operating items that only affect Endowment or Investment Funds</b>				
Net Investment Income & Expense	194,523	0	194,523	
Conservation Easement Stewardship	0	0	0	
<b>Total non-operating items</b>	<b>194,523</b>	<b>0</b>	<b>194,523</b>	
<b>Total actual results compared to budget</b>	<b>-136,429</b>	<b>-445,058</b>	<b>308,629</b>	

**Notes**

- A Unrestricted Grants were \$51,210 lower, Restricted Grants were \$32,793 lower, and Government Grants were \$19,375 lower than budget, respectively.  
Grants expected to be received or invoiced soon total approximately \$50,000
- B Several fundraiser dinner (SUN) expenses came in earlier than expected.
- C Project and contract timing account for Land Program expenses being under budget  
Pending projects will account for about \$38k revenue and \$45k expenses  
Fee land expenses include accessible trail, to be completed late summer / early fall



**Statement of Financial Position Comparison**  
**Santa Fe Conservation Trust**  
**As of June 30, 2025**

<b>Distribution account</b>	<b>As of June 30, 2025</b>	<b>Total (PY)</b>	<b>\$ Change (PY)</b>
<b>Assets</b>			
Current Assets			
Bank Accounts			
01020 Century Checking 0255	143,685	205,456	-61,771
1040 Schwab Investment Acct -0185			
1041 Operating Reserve	498,849	456,416	42,433
1042 Special Initiatives Fund	203,655	181,544	22,111
1043 Stewardship & Defense	1,150,751	1,012,106	138,645
1044 Galisteo Property S&D	269,996	258,097	11,899
<b>Total for 1040 Schwab Investment Acct -0185</b>	<b>2,123,251</b>	<b>1,908,163</b>	<b>215,088</b>
1050 Schwab Money Mkt -6333			
1051 OpRes Money Mkt	427,508	434,874	-7,366
1052 Spec Init Money Mkt	101,518	163,412	-61,894
1053 Galisteo Property Tax Credit	189,099	181,187	7,911
1054 ORD Trails+	217,478		217,478
<b>Total for 1050 Schwab Money Mkt -6333</b>	<b>935,602</b>	<b>779,473</b>	<b>156,129</b>
1060 Schwab Endmt Account -5995	1,207,931	1,162,430	45,501
1090 Petty Cash	200	200	
<b>Total for Bank Accounts</b>	<b>4,410,669</b>	<b>4,055,722</b>	<b>354,947</b>
Accounts Receivable			
1200 Accounts Receivable	8,500	52,903	-44,403
<b>Total for Accounts Receivable</b>	<b>8,500</b>	<b>52,903</b>	<b>-44,403</b>
Other Current Assets			
1100 P/R Clearing	5,554		5,554
1250 Prepaid Expenses	20,614	18,825	1,789
1499 Undeposited Funds	11,738	2,314	9,423
<b>Total for Other Current Assets</b>	<b>37,906</b>	<b>21,140</b>	<b>16,766</b>
<b>Total for Current Assets</b>	<b>4,457,075</b>	<b>4,129,765</b>	<b>327,310</b>
Fixed Assets			
1610 Fee Land	3,633,836	3,633,836	0
1615 Planning Fees	22,130	22,130	0
1640 Furniture, Fixtures & Equip.	4,493	4,493	0
1650 Vehicle	17,000	17,000	0
1690 Accumulated Depreciation	-21,493	-21,493	0
1695 Accum. Amortization	-5,778	-4,303	-1,475
<b>Total for Fixed Assets</b>	<b>3,650,188</b>	<b>3,651,663</b>	<b>-1,475</b>
Other Assets			
1700 Security Deposits	2,500	2,500	0
1900 SFCF Endowments	0	0	0
1910 SFCF Stewardship Fund	0	0	0
1912 Principal Fund Balance	114,139	110,851	3,288
<b>Total for 1910 SFCF Stewardship Fund</b>	<b>114,139</b>	<b>110,851</b>	<b>3,288</b>
1920 SFCF Easement Fund			
1922 Principal Fund Balance	39,032	37,904	1,128
<b>Total for 1920 SFCF Easement Fund</b>	<b>39,032</b>	<b>37,904</b>	<b>1,128</b>
<b>Total for 1900 SFCF Endowments</b>	<b>153,171</b>	<b>148,755</b>	<b>4,416</b>
<b>Total for Other Assets</b>	<b>155,671</b>	<b>151,255</b>	<b>4,416</b>
<b>Total for Assets</b>	<b>8,262,933</b>	<b>7,932,683</b>	<b>330,250</b>

**Statement of Financial Position Comparison**  
**Santa Fe Conservation Trust**  
**As of June 30, 2025**

Liabilities and Net Assets

Liabilities

Current Liabilities

Accounts Payable

2000 Accounts Payable	37,558	62,712	-25,154
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<b>Total for Accounts Payable</b>	<b>37,558</b>	<b>62,712</b>	<b>-25,154</b>
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Credit Cards

2001 Century MC -5276	1,780	2,923	-1,142
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<b>Total for Credit Cards</b>	<b>1,780</b>	<b>2,923</b>	<b>-1,142</b>
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Other Current Liabilities

2010 Payroll Liabilities

2020 Accrued Liabilities	16,751	10,960	5,791
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2030 Accrued Compensated Absences	9,135	10,504	-1,370
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2070 SUTA Payable	17	16	1
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2100 Retirement Payable	503	329	174
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<b>Total for 2010 Payroll Liabilities</b>	<b>26,406</b>	<b>21,809</b>	<b>4,596</b>
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2200 Pass Through Payables

2212 Trails Alliance of Santa Fe	0	943	-943
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2220 Core Crew	2,538	2,538	0
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2230 UWARM	959	959	0
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<b>Total for 2200 Pass Through Payables</b>	<b>3,497</b>	<b>4,440</b>	<b>-943</b>
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<b>Total for Other Current Liabilities</b>	<b>29,903</b>	<b>26,249</b>	<b>3,653</b>
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<b>Total for Current Liabilities</b>	<b>69,241</b>	<b>91,884</b>	<b>-22,643</b>
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Long-term Liabilities

<b>Total for Liabilities</b>	<b>69,241</b>	<b>91,884</b>	<b>-22,643</b>
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Net Assets

3010 Without Donor Restrictions	1,287,257	4,797,141	-3,509,883
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Net Income	-136,429	-91,589	-44,840
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3050 Fixed Assets	3,650,188	0	3,650,188
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3100 Board Designated Net Assets	305,173	348,956	-43,784
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3200 With Donor Restrictions

3210 Grant Restricted Net Assets	350,908	204,903	146,006
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3230 Stewardship & Defense	1,105,497	1,012,106	93,391
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3240 Galisteo Property S&D	269,996	258,097	11,899
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3250 Thaw Endowment	1,207,931	1,162,430	45,501
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3260 SFCF Endowments	153,171	148,755	4,416
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<b>Total for 3200 With Donor Restrictions</b>	<b>3,087,504</b>	<b>2,786,291</b>	<b>301,213</b>
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<b>Total for Net Assets</b>	<b>8,193,693</b>	<b>7,840,799</b>	<b>352,894</b>
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<b>Total for Liabilities and Net Assets</b>	<b>8,262,933</b>	<b>7,932,683</b>	<b>330,250</b>
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**Santa Fe Conservation Trust**  
**Budget vs. Actuals**  
**January - June, 2025**

	<u>Actual</u>	<u>Total Budget</u>	<u>over Budget</u>
<b>Revenue</b>			
<b>4000 Contributions &amp; Gifts</b>			
4010 General Gifts	\$ 136,557	\$ 115,925	\$ 20,632
4020 Restricted Gifts	\$ -	\$ 12,500	\$ (12,500)
4060 Mid-Year Appeal	\$ -	\$ -	\$ -
4090 EOY Appeal	\$ -	\$ -	\$ -
<b>Total 4000 Contributions &amp; Gifts</b>	<b>\$ 136,557</b>	<b>\$ 128,425</b>	<b>\$ 8,132</b>
<b>4100 Grants</b>			
4110 Unrestricted Grants	\$ 65,040	\$ 116,250	\$ (51,210)
4120 Restricted Grants	\$ 55,957	\$ 88,750	\$ (32,793)
4130 Government Grants	\$ 27,125	\$ 46,500	\$ (19,375)
<b>Total 4100 Grants</b>	<b>\$ 148,122</b>	<b>\$ 251,500</b>	<b>\$ (103,378)</b>
<b>4900 In-Kind Contributions</b>	\$ 600	\$ 600	\$ -
<b>5000 Program Service Revenue</b>			
5010 Trails Project Fees	\$ 19,148	\$ 2,500	\$ 16,648
5020 Land Project Fees	\$ -	\$ 20,000	\$ (20,000)
5080 Community Events	\$ 16,882	\$ 12,500	\$ 4,382
<b>Total 5000 Program Service Revenue</b>	<b>\$ 36,030</b>	<b>\$ 35,000</b>	<b>\$ 1,030</b>
<b>5500 Fundraising Events</b>			
<b>5530 Banff Film Festival</b>			
5531 Banff Gift Revenue	\$ 47,769	\$ 45,500	\$ 2,269
5532 Banff Non-Gift Revenue	\$ 13,743	\$ 13,500	\$ 243
5533 Banff Expenses	\$ (11,780)	\$ (13,500)	\$ 1,720
<b>Total 5530 Banff Film Festival</b>	<b>\$ 49,732</b>	<b>\$ 45,500</b>	<b>\$ 4,232</b>
<b>5560 Fundraiser Event</b>			
5561 Fundraiser Gift Revenue	\$ -	\$ -	\$ -
5562 Fundraiser Non-Gift Revenue	\$ -	\$ -	\$ -
5563 Fundraiser Expenses	\$ (29,707)	\$ (1,900)	\$ (27,807)
<b>Total 5560 Fundraiser Event</b>	<b>\$ (29,707)</b>	<b>\$ (1,900)</b>	<b>\$ (27,807)</b>
<b>Total 5500 Fundraising Events</b>	<b>\$ 20,026</b>	<b>\$ 43,600</b>	<b>\$ (23,574)</b>
<b>Total Revenue</b>	<b>\$ 341,334</b>	<b>\$ 459,125</b>	<b>\$ (117,791)</b>
<b>Gross Revenue</b>	<b>\$ 341,334</b>	<b>\$ 459,125</b>	<b>\$ (117,791)</b>
<b>Expenditures</b>			
<b>7000 Personnel</b>			
7010 Officer & Director Salaries	\$ 58,440	\$ 58,440	\$ -
7020 Other Employee Salaries	\$ 276,204	\$ 276,204	\$ -
7030 Retirement Contributions	\$ 10,040	\$ 10,039	\$ 1
7040 Employee Healthcare	\$ 47,387	\$ 49,579	\$ (2,192)
7050 Payroll Taxes	\$ 33,283	\$ 33,370	\$ (88)
<b>Total 7000 Personnel</b>	<b>\$ 425,355</b>	<b>\$ 427,633</b>	<b>\$ (2,278)</b>
<b>7100 Contract Services</b>			
7120 Legal Fees	\$ -	\$ 500	\$ (500)
7130 Accounting Services	\$ 784	\$ 6,500	\$ (5,716)
7160 Professional Services	\$ 30,833	\$ 32,000	\$ (1,167)
<b>Total 7100 Contract Services</b>	<b>\$ 31,617</b>	<b>\$ 39,000</b>	<b>\$ (7,383)</b>
<b>7200 Gifts</b>		\$ 600	\$ (600)
<b>8000 Occupancy</b>			
8010 Rent	\$ 16,800	\$ 16,800	\$ -
8020 Utilities	\$ 1,194	\$ 900	\$ 294
8030 Telephone & Internet	\$ 1,940	\$ 2,250	\$ (310)
<b>Total 8000 Occupancy</b>	<b>\$ 19,934</b>	<b>\$ 19,950</b>	<b>\$ (16)</b>

**Santa Fe Conservation Trust**  
**Budget vs. Actuals**  
**January - June, 2025**

8100 Office Expenses						
8110 Supplies	\$	1,446	\$	1,200	\$	246
8120 Postage	\$	732	\$	1,650	\$	(918)
8130 Printing & Production	\$	5,589	\$	10,000	\$	(4,411)
8140 Equip. Lease & Maint.	\$	2,317	\$	1,500	\$	817
Total 8100 Office Expenses	\$	10,085	\$	14,350	\$	(4,265)
8200 Business Expenses						
8210 Advertising	\$	8,449	\$	2,500	\$	5,949
8220 Information Technology	\$	1,979	\$	3,125	\$	(1,146)
8260 Insurance	\$	5,111	\$	5,000	\$	111
8270 Licenses & Fees	\$	2,358	\$	4,600	\$	(2,242)
Total 8200 Business Expenses	\$	17,898	\$	15,225	\$	2,673
8300 Travel & Meetings	\$	39	\$	-	\$	39
8310 Vehicle & Travel	\$	1,106	\$	1,800	\$	(694)
8320 Events & Meetings	\$	3,724	\$	6,000	\$	(2,276)
Total 8300 Travel & Meetings	\$	4,869	\$	7,800	\$	(2,931)
9000 Mission Program Expenses						
9100 Land Program						
9110 CE Expenses	\$	9,216	\$	96,000	\$	(86,784)
9120 CE Stewardship Expenses	\$	8,188	\$	8,600	\$	(412)
9130 Land Trust Alliance	\$	14,620	\$	11,595	\$	3,025
9140 CE Insurance	\$	2,952	\$	3,135	\$	(183)
9150 Fee Land Expenses	\$	94,725	\$	230,533	\$	(135,808)
9160 Land Legal Fees	\$	1,804	\$	3,500	\$	(1,696)
9170 Land Planning Amort.	\$	-	\$	-	\$	-
Total 9100 Land Program	\$	131,504	\$	353,363	\$	(221,860)
9500 Trails Program					\$	-
9510 Maintenance & Construction	\$	1,106	\$	2,500	\$	(1,394)
Total 9500 Trails Program	\$	1,106	\$	2,500	\$	(1,394)
9700 Community Conservation						
9705 Dark Skies Expenses	\$	43	\$	-	\$	43
9710 Passport to Trails	\$	7,743	\$	4,062	\$	3,681
9720 Vamonos	\$	3,677	\$	7,500	\$	(3,823)
9730 Community Events	\$	16,846	\$	11,000	\$	5,846
9750 Education & Training	\$	1,011	\$	600	\$	411
Total 9700 Community Conservation	\$	29,319	\$	23,162	\$	6,157
9900 In-Kind Facilities	\$	600	\$	600	\$	-
Total 9000 Mission Program Expenses	\$	162,529	\$	379,625	\$	(217,096)
Total Expenditures	\$	672,286	\$	904,183	\$	(231,897)
Net Operating Revenue	\$	(330,952)	\$	(445,058)	\$	114,106
Other Revenue						
10000 Investment Income & Expense						
10010 Investment Change in Value	\$	135,260	\$	-	\$	135,260
10030 Interest & Dividends	\$	61,299	\$	-	\$	61,299
10040 Investment Management Fees	\$	(2,036)	\$	-	\$	(2,036)
Total 10000 Investment Income & Expense	\$	194,523	\$	-	\$	194,523
Total Other Revenue	\$	194,523	\$	-	\$	194,523
Net Other Revenue	\$	194,523	\$	-	\$	194,523
Net Revenue	\$	(136,429)	\$	(445,058)	\$	308,629

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**Statement of Cash Flows**  
**Santa Fe Conservation Trust**  
**January 1-July 17, 2025**

Full name	Total
<b>OPERATING ACTIVITIES</b>	
Net Income	\$ (147,504)
Adjustments to reconcile Net Income to Net Cash provided by operations:	
1100 P/R Clearing	\$ (23,491)
1200 Accounts Receivable	\$ 296,319
1250 Prepaid Expenses	\$ (4,013)
2000 Accounts Payable	\$ 19,737
2001 Century MC -5276	\$ 1,517
2040 Payroll Liabilities:FICA Payable	\$ (3,932)
2060 Payroll Liabilities:FWH Payable	\$ (2,215)
2070 Payroll Liabilities:SUTA Payable	\$ 1
2080 Payroll Liabilities:SWH Payable	\$ -
2100 Payroll Liabilities:Retirement Payable	\$ (2,795)
2110 Payroll Liabilities:HSA Payable	\$ (679)
2212 Pass Through Payables:Trails Alliance of Santa Fe	\$ (19)
<b>Total for Adjustments to reconcile Net Income to Net Cash provided by operations:</b>	<b>\$ 280,430</b>
<b>Net cash provided by operating activities</b>	<b>\$ 132,926</b>
<b>INVESTING ACTIVITIES</b>	
<b>FINANCING ACTIVITIES</b>	
3010 Without Donor Restrictions	\$ (3,677,373)
3050 Fixed Assets	\$ 3,650,188
3100 Board Designated Net Assets	\$ (26,331)
3210 With Donor Restrictions:Grant Restricted Net Assets	\$ (88,282)
3230 With Donor Restrictions:Stewardship & Defense	\$ 62,968
3240 With Donor Restrictions:Galisteo Property S&D	\$ 15,224
3250 With Donor Restrictions:Thaw Endowment	\$ 63,607
<b>Net cash provided by financing activities</b>	<b>\$ (0)</b>
<b>NET CASH INCREASE FOR PERIOD</b>	<b>\$ 132,926</b>
<b>Cash at beginning of period</b>	<b>\$ 4,257,160</b>
<b>CASH AT END OF PERIOD</b>	<b>\$ 4,390,086</b>

**Santa Fe Conservation Trust**  
**Restricted Net Assets**  
**As of 6-30-2025**

<b>Restricted Funding</b>	<b>Customer: Job</b>	<b>Memo</b>	<b>Income</b>	<b>Expenses</b>	<b>Remainder</b>
12/12/2016	Larsen Fund	Trail Development Fund	20,000.00	-13,922.28	6,077.72
12/16/2022	Bobbie & Stanton Cook Family Foundation	Homestead program support	50,000.00	-41,857.25	8,142.75
12/14/2023	Bobbie & Stanton Cook Family Foundation	Conservation Homestead	25,000.00	0.00	25,000.00
11/16/2023	McDow, Kelly & Patrick	Solor well water drinker	29,000.00	-29,000.00	0.00
07/22/2024	FHL Foundation	Community Conservation Programs	16,607.50	0.00	16,607.50
04/01/2024	Wallace Genetic Foundation	Instream Flow	25,000.00	-7,372.16	17,627.84
10/28/2024	Land Trust Alliance	2024 Land & Climate	5,800.00	-5,800.00	0.00
06/20/2024	Cornell University	Bird Grant	15,000.00	-15,000.00	0.00
12/13/2024	Bobbie & Stanton Cook Family Foundation	Galisteo Property	25,000.00	0	25,000.00
12/13/2024	Bobbie & Stanton Cook Family Foundation	Community Conservation	25,000.00	-9,887.81	15,112.19
05/06/2024	Stokoe, Gary	Riverhaven	3,000.00	-225.71	2,774.29
11/18/2024	EDD:Trails+ Grant	Galisteo Property Accessible Loop Trail	292,319.46	-78,284.02	214,035.44
01/07/2025	SFCF-Bagley Fund	Von Horvath / Dorothy Stewart Xfer	3,000.00	0.00	3,000.00
01/08/2025	Cornell University	Ornithology Grant Pmt 2 of 3	6,000.00	-6,000.00	0.00
02/11/2025	Land Trust Alliance	Western Innovation	15,000.00	-3,620.31	11,379.69
06/09/2025	The Forest Stewards Guild	Apache - LTA Land & Climate Grant	2,306.85	-1,200.00	1,106.85
06/10/2025	McDow, Kelly & Patrick Lane	Dovetail rangeland restoration project	7,250.00	-2,205.69	5,044.31
<b>Total Grant Restricted Net Assets as of 6/30/2025</b>			<b>565,283.81</b>	<b>-214,375.23</b>	<b>350,908.58</b>
Temporarily Restricted Net Assets as of 12/31/2024					<b>439,191.00</b>
Total Additions to Grant Restricted Net Assets, January 1 - June 30, 2025					<b>33,556.85</b>
Total Releases from Grant Restricted Net Assets, January 1 - June 30, 2025					<b>-121,839.27</b>
<b>Adjustment to Grant Restricted Net Assets 6/30/2025</b>					<b>-88,282.42</b>

# Santa Fe Conservation Trust

## Stewardship and Other Account Transfers

### 2025

#### Transfer to Schwab Investment Account -0185

Apr '24 - Apr 25	Rec'd	Name	Memo	Amount
	12/31/2024	Moonfrog, Lola	Cañada CE	27,000.00
	09/12/2024	Aeby, Ian & Irina	Aeby CE	27,883.00
	01/07/2025	Bagley Fund	Pond Tract CE	21,400.00
Stewardship cash received in 2024 and January-March 2025				76,283.00
SFCF Stewardship distribution rec'd 4/9/2025				10,672.00
1043 · Stewardship & Defense as of 12/31/2024			1,042,529.52	
4% distribution for 2025				-41,701.18
<b>Addition to Schwab Stewardship &amp; Defense Fund</b>				<b>45,253.82</b>
Addition to Schwab Special Initiatives Fund				
	SFCF Easement distribution rec'd 4/9/2025			3,660.00
	2024 Don Miller Restricted Gift to Special Initiatives Fund			500.00
	2025 Don Miller Restricted Gift to Special Initiatives Fund			500.00
<b>Total Addition to Schwab Special Initiatives Fund</b>				<b>4,660.00</b>
<b>Total addition (withdrawal) to (from) the Schwab Investment Account -0185</b>				<b>48,913.82</b>
<b>Transfer to Schwab Money Market Account -6333</b>				
	NM Outdoor Recreation Division, Trails+ Grant for ADA Trail			269,982.85
	\$292,319.46 grant - \$22,336.61 expenses			
	5% Distribution from Operating Reserve to offset new staff and contractor			-43,993.09
	Approved in 2025 Budget			
	Distribution from Special Initiatives Fund for PC 16 and Rancho Las Lagunas			-45,000.00
	Approved in 2025 Budget			
<b>Total transfer to Schwab Money Market Account -6333</b>				<b>180,989.76</b>
<b>Total of transfers coming out of Century Bank Operating Account</b>				<b>229,903.58</b>



**PURPOSE:**

Over the next five years, the Santa Fe Conservation Trust (SFCT) will pursue goals designed to strengthen our impact and support, enhance our effectiveness, deepen our connection with the communities we serve, and maintain the Land Trust Alliance’s Standards and Practices. By focusing on strategic growth, operational excellence, meaningful engagement, and targeted strategic growth, we will elevate SFCT’s role as a leader in land conservation, stewardship, and conservation-minded community engagement in northern New Mexico. This plan will guide our efforts to protect the landscapes we cherish while fostering a stronger relationship between people and nature, ensuring a lasting legacy for future generations. This plan will be formally reviewed in 2028, halfway through its scope, to evaluate progress made and make adjustments as needed.

**VISION:**

We envision a future where everyone in northern New Mexico cherishes nature and works to preserve it for this and future generations.

**MISSION:**

The Santa Fe Conservation Trust partners with our community to keep northern New Mexico's living lands and people flourishing together. We protect culturally and environmentally significant landscapes, ignite people's passion for nature and enable the continual regeneration of our healthy place.

**VALUES STATEMENT: “Opening the Door of Conservation to Everyone”**

The Santa Fe Conservation Trust actively fosters an organization and conservation movement that is intentionally diverse, equitable and inclusive. We look to nature as our guide, working to support and connect a human ecosystem that is equally complex, resilient, thriving and full of variety. We acknowledge that land in northern New Mexico carries with it a complicated history that includes successive and ongoing waves of displacement and dispossession. We also acknowledge that land conservation and the environmental movement have historically underrepresented a diversity of people who cherish the natural world and want to protect it.

Looking forward, we aspire to create a better future by building a representative, engaged and passionate conservation community dedicated to keeping Northern New Mexico’s living lands and people flourishing together. To that end, we focus our programs, policies and plans on providing equitable access to nature for everyone in our community and creating opportunities for inclusion. We recruit, hire, retain, and promote a diverse staff. And we recruit board members who represent the lived experiences of the people we serve to ensure the diverse viewpoints of our community inform our decisions and actions.

The Santa Fe Conservation Trust recognizes that this long-term commitment is an ongoing process that requires continuous learning, growth, monitoring and improvement.

**STRATEGIC GOALS:**

1. Fortify Organizational Capacity and Resources for Sustainable and Strategic Growth
2. Deepen Values-Aligned Community Engagement
3. Advance Strategic Land Conservation and Stewardship
4. Strengthen Financial and Fundraising Sustainability
5. Enhance Communications and Public Awareness
6. Leverage Technology More Effectively to Strengthen Engagement, Operations, and Impact



## **STATETGIC GOALS & DETAILED OBJECTIVES:**

### **1. Fortify Organizational Capacity and Resources for Sustainable and Strategic Growth**

- **Objective 1.1:** Design and implement a new organizational structure to support this strategic plan, anticipated growth projections, and to promote long-term sustainability.
- **Objective 1.2:** Prioritize and address current capacity needs and plan for future organizational growth—particularly in community engagement, development, land programs, and operations—to ensure staff can effectively support SFCT’s evolving body of work.
- **Objective 1.3:** Finalize and execute an Executive Director succession plan.
- **Objective 1.4:** Continue to diversify Santa Fe Conservation Trust’s Board of Directors, committees, and staff to better reflect the communities we serve.
- **Objective 1.5:** Secure adequate office space to support current staff levels and anticipated organizational growth. Through this process, determine whether ownership, leasing, and/or third-party leasing presents the best long-term option (5-10 years) for the organization.
- **Objective 1.6:** Build out and refine SFCT’s approach to risk management.
- **Objective 1.7:** Foster a culture of continuous learning and leadership through professional development opportunities for staff and board members to ensure SFCT remains adaptive, knowledgeable, and well-equipped to advance its mission in perpetuity.
- **Objective 1.8:** Continue to review and implement as necessary, organizational policies that will advance the mission of the organization and conform to the Land Trust Alliance’s Standards and Practices.

### **2. Deepen Values-Aligned Community Engagement**

- **Objective 2.1:** Cultivate a multi-faceted, values-aligned community engagement programming suite that articulates SFCT’s vision of an inclusive conservation community. Over the next five years, our community engagement strategy will build on and align existing engagement efforts and impact; create space to explore and experiment with new engagement ideas and strategies that connect and expose people of all ages and backgrounds to nature; collaborate and partner with values-aligned organizations that serve the populations we want to reach; and enhance SFCT’s volunteer experience with an assessment of needs, opportunities, and engagement methods.
- **Objective 2.2:** Strengthen existing community engagement trail programs (*City/County volunteer trail maintenance, Community Cruises, Passport to Trails, and Vámonos*) through inclusive experiences that provide equitable access, education, and a shared responsibility for public trail systems that invite all members of the community to explore, care for, and feel a sense of belonging in the outdoors.
- **Objective 2.3:** Revitalize the Grand Unified Santa Fe Trails Organization *a.k.a. “GUSTO”* as a community engagement program by reviewing and updating its original implementation plan to “*quickly create trail connectivity between existing trails, utilizing volunteers to create single track dirt trails while promoting and developing adaptive trail connections where possible*” and “*include the disabled community in its scope where possible.*”
- **Objective 2.4:** Assess and map out volunteer needs, engagement opportunities, and formal management protocols across the full scope of the organization’s programs and operations to strengthen capacity and engagement.
- **Objective 2.5:** Continue to cultivate and grow regional trails maintenance revenues with the City and County of Santa Fe.

### **3. Advance Strategic Land Conservation and Stewardship**

- **Objective 3.1:** Protect more land. Review, update and continue to implement the Strategic Conservation Plan with projects that align with state and federal funding opportunities or reflect new sources of funding while establishing clear criteria for defining and prioritizing high-value conservation projects, and for using internal SFCT funding to advance projects.
- **Objective 3.2:** Collaborate with New Mexico land trusts to modernize the Land Conservation Incentives Act (LCIA).
- **Objective 3.3:** Deepen and/or develop relationships with the local real estate sector, including title companies, to advance land conservation goals, through collaboration, continuing education, and by addressing title issues.
- **Objective 3.4:** Pursue a landowner engagement strategy that fosters deeper engagement and stewardship commitment in order to minimize easement violations, smooth transitions of ownership, and strengthen new relationships with future landowners by revisiting monitoring goals, policies and procedures to promote, clarity, consistency, and long-term effectiveness.
- **Objective 3.5:** Strengthen relationships between stewardship staff and landowners via annual landowner luncheons, annual landowner newsletter, and a more professional appearance of SFCT staff on the land.
- **Objective 3.6:** Continue to implement and regularly update SFCT's fee-owned land management plans. Establish project plans of phased activities with explicit timeframes to ensure a manageable pace of implementation.
- **Objective 3.7:** Further develop existing and new external partnerships to advance SFCT's land restoration goals. Engage these partners and the public to assist in the management and restoration of SFCT Fee properties.
- **Objective 3.8:** Conduct a capacity analysis to determine the need for additional land protection and stewardship staff. Conduct an analysis of restoration requirements to determine and evaluate the need for a land restoration-focused staff member.

### **4. Strengthen Financial and Fundraising Sustainability**

- **Objective 4.1:** Develop and implement a comprehensive fundraising plan that strengthens all core revenue channels. Evaluate the potential for a capital and/or endowment campaigns in the next five years. Centered on long-term financial sustainability, the plan will focus on expanding the donor base, growing unrestricted support, and deepening engagement with major donors and the “next generation” of donors.
- **Objective 4.2:** Continue to develop and grow grant funding, individual and planned giving, business partnerships, and signature events—by embracing fresh, innovative, creative, and effective fundraising methods, including exploring the use of digital fundraising methods and social media platforms to broaden our community reach, enhance engagement and grow our base of support.
- **Objective 4.3:** Conduct a full evaluation of SFCT's “point of entry” events—including Stand Up for Nature, the Banff Mountain Film Festival, Insider Tours, Bears Ears excursions, the community star party, and other targeted gatherings to identify new opportunities and methods to expand reach into the community; refine event formats and messaging; and implement intentional follow-up strategies that cultivate deeper relationships, inspire continued support, and connect attendees to SFCT's mission, programs, and conservation outcomes.
- **Objective 4.4:** Hire a Director of Development to ensure effective oversight and implementation of all fundraising strategies.
- **Objective 4.5:** Create audit policies and procedures to include finding a new auditor every 5-8 years and to ensure accurate filing of Form 990, to include Schedule M.

## **5. Enhance Communications and Public Awareness**

- **Objective 5.1:** Develop and implement a strategic and comprehensive communications plan that unifies SFCT's core messaging across all communication platforms, events, and programs to elevate SFCT's public presence, and to deepen our engagement with the community.
- **Objective 5.2:** Strengthen public relations efforts to brand SFCT as a professional trusted and relevant leader in land conservation, stewardship, and conservation-minded community engagement in northern New Mexico.
- **Objective 5.3:** Evaluate and update as needed the branding, design, appearance and functionality of printed and digital communications and marketing materials across all formats, with a focus on mobile view.
- **Objective 5.4:** Refresh SFCT's website, [www.sfct.org](http://www.sfct.org), to improve the user experience with navigability, language, and accessibility, and to highlight the impacts of SFCT's mission on the land and people.
- **Objective 5.5:** Develop strategically tailored annual communication campaigns for key constituencies including but not limited to the Atalaya Legacy Society, major donors, monthly donors, and landowners.
- **Objective 5.6:** Leverage the grand opening of the accessible trail and the Dovetail story as a catalyst for broader and deeper community engagement and participation in SFCT's conservation and community engagement initiatives.

## **6. Leverage Technology More Effectively to Strengthen Engagement, Operations, and Impact**

- **Objective 6.1:** Enhance the strategic use of technologies across the organizational structure to strengthen record keeping practices related to constituent engagement and relationship management, and to support a more coordinated and effective delivery of our diverse programs.
- **Objective 6.2:** Provide ongoing staff training that encourages further adoption of technologies currently in use and that support consistent interaction, data entry, efficient use, and accurate reporting methods.
- **Objective 6.3:** Evaluate and refine SFCT's Salesforce software to more effectively advance and support constituent management, fundraising, communication, and programmatic goals and to meet the needs of a growing dynamic organization; by exploring and implementing integrations between Salesforce and complementary software systems (Clickbid, QuickBooks, QGiv, etc....) to streamline operations, improve data sharing, and strengthen reporting on impact; and by developing standardized data entry protocols to encourage staff wide adoption to enable a more cohesive and coordinated approach.

## **Executive Director Report to the SFCT Board**

### **July 22, 2025**

It has been a very busy quarter since our last board meeting on April 22!

#### **Star Gazing Party**

On April 25<sup>th</sup> had 156 people sign up. Probably closer to 130 came, and this gathering continues to be a good gateway to SFCT.

#### **Vámonos: Santa Fe Walks**

Started in 2018 with a one year pause for Covid, Vámonos continues to draw crowds. The six month walking season started May 6<sup>th</sup> and there was much work to get the promotion of it done.

#### **Riverhaven**

The neighbors really got on their high horse starting in late April about the public passing through Riverhaven, the new bridge we put in at their request, and which they seemed to like, and access issues. In your packet you'll see a letter we got from Attorney Jeremy Jones regarding complaints by Joanna Hurley and Cheryl Roth. We did a site visit with Quinn, Luke and Carla to try to figure out what the issues were, and wrote a response to Mr. Jones, which is also in your packet. I left off the exhibits, but if you'd like to see them, let me know.

We also noticed that the neighbor high on the ridge above us to the north had a retaining wall that collapsed, probably when we got those heavy May rains. Several tons of dirt and debris fell on to Riverhaven. The land above belongs to Sadie Armijo, so we sent a friendly letter asking to have a meeting with her to figure out the clean up issues. The fence is still dangling above a portion of our property, so we would like her to take down the fence and clean up the many railroad ties and debris that fell.

#### **Dovetail**

Construction on the accessible trail will begin in September, so we are working hard to get the many pieces in place to facilitate this effort. We'll be having meetings with Rocket Ramps soon to coordinate the construction. Toward the end of April, we contracted with Lex Lucius, NM Steelworks, to construct the metal shade structures. We just did a site visit to his shop to take a look at them, and they are going to be really awesome. These structures will also hold the interpretive signage for the accessible trail, and we have been working on getting the verbiage right so we can get those designed and produced.

Thank you all for approving the name Dovetail! After we last met, we determined that the best tagline for the logo is simply "Santa Fe Conservation Trust." Thanks to Al and Carla for helping us get there. We then produced stickers that went on all the existing signage to let people know where they were.

We met with the Dovetail advisory group on July 9 at my house to have a final lunch with them and to thank them for their services. Each got a dove fetish. It was such a nice experience and everyone on the Community Advisory Group was very happy with the way the process worked and turned out. We will soon be sending out press releases announcing the new name, but we wanted to wait til the SFCT newsletter came out.

The widened road to Dovetail is done, and we are just waiting to have parking spaces poured in the parking lot, which should be any day now. Once that is done, we will move into construction mode at the site starting in September.

#### New Office Space

As you know, lease space is hard to find to fit 10 of us in about 3,000 sf. Plus the lease rates are high, and owning a place is just as affordable as renting. So we forge on. Since the last board meeting, we got a little serious about the historic Digneo Moore Bldg at 1233 Paseo de Peralta, but the landowner wanted too much for leasing and/or buying it, it turned out. Then we turned our attention to the Casas de Santa Fe Bldg at 1322 Paseo de Peralta. It sort of stuck in our minds as a decent possibility, we did a proforma and found we could afford it, if we paid a little less than the \$1.2 asking price, and it needed a lot of work, so we made an offer at \$900k, and they said they got an offer for the full price. Doh.

With that rejection, I extended the lease at 400 Kiva Court, Suite B til the end of January to buy us a little more time.

Then we looked at an office 1482 S. St. Francis Drive, Suites A and A2. It is in the sw corner of that warren of offices where the clock tower is. It was pretty well worn, but Ed Breitingner came to look at it with us, and he said we could sink about \$65,000 into it to spruce it up with new light fixtures, painting it, etc. But, energetically, it just didn't really shine, so we are keeping this one in our back pocket, as the owner wants \$449,000 for it, so theoretically, we could buy it outright and fix it up without incurring a mortgage. Still the bargain aspect of it doesn't make it shine that much brighter. So we continue to search. Thanks to Carmela who has been so wonderful in helping us.

#### Healthcare

Now that two of us are 65, we realized we needed to explore how Medicare will work for employees at SFCT. You'll see in your packet updated language for the Employee Manual that now includes info about HAS's (Health Savings Accounts) and Medicare. Employees on Medicare get better coverage and it is more affordable for SFCT. We are working out the kinks to put this in place.

#### Bear's Ears

Thanks to Brian and Ariel, and our leader Linda Siegle, who led this trip for 9 participants this year from May 11-16. Kudos especially to Brian who did all the organizing to make it a safe and enjoyable trip for everyone. It was another very successful five day/four- night exploration of the national monument.

#### Passings

Sadly we lost two important people who were a part of SFCT in the early days.

Henry Carey died, who was a founding member of SFCT, served on the board, and, through his organization, The Forest Trust, remediated the scar on Atalaya from the blading of the road up to Shirley MacLaine's building site. He also did a lot of conservation work with us in the past several years, some new CE's and some Forest Trust transfers. He was just a lovely person to work with, and we'll miss him.

Then just a few days ago, we learned that Janie Bosworth Bingham died of a stroke suddenly while on a trip with Julianna Henderson. George, her husband, let us know through Carol Young, who lives here. Janie was the educational coordinator under Dale Ball, according to Melissa, who has a good memory for these things. She was on the SFCT board when Melissa started 16 years ago, and then served as Executive Director. She was the one who brought in Connie Bright to help on the Stewart Udall Legacy

Dinners. She and George were lots of fun. I knew them at the Farmers' Market, and they were always so supportive and upbeat. I know a lot of our constituents who were active in the early days will feel this loss especially hard.

#### 2025 Newsletter/2024 Annual Report

The newsletter/annual report should hit the mail on July 18, so by the time we meet, hopefully you'll have it in hand. This is our "people edition," highlighting our community engagement work. Putting it together took a lot of time and effort, and many thanks to Mac, Heather Hunter, our contract communications person, and staff for helping to write it and get it done.

#### Mid-Year Appeal

Once the newsletter hits and has a moment to sink in, we will send out our fundraising letter. We are planning on it hitting the mail on August 1.

#### Stand Up For Nature

Lots of effort underway to get SUN going. Since last we met, we were able to get commitments from Ambassador Tom Udall, Ambassador Ken Salazar (former Secy of the Interior) and Regis Pecos, former Governor of Cochiti Pueblo to be our panel of speakers moderated by historian Sara Dant. We are looking forward to a great event at the Farmers' Market Pavilion on October 4<sup>th</sup>, and we really need your help and participation to make it successful. The auctioneer we used last year has many great ideas of how you can help, and we are having an interim board meeting/luncheon on August 11 (location to be announced) to have him talk with us all on how we can increase the impact of this gathering. Please mark your calendars for this lunch, and we'll be sending out more info soon.

Brian and I are also working on getting the speakers into the schools. And video shoots are underway for promotional purposes, for the party and for social media.

Thanks to those of you who came to my house on May 29 to talk about warm introductions to help Joanne get sponsors. In your packet are the sponsorship forms. Can you be a sponsor? Know someone who can? Let's work together as a team to fill the house!

#### Best of Santa Fe

SFCT won Best of Santa Fe in the environment, we think. They are keeping us in the dark a bit, but we do have an ad in the SF Reporter Best of Santa Fe issue for the Vámonos program at the end of July, so we'll all find out soon.

#### Website

We feel that it is time to revamp our website, so we've had a few meetings on how to do that. We are hoping to get a new, cleaned up version done in the next couple of months.

#### Strategic Plan

The latest and greatest draft Strategic Plan is in your packet. We'd like to get it approved at the board meeting. It has been thoroughly vetted at committees and by the staff. It is a big picture plan for where we are headed, and a lot of it has to do with us being a growing organization that needs to step up our use of technology to speed our work forward, reach out to create more constituents, and deal with capacity issues that come with growth. Thanks to everyone for their enthusiastic feedback on the plan.

### Uniforms

We got some uniforms, well, not really uniforms, but shirt that clearly identify our land, trail and stewardship staff as STAFF. Hopefully they will be delivered by the board meeting.

### Community Outreach

It's great to have Randle here to help on our community engagement issues. We have tabled at the Watershed Association day (thanks Melissa for helping!). We also were in the Pride Parade with 12 SFCT supporters walking and had a table there, and we rallied our troops to go to the Public Land Rally on June 23<sup>rd</sup>. It is really good to be seen out in the world!

### NM State Tax Credit Reform

The state's four land trusts all feel that we could do more conservation work faster if we could raise the \$250,000 cap on the transferrable state tax credit. The tax credit, which is for half the value of the conservation easement up to \$250,000 was first created in 2008 and then made transferrable in 2010, I think. But land prices have skyrocketed since then, so if someone puts a \$3,000,000 piece of property under CE and gets the \$250,000 transferrable tax credit, it isn't really rewarding them for the value of their development rights, and it creates more work for us and the state agencies because to make up for the pitiable tax credit, we tend to do the project in phases, which costs more in time and labor for everyone involved, including the state agencies. So we think we can get it raised legislatively. To start, we want to go up to a \$2 million cap on 75% of the easement value. We met with the other land trusts at Valle del Oro in Albuquerque on June 27 to begin the process.

### Accreditation Renewal

We heard back from LTA's accreditation commission. They had several Additional Information Requests (AIRs) of us that we must respond to by August 18. The ad hoc Accreditation Committee will meet to go over the staff's responses to the AIRs on August 4 at 2 pm.

### Other things

We are working on planning for two lunches: The Landowner Luncheon and the Atalaya Legacy Luncheon for planned givers. Those will be in early November. Melissa, Ariel and Melanie are also working on a new Landowner Newsletter that will go out soon. LTA's national conference is planned for September 3-6 in Cincinnati and if all goes well, Brian, Melanie and I will go. Melissa, Ariel and I had a meeting with Commissioners Hank Hughes and Adam Johnson and County staff to talk about conservation easements on the Bobcat Ranch. We had to do a little research on what to do with the dead rodent in one of the drinkers at Dovetail. We left it, but are sealing it up better so another one can't get in. And Tim did a great Tour de Sequoia for 45 peeps recently, and I think he forgot to mention he also did a Acequia Trail and River Cruise on May 10.

So, a ton going on! All good, now we need to get a bunch of money in to continue our work. August is a big grant writing month, and we'll be expecting money to start flowing after the newsletter hits, the mid-year letter goes out, the SUN sponsorships start coming in, etc. We are so grateful for all your help in making this work possible.

**Land Review Committee Report to the Board**  
**Santa Fe Conservation Trust**  
**July 22, 2025**

The Land Review Committee met in May, June and July. Below is a summary of discussion topics.

**LRC Charter**

Staff reviewed the charter and made appropriate changes to be in line with SFCT's bylaws. The main discussion topic was the committee composition between board and committee members, as well as term limits. It was decided to have a minimum of 3 board members on the committee, and a rule that the community members cannot exceed half of the committee. It was decided to keep term limits of three 3-year terms (9 years total), but the board chair can grant exceptions to term limit.

**2025 CE Monitoring Season**

The monitoring season began in May. All visits have been scheduled. Twenty-three of the forty-four ground visits have been completed as of July 17.

**CE Violations and Amendments:**

Little Tesuque Creek Violation- This was a third-party violation of a County Open Space Property. (A neighbor built a trail that is prohibited by the easement and is causing erosion.) The violation is being resolved by the County. Staff received an email from Rose Masters at the County asking for recommendations for further contractors. They needed second and third quotes for the restoration work, per the request of the County's Legal Department. The county ultimately chose San Isidro Permaculture to restore the illegal trail. Staff will visit the area with the County once restoration is completed. Jan-Willem also noted that he has nearly completed the erosion control project work along the main trail with the Rocky Mountain Youth Corps on the same property.

Ross- Sarah and Melissa met with the Plumlees on July 3<sup>rd</sup>. The Plumlees graded and graveled a large area for a tent for their son's wedding. They agree that the area could be revegetated, but asked if a small area could be left for parking and emergency vehicle turn-around. The Land Review Committee is considering if this would be inurement and will discuss it further at the August LRC meeting.

Heart & Soul Amendment- An amendment to combine these two adjacent easements into one, relocate two building envelopes and include them as part of the easement, and otherwise improve easement terms is being worked on. This will also resolve a violation (the landowner's trailer is located outside of the current building envelope because the envelope is in a bad location). Matthew has completed the amendment draft, and it has been sent to the landowner for review. The landowner has hired a surveyor and will be paying for the survey. Earlier this year LRC decided to move ahead to get the amendment done and violation resolved without requiring upfront payment of our fee from the landowner. We expect this amendment will be completed in 2025.



Turner II Amendment- This is a minor amendment to correct a legal description. Matthew has drafted the amendment and reviewed the title commitment. The amendment has been sent to the landowners to be signed, but it will take a while since they are in different states and require a notary. A resolution is in your packet allowing the ED to execute the amendment. You'll also find a copy of the amendment and a plat for your review.

Los Trigos Amendment Request - The Sheffields, who own Los Trigos, have a violation on their conservation easement, as they parked the RV at the ag structure on the land. They did move it, but didn't like having it so close to their home. They have requested to place a 7.87-acres parcel that is visible from the public road into the existing Los Trigos conservation easement via amendment. The amendment would allow no structures on the 7.8 acres, and there would be an agricultural structure building envelope around the ag structure so they could park the RV at the ag structure.

Jan-Willem wondered if the ag structure building envelope compromises any conservation values. Melissa said it cannot be seen from the road, and the ag structure could never be developed into a house.

The committee discussed whether or not the original grantor of the easement, the Cowles family, needed to be informed of this amendment. They discussed if the original grantors needed to be informed. Carla said that whatever we decide should be based on consistent parameters for when we do or when we don't. Jan-Willem said it is not a material change to the value of the CE.

Ultimately the committee felt that a separate lot of record is more valuable than parking an RV by the ag structure, and that the amendment, provided it added the 7.8 acre lot, was not giving impermissible private benefit to the Sheffields. Michael said that if the amendment was approved, we are taking a buildable 7.8 acres off the market on a public road.

Jan-Willem asked if the new 7.8 acres would add to the stewardship responsibilities. Melissa said they would calculate it, but felt like it would be minimal.

Carla asked what, if approved, would happen next. Melissa said they would get a new title for the new lot, then draft the amendment, create a new GIS exhibit showing the ag structure building envelope and the new lot addition to the CE, create a baseline documentation supplement showing the new ag structure building envelope and the new lot.

### **Other Stewardship issues:**

#### **Commonweal/HOA Assignment Agreement Issue**

SFCT staff received an Assignment and Assumption Agreement from the New Moon Overlook HOA and Commonweal, which they requested we sign. The agreement stated that Commonweal would still own the land but that all of Commonweal's rights and obligations under the CE would be assigned to the HOA. SFCT staff, committee members, and attorney Gwen Lacey all agreed that SFCT should not sign this, since it would make it unclear who we would be dealing with if there were a violation. Staff offered alternative suggestions to Commonweal, like developing a lease or a property management agreement with the HOA. This would formally empower the

HOA to do things allowed by the easement while keeping Commonweal as the party ultimately responsible for easement compliance.

### Riverhaven

#### *Neighbors' Complaint*

Staff reviewed the recent complaint letter received from Jeremy Jones on behalf of Joanna Hurley and Cheryl Roth.

Discussion ensued about the letter and what it was claiming. We think it was suggesting that we have no right to use the driveway, but we have a plat showing the easement. One suggestion was to check Wendy Feintech's deed, as Gary negotiated the easement through 1465 Canyon Rd before Feintech purchased it from Albert Durand, so it should show it. Melissa thinks that problem is probably the placement of the bridge, which is on SFCT land, but there is about a 10-foot path over to the driveway that is on Feintech's land.

The committee felt that the letter was reasonable with Dennis's changes to take off the many cc's. All were in agreement to send it to Jeremy Jones.

#### *Collapsed retaining wall*

Staff recently discovered that one of the neighbors' retaining wall has collapsed into the northern area of Riverhaven. The railroad ties, old tires and many tons of debris has slide down the slope into the property with the recent heavy rains. We have drafted a letter to the neighbor, Sadie Armijo. The Committee approved the letter.

### **Active CE Projects:**

Rancho las Lagunas- This 100-acre easement over farmland in Nambe, with water rights, will be purchased with NHCA (state) and NRCS ACEP (federal) funding. We learned in May that we were getting the NRCS money and it was a big relief. There are a lot of hoops to work through, and it will most likely take a few years to complete, but the landowners are committed. We are using Total Transaction money for this project.

South Pass Ranch- This is Sally Bingham's Ranch of 1,319 acres, south of Las Vegas. Staff visited in June with Steve Post, a volunteer archaeologist, and saw some interesting ruins and artifacts. This rugged ranch has never been surveyed and the landowner is obtaining a survey at significant expense. The survey took a while to line up, which delayed the project, but we still hope to close in 2025 or early 2026.

Pecos Canyon amendment- We will be adding about 13 acres along the south rim of Pecos Canyon to the existing easement. The Amended and Restated Deed is drafted and we submitted an LCIA assessment application in June. We are using the Quickstart fund for this project. We hope to close in the fall.

Detting- This property is a 90-acre farmland and bosque property along the Chama in Abiquiu, with water rights. The easement will be done in two phases. The first phase CE deed is drafted and we submitted an LCIA assessment application in June. We are using the Quickstart fund for this project. We aim to close the first phase in late 2025 and the second phase in early 2026.

### Moonfrog Pecos - NEW

This is a new proposed conservation easement on 78.6 acres of land in San Miguel County on Wind Horse Ranch Rd. The landowner desires no public access, but the property, part of an inholding in the National Forest just east of Pecos, could be divided into 1 cabin/acre, given San Miguel County's unrestrictive zoning. The CE will prohibit subdivision and have 2 building envelopes—one around the house area and one around the cabin and barn. Lola would like to pursue the State Tax Credit.

The Committee reviewed the site inspection and CE criteria form, engagement agreement and photos from the property and approved sending the engagement letter to the landowner. This will be the third conservation easement donation by Lola Moonfrog. The Committee thought the project was a good project. The stewardship request is \$35,500 with the full fee of \$12,700.

### CE Projects in the Wings

#### Johnson Ranch

Lesli Allison from the Western Landowners Alliance and her partner purchased the Johnson Ranch from Greg Whitten in June. It is directly south of our Apache Canyon property, and has a lot of resources, including habitat and archeological/ historical. They are very interested in placing an easement on it. We expect to get started later this year and close in 2026.

#### Arroyo Hondo

The Sawtell family contacted us about possibly donating a part of their property in Arroyo Hondo, which contains one of the upper dams. The plan would be to donate it to us, and then we would (hopefully) transfer it to the county, reserving a conservation easement for ourselves. The family would probably carve off a few 5-acre lots along the road to keep for themselves before donating the rest of the ~118 acre parcel to us. This has habitat, scenic, recreational, and historical value and is very exciting.

#### Bobcat Crossing Ranch

The BCC approved buying Bobcat Crossing Ranch for \$3.7 million. Sarah, Melissa, and Ariel met with Commissioners Hughes and Johnson and Adeline Murthy about it. They discussed the potential for the County to donate a CE to the land trust, which previous County Attorneys thought violated the anti-donation clause, but according the Adeline, current legal staff think might be possible. This would happen after Master Planning for the property. It would set an example that the County can donate easements and possibly place easements on their other properties. There were also discussions about a contract between the County and SFCT to do trail development and restoration work on the ranch. The County is in the due diligence phase of the purchase.

#### Lincoln County Project

- Gwen, an attorney SFCT works with, is working with a landowner in Lincoln County, who has expressed interest in placing a CE on their property with us. The issue is that Lincoln County is outside our service area. The question is, if it is a very unique project, would it be okay for SFCT to work outside its service area?
- The landowners tried working with NMLC (the statewide land trust) but the relationship soured. The landowners do not want us to do the easement and later assign it to NMLC.

- The property is amazing, from what has been mentioned. Would LRC consider working outside our service area, with a big enough stewardship contribution? The consensus was maybe and we'd like to know more about the property. The decision would ultimately need to go to the whole board.

#### **Strategic Plan Review**

The Land Review Committee reviewed the Strategic Plan Draft and made some suggestions that are reflected in the version presented to the Board.

#### **Accreditation Renewal Update**

- SFCT staff received the AIR (Additional Information Request) and will be working on the response statements. The statements will then be reviewed and discussed by the Accreditation Ad-hoc committee. Once submitted, we will receive our renewal, but it will most likely be a conditional renewal.

RESOLUTION  
BY  
THE BOARD OF DIRECTORS  
SANTA FE CONSERVATION TRUST

Apache Canyon Acquisition Ratification

WHEREAS the Santa Fe Conservation Trust (SFCT) purchased the 614-acre Apache Canyon Property (the Property) from Gregory Whitten on June 25, 2021;

WHEREAS the SFCT Board of Directors approved a resolution in August 2020 authorizing the Executive Director to accomplish the acquisition of the Property subject to the approval of the Executive Committee;

WHEREAS in June 2021 when SFCT was preparing to enter into a Purchase and Sale Agreement (PSA) for the Property, time was of the essence, so the Executive Director asked the Executive Committee to review the PSA by email;

WHEREAS on June 3, 2021, five out of six members of the Executive Committee approved, by email vote, the Executive Director to enter into the PSA and accomplish the acquisition;

WHEREAS SFCT's Bylaws allow the Executive Committee to act on behalf of the full Board in between board meetings, but do not allow the Executive Committee to vote by email;

WHEREAS this inconsistency was discovered in the course of SFCT's accreditation renewal in 2025;

NOW THEREFORE, BE IT RESOLVED, that the Santa Fe Conservation Trust ratifies the June 3, 2021 email vote of the Executive Committee that authorized Executive Director Sarah Noss to execute documents necessary to acquire the Apache Canyon Property.

CERTIFICATION

I hereby certify that the foregoing resolution was adopted by the Board of Directors of the Santa Fe Conservation Trust, at a meeting held in Santa Fe, New Mexico, on the 22<sup>nd</sup> day of July, 2025, at which a quorum was present, by a vote of \_\_\_\_\_ in favor, \_\_\_\_\_ opposed, and \_\_\_\_\_ abstaining.

\_\_\_\_\_  
Brant Goodman, Secretary

\_\_\_\_\_  
Date

**Dettling Conservation Easement (First Phase)**  
**Report to the SFCT Board of Directors**  
**July 22, 2025**

The Dettling property totals 90 acres of land along the Rio Chama east of Abiquiu, near the O’Keefe Welcome Center. The property spans from US-84 to the Chama and includes water rights to irrigate 26 acres. The southern half of the property was recently leased to a farmer who raises goats and chickens and is hoping to harvest a native seed crop. The northern half of the property consists of bosque with a mix of native and invasive riparian species. Overall the vegetation on the property is remarkably diverse and provides good wildlife habitat. This property’s conservation values are natural habitat, scenic open space, and agriculture.

The landowner is Vandelez Industries LLC, of which Jon Dettling is the sole member. The landowner intends to protect the entire 90-acre property in two easement phases to maximize state tax credits. The first phase easement will comprise about 47 acres and cover the southern half of the property. We aim to complete the first phase easement in late 2025 and a simple amendment adding the other 43 acres (the second phase) in early 2026. The end result will be a single easement over all 90 acres with no subdivision potential. The conservation easement will allow for two building envelopes as shown on the attached aerial map. A Farm Headquarters Envelope of approximately 11 acres in size will be located in the central part of the Property, and a Farmstand Envelope of approximately 2.5 acres in size will be located closer to the farm access road and US-84.

The Land Review Committee approved this project for the Quick Start program. SFCT is covering our fees (\$12,700 per phase) and the Stewardship Contribution (~\$29,000 total for both phases), with an agreement that the landowner will reimburse us for those costs after he sells his first tax credit. The landowner is able to cover the other costs—appraisal, survey, mineral report, and title insurance—himself.

The first phase conservation easement has been drafted, and we submitted the state tax credit assessment application for this project in June. We expect to receive approval on July 28, after which we’ll obtain the survey and appraisal, complete the baseline, and aim to close in late 2025. A resolution to approve the first phase easement is included in the Board Packet. Photos and maps are attached.



Pasture and bosque on the Property





Goat pens in the Farm Headquarters Building Envelope



Pasture irrigated by Acequia de los Gonzales





Cottonwood-dominated bosque

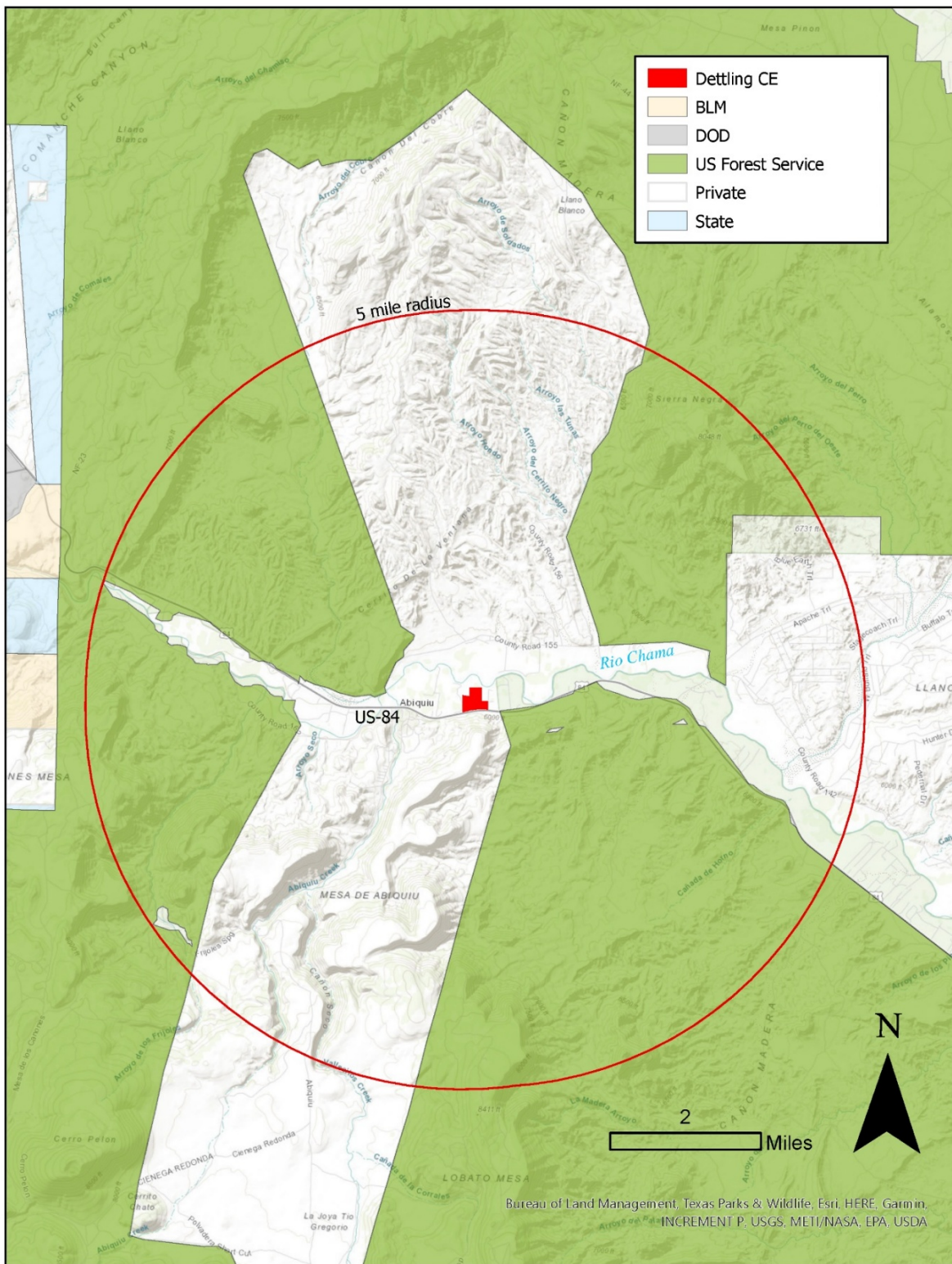


The landowner and SFCT staff on the Property









RESOLUTION  
BY  
THE BOARD OF DIRECTORS  
SANTA FE CONSERVATION TRUST

Dettling Conservation Easement

NOW THEREFORE, BE IT RESOLVED, that the Santa Fe Conservation Trust authorizes the Executive Director, Sarah Noss, to execute documents necessary to accept a Conservation Easement over an approximately 47-acre portion of the Dettling Property, owned by Vandelez Industries LLC. Initiating any SFCT conservation easement requires approval from at least a two-thirds majority vote of the Board of Directors.

CERTIFICATION

I hereby certify that the foregoing resolution was adopted by the Board of Directors of the Santa Fe Conservation Trust, at a meeting held in Santa Fe, New Mexico, on the 22nd day of July, 2025, at which a quorum was present, by a vote of \_\_\_\_\_ in favor, \_\_\_\_\_ opposed, and \_\_\_\_\_ abstaining.

\_\_\_\_\_  
Brant Goodman, Secretary

\_\_\_\_\_  
Date

## Amended, Restated, and Expanded Pecos Canyon Conservation Easement Report to the SFCT Board of Directors July 22, 2025

Pecos River Open Spaces (PROS), a nonprofit organization, owns several properties along the Pecos River that are protected by SFCT conservation easements. In summer of 2024 they accepted the donation of an additional 13 legal lots, totaling about 12.8 acres, along the southern rim of the Pecos River Canyon near Ilfeld. This land has natural habitat and scenic conservation values. It features healthy woodland with diverse native vegetation and abundant signs of wildlife. It is also easily accessible on a public road and could be developed.

The land was donated to PROS by Karina Hickey, a conservationist who acquired the lots over the years with the intent to protect them. PROS and SFCT staff decided that the best way to protect these lots would be to amend an existing nearby conservation easement to add them, since this approach reduces the stewardship burden on SFCT compared to creating a new conservation easement. We decided to amend the Pecos Canyon 16 ("PC-16") easement, which is located just across the river and is the closest PROS-owned conserved property. The amended easement will be called "Pecos Canyon" going forward, and will total 29.1 acres after the addition of the rim lots. Lying between the original PC-16 easement property and the rim lots is SFCT's Swimming Hole CE, which is owned by a different landowner (see attached map). Together, the Pecos Canyon and Swimming Hole CEs will protect 45 acres spanning the Pecos River.

The conservation easement emphasizes preservation of natural habitat; no building envelopes will be reserved and no residential use or intensive recreational or agriculture use will be allowed. There are two structures on the property currently, a trailer home that PROS will remove before the baseline fieldwork is completed, and a rustic cabin that is going back to the earth. Per the terms of the draft easement amendment, the cabin can remain or be removed, but it can't be repaired or used for lodging.

This is a simple amendment to add developable land with no significant reserved rights. The amendment will not loosen restrictions on the existing protected land in any way.

The Land Review Committee and Executive Committee approved this project for Quickstart Funding in September 2024. PROS will reimburse SFCT for transaction costs (expected to total about \$37,000) after they sell their state tax credit.

Note that Christopher Thomson is both the Board President of PROS and a member of SFCT's Land Review Committee, which makes him a conflicted party per SFCT's Conflict of Interest Policy. Christopher declared his conflict and removed himself from all discussion of this project at the Land Review Committee. As required by our Conflict of Interest Policy, the Executive Committee considered this issue in September 2024 and determined that it was in the best interest of SFCT to move forward with the transaction.



The amended and restated conservation easement has been drafted, and we submitted the state tax credit assessment application for this project in June. We expect to receive approval on July 28, after which we'll obtain the appraisal, complete the baseline, and aim to close in fall 2025. A resolution to approve the amendment is included in the Board Packet. Photos and maps are attached.



Canyon rim on the lots to be added to the Pecos Canyon CE





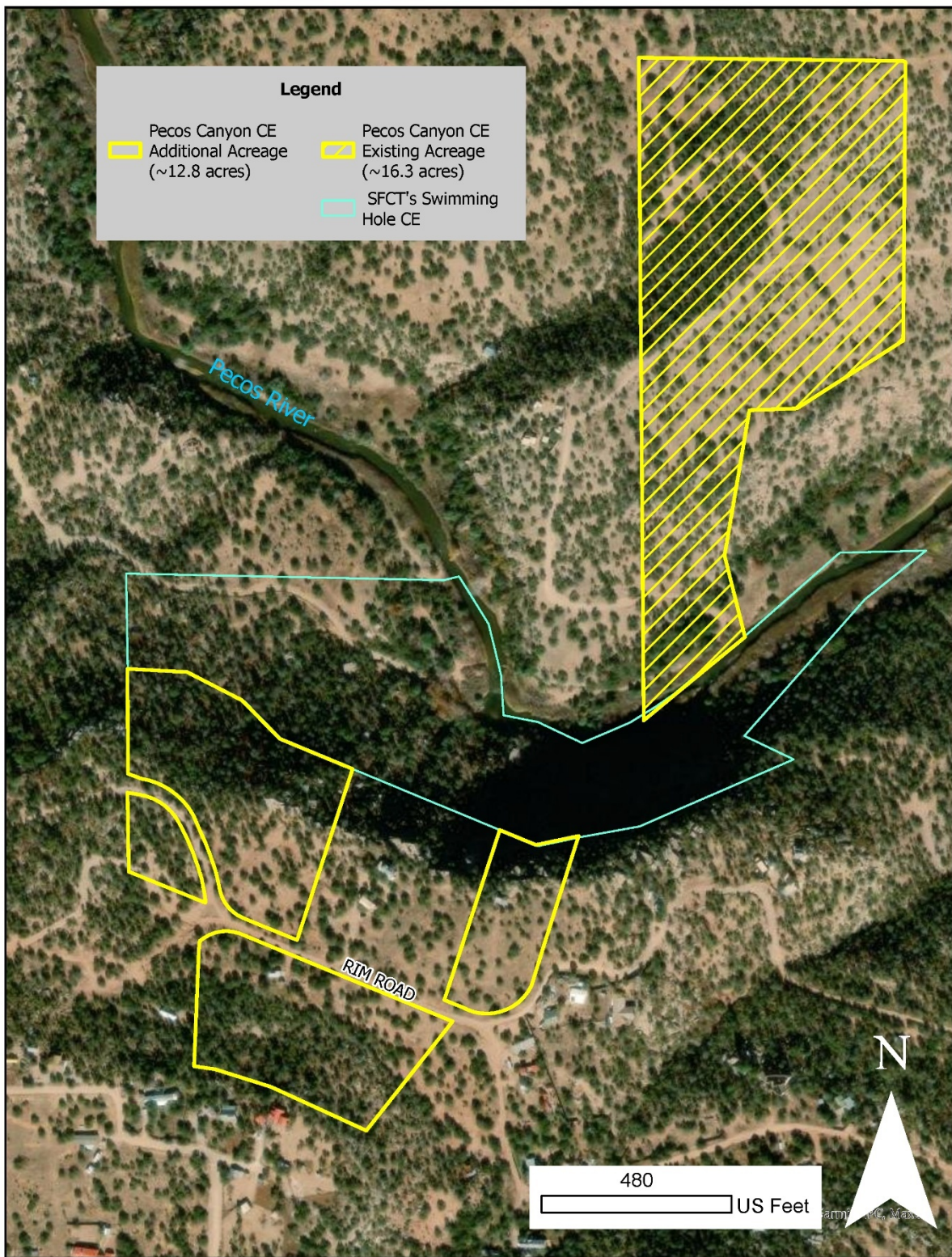
Typical vegetation on the lots to be added



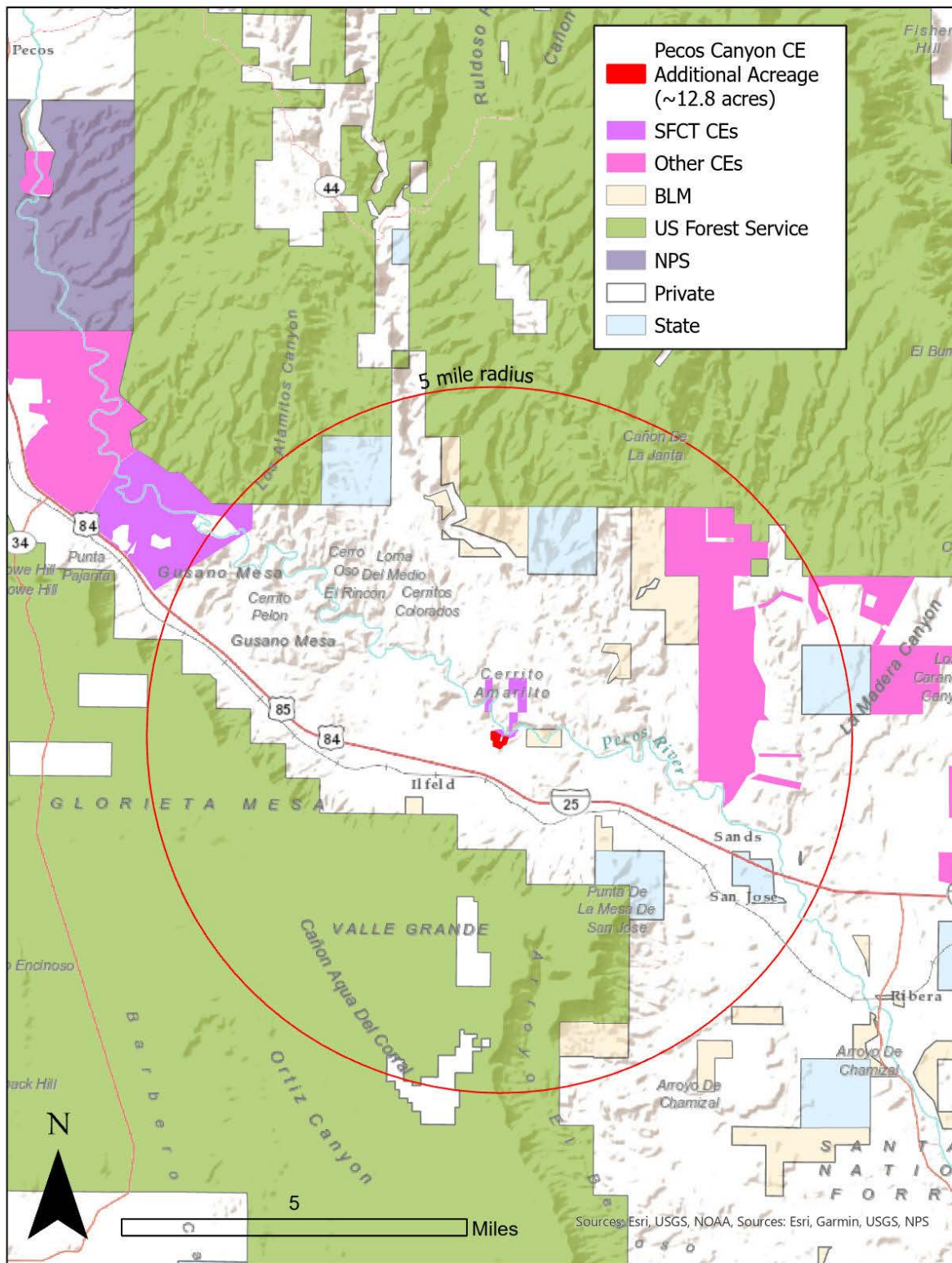


View from the lots across the Pecos River to the existing easement land









RESOLUTION  
BY  
THE BOARD OF DIRECTORS  
SANTA FE CONSERVATION TRUST

Amended, Restated, and Expanded Pecos Canyon Conservation Easement

NOW THEREFORE, BE IT RESOLVED, that the Santa Fe Conservation Trust authorizes the Executive Director, Sarah Noss, to execute documents necessary to amend the Pecos Canyon 16 conservation easement, which protects land owned by Pecos River Open Spaces Inc, to add approximately 12.8 acres of land, for a total of approximately 29.1 acres of land protected by the easement. Initiating any SFCT conservation easement amendment requires approval from at least a two-thirds majority vote of the Board of Directors.

CERTIFICATION

I hereby certify that the foregoing resolution was adopted by the Board of Directors of the Santa Fe Conservation Trust, at a meeting held in Santa Fe, New Mexico, on the 22<sup>nd</sup> day of July, 2025, at which a quorum was present, by a vote of \_\_\_\_\_ in favor, \_\_\_\_\_ opposed, and \_\_\_\_\_ abstaining.

\_\_\_\_\_  
Brant Goodman, Secretary

\_\_\_\_\_  
Date

RESOLUTION  
BY  
THE BOARD OF DIRECTORS  
SANTA FE CONSERVATION TRUST

67-Acre Turner II Second Amendment to Conservation  
Easement

NOW THEREFORE, BE IT RESOLVED, that the Santa Fe Conservation Trust authorizes the Executive Director, Sarah Noss, to execute the Second Amendment to Conservation Easement on the Turner II 67 acres of land held by Aaron Turner and Lauren Preston-Wells. Initiating any SFCT conservation easement requires approval from at least a two-thirds majority vote of the Board of Directors.

CERTIFICATION

I hereby certify that the foregoing resolution was adopted by the Board of Directors of the Santa Fe Conservation Trust, at a meeting held in Santa Fe, New Mexico, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by a vote of \_in favor,\_\_\_\_\_opposed, and \_\_\_\_\_ abstaining.

---

Brant Goodman, Secretary

Date

**SECOND AMENDMENT  
TO  
GRANT OF CONSERVATION EASEMENT AND AGREEMENT**

This Second Amendment to Grant of Conservation Easement and Agreement (this "**Amendment**") is entered into by **Lauren E. Preston-Wells, a married person dealing with her sole and separate property, and Aaron B. Turner, a single person**, as joint tenants with right of survivorship, (together as the "**Grantor**") and the Santa Fe Conservation Trust, a New Mexico nonprofit corporation, (as the "**Grantee**") as of \_\_\_\_\_, 2025.

*BACKGROUND RECITALS*

The Grantor and the Grantee enter into the agreements contained within this Amendment on the basis of the following facts, understandings, and intentions.

A. Property. The Grantor is the current owner of certain real property located in Santa Fe County, New Mexico (the "**Property**") more particularly described as:

Parcel One: The south half of the northeast quarter of the southeast quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ ) and the south half of the north half of the northeast quarter of the southeast quarter (S $\frac{1}{2}$ N $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section 16, Township 16 North, Range 10 East, N.M.P.M., Santa Fe County, New Mexico.

Parcel Two: The southeast quarter of the southeast quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section 16, Township 16 North, Ranged 10 East, N.M.P.M., Santa Fe County, New Mexico.

B. Conservation Easement. The Grantor's predecessors-in-interest granted to the Grantee that certain "Grant of Conservation Easement and Agreement" dated November 1, 1995, and recorded November 3, 1995, in Book 1213, Pages 542-554, as document number 923-739, of the records of Santa Fe County, New Mexico (the "**Original Easement**"). The purpose of the Original Easement was "that the open space character, wildlife habitat and scenic qualities of the Property be preserved and maintained by limiting development[.]"

C. First Amendment. The Original Easement was previously amended by that certain "Amendment to Grant of Conservation Easement" dated December 28, 1998, and recorded December 30, 1998, in Book 1585, Pages 485-488, as document number 1055-470, of the records of Santa Fe County, New Mexico (the "**First Amendment**"). The purpose of the First Amendment was to "further restrict construction of additional residential or recreational buildings on the Property[.]". The Original Easement and the First Amendment are referred to collectively herein as the "**Conservation Easement**".

D. Legal Description Error. The Original Easement contained an error in the legal description of Parcel One, stating incorrectly that it included "the south half of the northeast quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$ )" instead of the correct legal description which should have been "the south half of the northeast quarter of the southeast quarter (S $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ )". (The First Amendment did not separately include a legal description and merely referred back to the Property as described in the Original Easement.) Because of the error, the Original Easement both purported to encumber property that the parties lacked legal authority over (the "**Over-Included Property**") and also failed to include property that the parties intended to be subject to the Original Easement (the

"Omitted Property"). There is no overlap between the Over-Included Property and the Omitted Property.

E. Quitclaim Deed. In order to partially correct the error, the Grantee issued that certain "Quitclaim Deed" from the Grantee to Robert B. Egelston, Trustee, Robert B. Egelston Living Trust, dated December 6, 2000, and recorded December 12, 2000, in Book 1835, Pages 707-708, as document number 1138-903 of the records of Santa Fe County, New Mexico. The quitclaim deed did not remove all of the Over-Included Property from the Conservation Easement nor did it add the Omitted Property to the Conservation Easement.

F. Second Amendment. Pursuant to Paragraph 13 of the Original Easement, the Grantor and the Grantee now wish to further amend the Conservation Easement to correct the error in the legal description as to both the Over-Included Property and the Omitted Property.

#### AMENDMENT

Based on the background recitals set forth above, and in consideration of the mutual promises and covenants contained in this Amendment, the parties agree as follows.

1. Omitted Property. Exhibit A of the Original Easement is hereby amended and restated to reflect the legal description set forth in Recital A above, thus subjecting the Omitted Property (S½NE¼SE¼ of Section 16, Township 16 North, Range 10 East, N.M.P.M., Santa Fe County, New Mexico) to the Conservation Easement.

2. Over-Included Property. The Over-Included Property (the S½NE¼ of Section 16, Township 16 North, Range 10 East, N.M.P.M., Santa Fe County, New Mexico) is hereby released and forever discharged from the Conservation Easement, thus terminating all further force and effect of the Conservation Easement as to the Over-Included Property.

3. Current Address. For purposes of notices under Paragraph 17 of the Original Easement, the current address of the Grantee is Santa Fe Conservation Trust; PO Box 23985; Santa Fe, NM 87502-3985.

4. Other Terms. Except as expressly modified herein, all other terms and agreements contained in the Conservation Easement remain in full force and effect. By executing this Amendment, the Grantor and the Grantee acknowledge and agree that the Easement is valid, enforceable on its terms and as amended, and binds them and their successors in interest.

*[Signatures and acknowledgments on following pages.]*

The Grantor and the Grantee enter into this Amendment as of the date first written above.

"Grantor"

\_\_\_\_\_  
Lauren E. Preston-Wells

\_\_\_\_\_  
Aaron B. Turner

"Grantee"

Santa Fe Conservation Trust,  
a New Mexico nonprofit corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

State of \_\_\_\_\_ )  
County \_\_\_\_\_ ) ss

This instrument was acknowledged before me on \_\_\_\_\_, 2025 by  
Lauren E. Preston-Wells.

My commission expires:

Notary

State of \_\_\_\_\_ )  
County \_\_\_\_\_ ) ss

This instrument was acknowledged before me on \_\_\_\_\_, 2025 by  
Aaron B. Turner.

My commission expires:

Notary

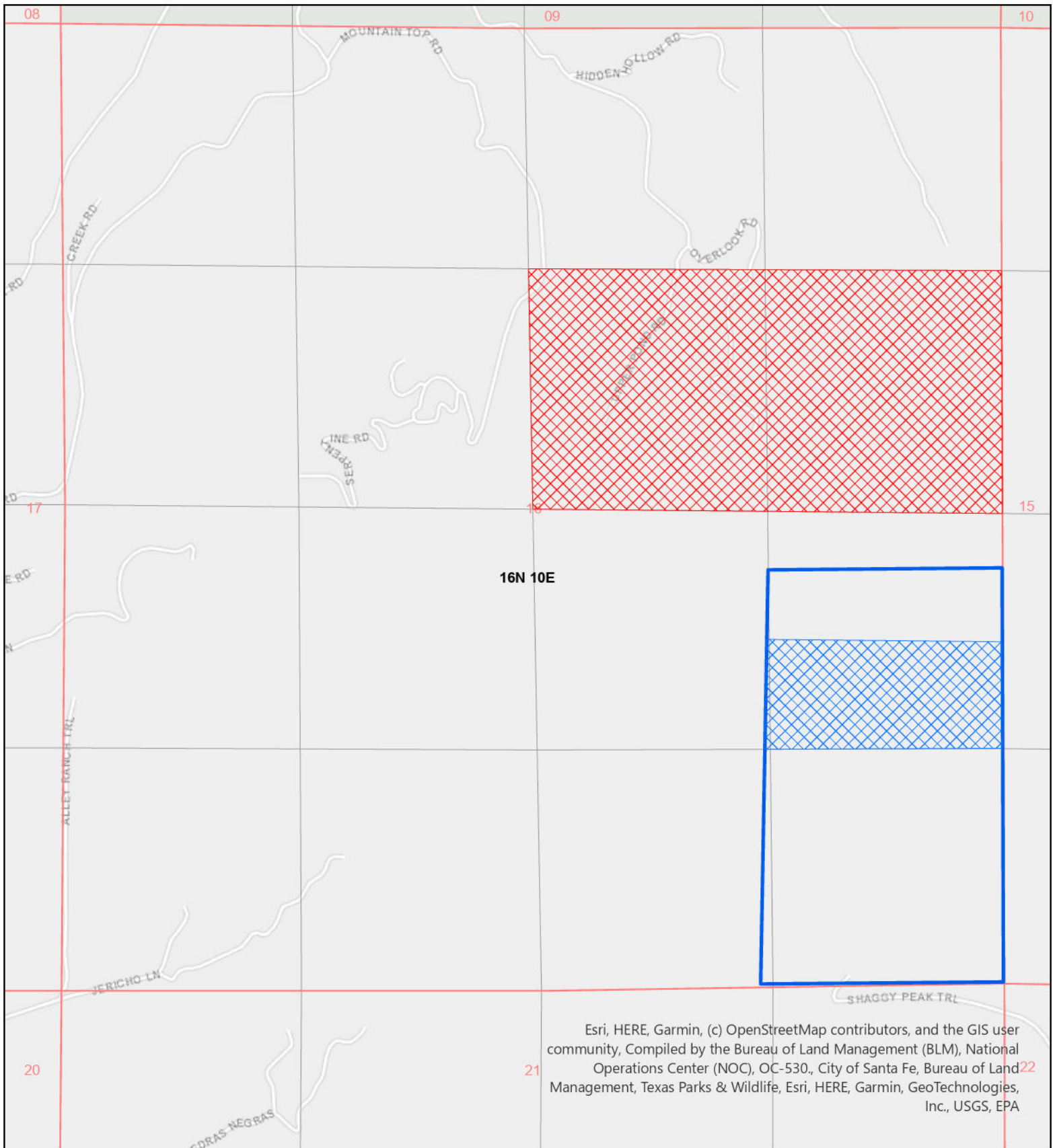
[illegible]

This instrument was acknowledged before me on \_\_\_\_\_, 2025 by \_\_\_\_\_ as \_\_\_\_\_ of the Santa Fe Conservation Trust.

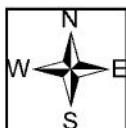
My commission expires:

Notary





0 0.05 0.1 0.2 0.3 0.4 Miles



## Legend

Turner I CE Boundry

Area in Original Legal Description

Omitted Section in Original CE



RICHTER \* JONES

RJ Law, LLC  
317 Paseo de Peralta  
Post Office Box 2672  
Santa Fe, New Mexico  
87501

David A. Richter

www.RichterJones.com  
(505) 602-3002

Jeremy R. Jones

---

.June 18, 2025

**Delivery Via Email Only: [sarah@sfct.org](mailto:sarah@sfct.org)**

Ms. Sarah Noss  
Santa Fe Conservation Trust  
P.O. Box 23985  
Santa Fe, NM 87502

Re: Deed of Conservation Easement Granted from Constance S. Durand ("Durand") to the Santa Fe Conservation Trust (the "Trust"), recorded September 21, 1999, as Instrument No. 1090828 (the "Conservation Easement") (Exhibit "A", attached hereto).

Dear Ms. Noss,

I hope this letter finds you well and enjoying our incipient Summer. Over the years of working with the Trust, I have developed a strong respect for the organization and it is through this lens that I write this letter.

Our firm represents Ms. Joanna Hurley and Ms. Cheryl Roth, respectively the owners of the properties commonly known as 1477 Canyon Road and 1481 Canyon Road, Santa Fe, New Mexico. Our clients have some legitimate concerns about the Trust's management of the lands in accordance with the Conservation Easement, and which were later donated to the Trust by Mr. Gary Stokoe by Warranty Deed recorded in the office of the County Clerk, Santa Fe County, New Mexico, on December 20, 2016, as Instrument No. 1812778 (Exhibit "B" attached hereto).

As you are aware, our clients and three other households, maintain access to their respective properties via a private driveway pursuant to Covenants and Restrictions recorded in the office of the County Clerk, Santa Fe County, New Mexico, on July 3, 1991, as Document No. 741701 (the "Private Easement" (Exhibit "C" attached hereto). This document also establishes the "Private Trail Easement" which runs across 1465 Canyon Road and serves the same properties as the Private Road. The five properties governed under the aforementioned document are identified both on Exhibit "D" by color and as follows:

1463 and 1465 Canyon Road (Red) – Title is vested in Casita del Rio, LLC by Warranty Deed recorded August 3, 2017, as Instrument No. 1832845, records of Santa Fe County, New Mexico.

1469 Canyon Road (Light Blue) – Title is vested in The Northern Trust Company, Trustee of the Megan Lloyd Hill Revocable Trust, U/A dated January 11, 1980, by Special Warranty Deed recorded January 24, 1980, as Document No. 452946, records of Santa Fe County, New Mexico.

1475 Canyon Road (Yellow) – Title is vested in Melissa Savage by Warranty Deed recorded December 3, 1992, as Document No. 796225, records of Santa Fe County, New Mexico.

1477 Canyon Road (Pink) – Title is vested in Joanne T. Hurley by Quitclaim Deed recorded May 7, 1998, as Document No. 1023489, records of Santa Fe County, New Mexico.

1481 Canyon Road (Green) – Title is vested in Cheryl Neely Roth, Trustee of the Cheryl Neely Roth Revocable Trust U/T/A dated January 15, 2015, by Special Warranty Deed recorded February 25, 2015, as Instrument No. 1758125, records of Santa Fe County, New Mexico.

We are unaware of any existing Easement or Grant of Access which serves the Conservation lands permitting access to the private driveway or foot path via the bridge over the Santa Fe River from Trust land erected by the “Santa Fe Fat Tire Society”.

With regard to the Trust land governed by the Easement dated September 17, 1999, and granted by Constance S. Durand, a married woman dealing in her sole and separate property, recorded September 21, 1999, as Document No. 1090828, records of Santa Fe County, New Mexico, the Purpose of the Grant of Easement is defined as follows:

*“It is the purpose of this Easement to forever conserve and maintain the open space character, historical significance, existing native flora and fauna, wildlife habitat, agricultural activities, riparian zone water resources and scenic qualities of the Easement. Grantor intends that this document will confine the use of the Property to such activities as are consistent with the purpose of the Easement. The parties intend that the Easement shall be interpreted to give effect to the purpose of this Easement.”*

The Trust was granted certain rights under the Conservation Easement, including but not limited to the obligation to take action necessary to preserve and protect the conservation values of the Property and to prevent uses of or activities on the Property that are inconsistent with the purpose of the Conservation Easement quoted above, and to require the restoration of such areas or features that may be damaged by any inconsistent activity or use.

We understand that the Property has been a source of contention in the past. We have reviewed the letter to the Trust from Albert and Connie Durand dated December 1, 2020 (Exhibit “E” attached hereto), which questions the Trust’s actions as custodians of the Property after their gracious grant of the Conservation Easement to the Trust. In their letter, the grantors of the Conservation Easement, Mr. and Mrs. Durand, stated:

*“As original Grantors of the Conservation Easement, we want to make it absolutely clear that we strongly object to and will fight the proposal to allow General Public Access on or adjacent to the existing Wildlife Conservation Easement.”*

The grantors clearly opposed the Trust’s decision to promote unfettered public access to lands, including portions of the Property, in direct contravention of the terms of the Conservation Easement. In their own words, the Durands cited Section 7 of the Conservation Easement, which reads as follows:

*“Access. No right of access by the general public to any portion of the Property is conveyed by this Easement.”*

The letter continues to inform the Trust that the Durands were in receipt of multitudinous complaints from neighbors, including our clients, of hundreds of members of the public biking, walking dogs, and hiking through the Property, as well as trespassing on their adjacent private land, on a daily basis. Although the declaration governing the private road and foot path maintained by our clients do not grant the Trust access to this area, the Trust appears to have invited access to the Property. The residents of these private, single-family residences have repeatedly posted signs denying access to their properties and shared driveway to the public.

The Durands further informed The Trust that they are in possession of a formal letter from the Trust Director acknowledging that the Trail Easement is not for the benefit of the public or the Trust. It is curious that the Trust has not acted to curb public foot traffic from accessing private property based upon this fact. The Trust certainly cannot claim ignorance of the situation as it was informed in detail of it in the letter dated over four years ago, and its lack of response is less than neighborly.

The Durands finally stated that they were disturbed by the Trust’s lack of effort towards its responsibilities towards the Property, and the constraints and requirements under which it was granted stewardship of the land in question. Evidently, they saw a lack of restraint being executed in the Trust’s opening of the lands to uncontrolled public access and how this would affect the intentions of the Durands in granting the Conservation Easement.

I have also reviewed the letter sent by Mr. Durand to the residents of the area dated January 1, 2021 (Exhibit “E” attached hereto) concerning the Trust’s meeting with City officials concerning the proposed sale of the Property to the Upaya Zen Center. In this letter, Mr. Durand conveyed the City’s opinion that it was uninterested in more non-tax generating parkland, especially as the Property has no legal access. My clients are astonished that after receiving confirmation from the City that the Property was not subject to public access the Trust then proceeded to ignore this fact and open the Property to the general public, their pets, and their vehicles by allowing the bridge at issue to be installed, offering the public an alternative access to the age-old trail along the Santa Fe River.

When the Trust accepted the Warranty Deed from Mr. Stokoe donating the Property to the Trust, it also acknowledged that the Conservation Easement was in effect and was bound by the terms of the Conservation Easement.

This being said, we would like to receive the Trust's explanation of how and why it presumably granted permission to the Santa Fe Fat Tire Society for the installation of a bridge on land contained within the bounds of the Private Easement, and not in fact being in the possession of the Trust. The bridge in question is located on property contained in the Easement for the private footpath, which is in no way in favor of the Trust.

Notwithstanding authorizing a major installation on land not under the control of the Trust, this bridge is extremely problematic for a number of reasons:

1. The bridge crosses the Santa Fe River, a navigable waterway. Were the plans and specifications submitted for approval to the Army Corps of Engineers and the Santa Fe Historic Preservation Division for approval before proceeding with the installation, and was said approval received? If so, please provide a copy of the documents approving the installation of the bridge received from both entities.
2. The bridge has been chained to nearby trees to prevent its being removed (Exhibit "F" attached hereto). This action is in contravention to the Conservation Easement as it affects the land and landscape. This also creates a dangerous situation in the event of elevated water levels on the Santa Fe River. There is a strong risk that the bridge may shift in the current, damaging both the riverbed and the private trail it is illegally located on, as well as potentially causing a flooding situation for the surrounding private residences. Were any studies performed in this regard? Given the chains and the construction of the bridge, we fear that high water could cause major problems for the natural habitat as well as surrounding property owners.
3. Healthy trees were removed to facilitate the installation and use of the bridge (Exhibit "G" attached hereto), in direct contravention of the terms of the Conservation Easement.
4. The bridge and the cyclists who use it create an imposition on the households served by the private access Easements which the Trust knowingly violated upon granting its permission for the bridge. They cause noise, disrupt local fauna and destroy flora. There have also been sightings of electric bicycles being used on the Property and surrounding private land, once again, a significant violation of the terms of the Conservation Easement. This is an unacceptable liability placed upon the property owners in the area.
5. The owner of the properties located at 1463 and 1465 Canyon Road has provided a statement confirming that she has never granted permission for anyone other than her employees and guests to access her private property. This statement is attached as Exhibit H.

We are at a loss to understand how your actions and decisions concerning the Property fulfill the terms of the Conservation Easement, as well as the Trust's own mandate. The Trust's Mission states that: "We protect culturally and environmentally significant landscapes, ignite people's passion for nature and enable the continual regeneration of our healthy place."



The Trust's actions concerning the use of the Property may lean heavily in favor of peoples' passions, but those related to personal pleasures at the expense of the wildlife the Conservation Easement was put in place to protect. Please explain how permitting the destruction of healthy, mature trees promotes the protection of the landscape and regeneration of our healthy place.

As the Trust claims its vision is to encourage everyone to cherish and work together to preserve nature, it seems antithetical to permit the uncontrolled access of vehicles, unleashed dogs and people wandering where they please in an area specifically intended for the undisturbed use of wildlife as per the terms of the Conservation Easement.

I very much wish to continue to work with the Trust in the future, and to continue to encourage my real estate clients to offer further Conservation Easements and grants of land. I certainly do not wish to see the public impression of the Trust and its work to alter in the sight of the Santa Fe Real Estate community.

Please understand that we raise these issues not out of confrontation but out of deep concern for the long-term success of the Trust's mission and the preservation of Santa Fe's natural heritage. It is precisely because we believe in the importance of your work that we bring these matters to your attention, in the hope that they will be addressed transparently and swiftly.

To that end, I would welcome the opportunity to work collaboratively with the Trust to address these concerns and establish a clear and restorative path forward. Such cooperation would, I believe, reflect well on all parties and help maintain the Trust's well-earned reputation for integrity and environmental stewardship.

Finally, I offer these thoughts not as a critic of recreation but as someone who deeply values it. I am both a committed advocate for the conservation of natural habitat and an avid mountain biker and outdoorsman. I know firsthand the joy and renewal that comes from riding our trails and exploring the high desert. But I also know that balance must be struck. Fortunately, Santa Fe offers a robust network of designated trails perfectly suited for mountain biking enthusiasts, including the La Tierra Trails, the Dale Ball Trails, and the Windsor Trail system, among others. These areas were developed with recreation in mind and provide ample opportunity for high-octane, adrenalized enjoyment without compromising ecologically sensitive lands held in trust. Surely, unfettered access to conservation easement lands boarding serene residential properties is not necessary to satisfy the recreational goals of even the most devoted cyclists.

We ask that The Trust provide a response to my office concerning the information contained herein within two weeks of the date of this letter, and we look forward to hearing from you.

Respectfully,  
Richter • Jones



Jeremy R. Jones



July 10, 2025

Jeremy R. Jones  
Richter & Jones  
PO Box 2672  
Santa Fe, NM 87501

Delivery via Email Only: [jrj@richterjones.com](mailto:jrj@richterjones.com)

Dear Mr. Jones,

I am writing in response to your letter expressing the concerns of Joanna Hurley and Cheryl Roth.

The Santa Fe Conservation Trust (SFCT) is a nationally accredited land trust, accredited by the Land Trust Accreditation Commission. Accreditation signifies that SFCT has met the highest national standards for excellence and conservation permanence. It indicates that the land trust has demonstrated fiscal accountability, strong organizational leadership, sound transactions, and lasting stewardship of conserved lands. This accreditation is a mark of distinction in land conservation, assuring the public, landowners, and donors that the land trust is committed to protecting important natural places and working lands forever. SFCT has maintained accreditation since 2014, and has a 32-year track record of accomplishment in protecting over 47,000 acres of land in a three-county area.

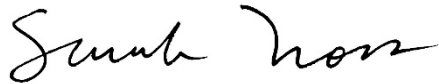
From your letter I understand that your clients have concerns about our management of the conservation easement on the Riverhaven property and our decision to not restrict the public's ongoing access across it. During the time that Mr. Durand owned the property, he did not allow public access on or across Riverhaven, but that was his choice as the landowner, not a requirement of the conservation easement. As the current landowner, SFCT has determined that it will not restrict the public's access. When Gary Stokoe donated the land to SFCT, he clearly communicated that his intent was that Riverhaven would not be restricted in such a way as to prevent people from crossing the property to access Canyon Road and the Dorothy Stewart Trail. We don't intend to change the donor's intent.

We were surprised to learn that your clients have issues with the bridge on our property, as they were participants in asking for--and discussing--the placement of the bridge and subsequent signage. See Exhibit A. We noticed that Wendy Finetech has expressed that she doesn't give permission for anyone to cross her land. It is not clear to us specifically which part of Ms. Finetech's land she is referring to in her letter. Similarly, your reference to SFCT's lack of a valid easement is unclear. If you are suggesting

that we have no legal access to the driveway that accesses Riverhaven from Upper Canyon Road, please substantiate that serious claim with documentary evidence. Otherwise, we firmly believe that a valid and enforceable easement exists to our property. See Exhibit B.

We have been working in good faith with the neighbors regarding their concerns and have made extraordinary efforts to accommodate their requests, including the installation of the footbridge. While it is a surprise and disappointment that they are now unhappy with the bridge and SFCT's use of its own property, we'd be happy to meet and discuss further so you can clarify your clients' concerns and demands.

Sincerely,

A handwritten signature in black ink, appearing to read "Sarah Noss". The script is fluid and cursive, with the first name "Sarah" written in a larger, more prominent hand than the last name "Noss".

Sarah Noss  
Executive Director

cc: Quinn Simons

Encl: Exhibit A: Correspondence; Exhibit B: Plat showing driveway access

## SFCT Trails and Community Engagement Update: July 17, 2025

### Trail Program Update

**Trail Work:** We billed the City and County in June for trail work performed in the first half of 2025. We focused on County Trails, particularly in the south part of Dale Ball Trails, in May and June, as we had worked only on city trails (La Tierra and Dale Ball) up to then. The recent County work has included several parts of Dale Ball Trails that we had never worked on before, as well as addressing wayfinding signage needs at junctions from the lower trailheads all the way up to the flank of Atalaya Mountain where County open space meets Santa Fe National Forest.

In July, we are back on City portions of Dale Ball Trails. We are currently focusing on the area around Arroyo Polay (near Riverhaven), which was hit very hard by the storms in June. We will turn back to County trails again this Fall including work days to be held in La Piedra and Little Tesuque open spaces and a significant re-route of a steep fall-line section of Dale Ball Trails between Junctions 37 and 40 (a/k/a “Hippie Hollow”).

Tim is working on several trail signage initiatives, which have had a bit of a backlog since our former go-to shop has not been responsive. We have a scheme and initial designs for the trail on the Aeby property. Tim is reviewing and editing trail ratings signage and the trailhead map for Dovetail, and will be working with McAllister to prepare these materials for production later this year. Riverhaven signage is on hold for now. Tim will also be preparing signage for La Tierra Trails including some new wayfinding plaques for a trail segment built by Santa Fe Fat Tire Society last year (between Junctions 1 and 7).

**Bicycle Wayfinding for City:** In June we were also able to bill for the full amount of a purchase order for bicycle wayfinding with City Public Works, after Tim presented on “Bike Route 66” wayfinding signage to the Bicycle and Pedestrian Advisory Committee (BPAC), which approved the plan and designs to be implemented by the City, along with the more substantial “Phase 2” bicycle wayfinding materials presented and approved earlier this year.

### Road and Trail Design Review

**Henry Lynch Rd.:** Tim has been closely engaged in the Henry Lynch Rd reconstruction design through public meetings and work with members of the City Bicycle and Pedestrian Advisory Committee (BPAC) Technical Review Subcommittee and the Metropolitan Planning Organization. In the last public meeting, for 60% Design in June, Tim stressed that Henry Lynch Rd offers a unique opportunity to connect the River Trail (under construction to Agua Fria St, where a roundabout is being designed) and a public easement for the Acequia Trail that connects east to Parkway Dr. All that was needed was to widen the portion of sidewalk in question, which crosses only two driveways and a dead-end street and is thus a suitable alignment for a “side path” with two-way bicycle and foot traffic

The designers listened, and for the first time integrated this trail concept into their plans, but then went overboard: the latest design alternative favored by (non-bicycling) City staff and consultants to move forward to 90% design, features TWO side paths (one on each side) all the way to Rufina St., and no bike lanes. In both cases this is counter to all City Code, plans, and guidelines that we have been using for the last 25 years, and is not a best practice for which there is any model anywhere.

Even though this was a major topic touched on in discussions last year with the very same City staff and the same consulting firm (NV5) around Bishop's Lodge Rd., in effect staff and consultants are continuing to blindly promote sidewalk riding, and this time at the expense of bike lanes, and counter to the unanimous wishes of BPAC's Technical Review Subcommittee (4/4 bicyclists) as well as the Metropolitan Planning Organization (2/2 bicyclists)

Meanwhile, the City continues to lose engineering staff (3 major losses in past six months) in addition to the public works director who is leaving very soon.

**Tierra Contenta / SWAN Park:** Tim has been closely engaged with Homewise, which is now the developer of the final phase of Tierra Contenta in the southwest corner of Santa Fe, as well as the MPO in order to raise the profile of the Arroyo de los Chamisos Trail on the south edge of Tierra Contenta. As a result of this effort, which included two field visits on bicycles (one with the MPO and one with Homewise), the plans being approved by the City now include the Arroyo de los Chamisos Trail from a point west of Cerrillos Rd. to the SWAN Park, which was not previously the case

Tim is also coordinating with City Parks, Homewise, and the SWAN Park Phase 2 design team to ensure that natural-surface hiking and biking trails can be developed on the slopes between Tierra Contenta and the SWAN Park, which will become City open space once Tierra Contenta is developed.

### **Community Conservation Update**

**Vamonos / Santa Fe Walks:** We are halfway through the schedule of 30 community walks from May to October.

**Passport to Trails:** Spring semester of 2025 was one of our best yet for Passport to Trails – 16 trips and 384 participants including 325 students and 59 teachers or parents. Most of these trips were fourth and fifth graders heading to the north section of Dale Ball Trails, but we also took some middle schoolers to Dovetail in the Galisteo Basin and we led two walks-from-school for classes whose original field trips were canceled. Nearly 180 Fifth graders (or in the case of Chaparral E.S., Fourth Graders) received hydration packs for completing the Passport program.

We are also ¾ of the way through Summer Passport outings with City Recreation's Teen Center, which has its own busses and compensates us for our efforts. We took two trips to La Tierra Trails in June and one part way up Picacho Peak in July, which was well attended by SFCT staff and director as well as a camera and video person arranged by Hutton Broadcasting. July 21 will be our final trip for the Summer, another "attempt" on Picacho Peak.

Looking at our grand totals since 2014, it appears that our first field trip of the Fall Semester will include the 5,000<sup>th</sup> student-hiker brought to our trails and open spaces by the Passport to Trails program. School. We will start organizing Fall trips in early August, including investigating how we can get students with limited mobility, who have not been able to benefit from the Passport program, out onto more accessible trails such as the one we helped build in the Santa Fe Canyon Preserve and of course the one that we will soon be building at Dovetail in the Galisteo Basin.

A "**Community Cruise**" bike ride – the second community cruise of the year, the Tour de Sequoia, on July 5, was just about the biggest ever, with 45 riders visiting 23 sequoia trees in the downtown area. This event was put on with considerable assistance from SFCT volunteers Maggie Odell (who came up with



the idea) and Yates and Susan Coulter (who researched and mapped the trees). Photos of the Cruise and a map of the trees are available on the SFCT web site at [sfct.org/tour-de-sequoia-july-5-2025](https://sfct.org/tour-de-sequoia-july-5-2025). Two people, including Board Chair-elect Luke Pierpont, alerted us to a tree that was not on our map – at ReUnity Farms. Since that tree is located very close to the part of the River Trail that is under construction, it seems possible that the next Community Cruise, scheduled for Sat., Oct. 25, may visit several of the “outlier” trees that could not be included in the downtown event on July 5.

**SFCT’s Trails and Community Conservation Committee** met at SFCT on May 15, and will meet again this year on Aug 21, and Nov 20.

#### M) HEALTH INSURANCE

After thirty (30) calendar days of continuous employment, Eligible Employees become eligible to enroll for SFCT's health insurance benefit. Eligible Employees who decline to enroll at that time may not be eligible to enroll until the next enrollment period, but can if they experience an eligible qualifying event. Eligible Employees should review the health insurance plan materials to determine when such enrollment periods occur.

For Eligible Employees who regularly work 32-40 ~~25 or more~~ hours per week, SFCT will pay **100%** of the premium for the health insurance benefit. ~~For Eligible Employees who regularly work 25-31 hours per week, SFCT will pay 50% of the premium for the health insurance benefit.~~ SFCT pays the portions of the premium described above only for the coverage of the participating Eligible Employee. The Eligible Employee may elect to add health coverage for a spouse, children or both; all of the additional cost for such coverage will be paid by the Eligible Employee through payroll deduction in pre-tax dollars.

SFCT ~~currently enrolls in~~ offers high deductible health insurance plans, which qualifies participating employees for a Health Savings Account (HSA). SFCT contributes \$1500 per year into participating employees' HSAs and participating employees may contribute more to their HSA (pre-tax) up to an annual HSA contribution limit.

Employees who are age 65 or older are ~~expected~~ required to enroll in Medicare Parts A and B and disenroll from the SFCT medical plan. use Medicare. SFCT will reimburse the annual Part B ~~\$200~~ deductible, as well as the monthly premiums for Part B, a ~~and the~~ Part D prescription plan and a Medicare supplement. Medicare eligible employees may opt in to SFCT's vision and dental plan.

July 22, 2025

## **Governance and Nominating Committee Report on New Board Members**

There will be three openings for 2026, as Al Reed and Brant Goodman are cycling off after nine years on the board (3 terms). Also, Peter Martin has resigned and has or will be moving to Hawaii with his family.

### **Potential New Board Members Under Consideration**

- a. **Tracy Hughes-** Tracy is a native New Mexican from Deming. I first met her almost 30 years ago when she was general counsel at the Environment Department. Since that time we have worked together off and on and remain close friends and neighbors (Tracy and her wife live about two blocks from me). Tracy has already shown her commitment to the Trust in that she currently volunteers on the trail crew with Tim. Her knowledge of environmental law is extensive though I think her strongest attribute is her ability to think through controversial matters and propose sound solutions for resolution. Phone: 505-819-1710 & Email: [thugheslaw@comcast.ent](mailto:thugheslaw@comcast.ent)
- b. **Tom Ribe-** Tom grew up in Los Alamos and moved back to New Mexico after receiving a Master's in Environmental Studies from the University of Oregon, where I first met Tom. His studies and interests are in land use policies and fire management. In fact, Tom published *Inferno by Committee: A History of the Cerro Grande Fire, America's Worst Prescribed Fire Disaster* in 2010 and updated it in 2022. Tom and his wife founded and manage Caldera Action, a nonprofit with the mission of protecting public lands in the Jemez Mountains (<https://caldera-action.org/>). I believe Tom's strongest asset for SFCT is his vast knowledge of public lands policy and his connections to other like minded people around the west. Phone: 505-690-0305 & Email: [calderaaction@gmail.com](mailto:calderaaction@gmail.com)
- c. **Tom Udall**
- d. **Jarred Connelly:** Jarred Conley is a Real Estate Agent in Rio Arriba that is selling the Big Wonderful parcels and also recommended John Dettling to donate a CE on his property in Abiquiu. He could be a good potential BM as he seems very interested in protecting the area he grew up in (Youngsville/Abiquiu)

<i><b>Please check all columns that apply to you and return to Sarah</b></i>	<i><b>Philanthropist, Major donor say \$5k+, strong donor network</b></i>	<i><b>Community Representation</b></i>	<i><b>Legal/water/land use/estate planning</b></i>	<i><b>Real Estate, insurance or other profession supportive of org</b></i>	<i><b>Landowner</b></i>
Avery, Michael		White			
Dominguez, Carmichael		Hispanic			
Ely, Sandra		White			
Fisher, Mark		White			
Goodman, Brant		White			
Martinez, Julie		Hispanic			
Mattix, Carla		Korean American			
Nino, Carmela		Hispanic			
Olcott, Ginny		White			
Pierpont, Luke		White			
Reed, Al		White			
Rivera, James		Native			
Romero, Dennis		Hispanic			
Simons, Quinn		White			
Board Prospect 1					
Board Prospect 2					
Board Prosepect 3					

<i>Medical or health related</i>	<i>Financial, investment, CPA or audit bkgd</i>	<i>Appraiser or Surveyor or other land professional</i>	<i>Government</i>	<i>Archaeology or geology or other science bkgd to advance stewardship</i>	<i>Male or Female</i>	<i>Land Trust, conservation or nonprofit background</i>
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