

OLT

BOARD OF DIRECTORS MEETING

PUBLIC PACKET

(FINAL PDF VERSION-JULY 11, 2025)

SATURDAY, JULY 19, 2025
2:45 PM

AGENDA_Draft
ORIENT LAND TRUST (OLT) ANNUAL BOARD OF DIRECTORS MEETING
BISHOP PAVILION AT VALLEY VIEW HOT SPRINGS
SATURDAY, JULY 19, 2025

FOR THE EDUCATION, ENJOYMENT, AND WELL-BEING OF CURRENT AND FUTURE GENERATIONS, ORIENT LAND TRUST:
PROMOTES A POSITIVE CLOTHING-OPTIONAL EXPERIENCE AT ALL PROPERTIES INCLUDING VALLEY VIEW HOT SPRINGS, ORIENT MINE AND EVERSON RANCH;
PRESERVES THE VIEWSHED, INCLUDING LAND ACQUISITION;
PROTECTS NATURAL, WILD, AGRICULTURAL, AND HISTORIC RESOURCES, IN THE NORTHERN SAN LUIS VALLEY.

Board Executive Session: 9:30-12:00 Noon - Board Members and Executive Director only
(SEITZ HOUSE - PRIVATE RESIDENCE ON HOT SPRINGS GROUNDS)

Recess ES Meeting: 12:00 Noon

Record Attendance: 2:44 PM – Scott M. (BISHOP PAVILION)

Open Board Meeting Call to Order: 2:45 PM – Jon F. (BISHOP PAVILION)

Reading of Mission Statement: Board Member Volunteer

Approve Board Meeting Minutes from Previous Meetings: 2:50 PM (5 min)

Directors and Officers Announcements: 2:55 PM (10 minutes)

- I. Governance
 - A. Election or Reaffirmation of Officers (5 min.) (DEC)
 - 1. Board Chairperson - Jon F.
 - 2. Vice chair - Susan H.
 - 3. Treasurer - Patrick C.
 - 4. Secretary - Scott H.
 - B. Committee Chairpersons - New Appointments or Reaffirmation Prev. Appts. (5 min.) (DEC)
 - 1. Internal Affairs Committee-Board member Scott H.
 - 2. Governance Committee-Board member and non board member co-chairpersons Aleia S. and Allegra T.
 - 3. Conservation Committee - Board member Bill M.
 - 4. Firewise Taskforce
- II. Affirmation of OLT Values by Directors (5 min.) (DEC)
- III. Affirmation of Naturist Deed by Directors (5 min.) (DEC)
- IV. Naturist Freedom Affirmation (5 min.) (DEC)

OLT Member's Questions/Comments: 3:05-3:55 PM - OLT Board of Directors, Staff and Members

Announcements: 3:55 PM

2025-2026 Board Meeting Schedule (9:00 AM start time on Saturdays)

- I. October 18, 2025
- II. January 24, 2026 (Board approved 4th Saturday of the month instead of the 3rd.)
- III. April 18, 2026 (April 5 Easter)
- IV. July 18, 2026
- V. October 17, 2026

How did we do today? (2 minutes)

Distribute surveys relating to our governance – Scott M.

Adjourn Open Board Meeting: 3:55 PM

Enjoy Potluck with Members, Board and Staff!! 4:00 PM - 6:00 PM

Board Meeting Minutes_Draft
ORIENT LAND TRUST (OLT) QUARTERLY BOARD OF DIRECTORS MEETING
SEITZ HOUSE (PRIVATE RESIDENCE ON HOT SPRINGS GROUNDS)
SATURDAY, APRIL 19, 2025, 9:00 AM

FOR THE EDUCATION, ENJOYMENT, AND WELL-BEING OF CURRENT AND FUTURE GENERATIONS, ORIENT LAND TRUST:
PROMOTES A POSITIVE CLOTHING-OPTIONAL EXPERIENCE AT ALL PROPERTIES INCLUDING VALLEY VIEW HOT SPRINGS, ORIENT MINE AND EVERSON RANCH;
PRESERVES THE VIEWSHED, INCLUDING LAND ACQUISITION;
PROTECTS NATURAL, WILD, AGRICULTURAL, AND HISTORIC RESOURCES, IN THE NORTHERN SAN LUIS VALLEY.

Record Attendance

Board members present in person: Jon F., Roger C., Patrick C., Scott H., Bill M., Aleia S., Susan H., Terry S. and Tricia H.

Staff (in person or remotely): ED Crystal E., Scott M., Doug Bates, Mica, Amory

Guests (in person or web): Mark, C., Kyle, David E., Randy J., Eli M., Jeff S., Mark J.

Meeting Call to Order 9 AM

Board Chairperson Jon F. called the meeting to order at 9:01 AM.

Approve Board Meeting Minutes from Previous Meeting

Board member Roger C. made a motion to approve the minutes of the last board meeting January 25, 2025 and March 12-17, 2025 email vote seconded by board member Aleia S. The motion was approved unanimously.

General Guest Questions/Comments

There were no questions or comments from guests.

Reports & Updates

Management Reports

Questions and Comments about the Executive Director-ED (Executive Facilitator) Report

In answer to questions by board chair Jon C. and board member Aleia S., ED Crystal E. gave an update on our new third-party reservation/membership system, Newbook, that we have been using since December, sharing that we are happy with the system and still working out workflow and training kinks. ED Crystal continued that we are not ready to make online booking available for guests as we still have things we need to focus on before we can implement this. Board chair Jon F. commented that online booking is another phase to work out and test.

ED Crystal E. went over the current overnight capacity numbers for guests at the hot springs, 120 adults, which will be increased to 130 adults in the summer season.

Board chair Jon F. shared that there has been glowing positive feedback from guests about staff.

Questions and Comments about the Facilities Manager (FM) Report

FM Mica B. shared about his experience judging at the SLV Regional Science Fair. OLT has been supporting this event for years and FM Mica B. shared that when he was in school growing up, OLT founder Niel S. judged his science fair project. One of the interesting projects FM Mica B. judged this year was earplugs for horses. FM Mica B. shared that the hydro system has been producing 49-51 kw, which is typical for this time of year. The battery died and was replaced for the kw meter in the Welcome Center.

FM Mica B. gave an update on the new hydro construction. Staff member Doug Bishop has been working on the pillars and is in communication with Jim Melcher who is fabricating the beams. ED England shared that the goal is to finish the new hydro project this year.

In answer to a question from board member Tricia H., FM Mica B. answered that the acronym ORC stands for Operator in Responsible Charge, in reference to state monitoring and regulation of drinking water and wastewater treatment systems operators. We have contracted with Bret Collyer as our ORC, with a goal for staff to become certified which takes some time and commitment.

There were comments about how well the office remodel in the Welcome Center turned out. Facilities staff member Russ C. took the lead in this project with facilities staff members Henry H, and Jed L. helping.

Questions and Comments about the Housekeeping (HKM) Report

Board secretary Scott H. asked HKM Robin S. to confirm and comment on Oakhouse being opened back up as a community space., which she did saying that it is going well.

In answer to a question from board member Tricia H., HKM Robin S. shared that she just hired a seasonal person for housekeeping and her department is fully staffed for the season.

Questions and Comments about the Visitor Services Manager (VSM) Report

Questions and Comments about the Volunteer Coordinator (VC) Report

VSM and VC Amory R. was not in attendance at the meeting due a planned vacation. ED Crystal E. answered affirmatively about the price increase beginning in July sharing that the feedback from guests has been overwhelmingly positive. The context of showing the existing rates in relation to the new rates is important.

It was mentioned that we have camp host volunteers booked for the summer season.

Questions and Comments about the Information Systems (ISS) Report

Clarifying acronyms, it was stated that WWTP stands for WasteWater Treatment Plant.

ISS Doug B. shared that cyber security threats are increasing for even small water and utility system operators adding that we should also be prepared for supply chain disruptions. Further ISS Doug B. shared that it is important to follow legislation that could negatively impact BLM and other public land around OLT and protect against negative impacts to hot springs water supply. Also worth following on developments related to geothermal.

Board and Committee Reports

Questions and Comments about the Board Chairperson Report

There were no comments or questions about the Board Chair report.

Questions and Comments from the Board Treasurer Report

As was written in the Treasurer's report, board treasurer Patrick C. shared the positive financial situation for the 1st quarter.

Questions and Comments about the Governance Committee (GC) Chairperson Report

Board chair Jon F. shared that Governance Committee co-chair Jim M. is stepping down from leading the committee. Jim M. has been a valued and longtime volunteer serving this committee and his efforts are much

appreciated. The recommendation was made for the board to appoint Allegra T. to replace Jim as the non board member co-chair of the committee.

MOTION

Board member Roger C. made a motion to appoint Allegra T as the non-board member co-chair of the Governance Committee. Board member Bill M. seconded the motion. There was discussion about Allegra having the time and ability to connect remotely to serve in this role and the motion passed by unanimous vote of the board.

Questions and Comments about the Internal Affairs Committee (IAC) Chairperson Report

There was no discussion about items reported by this committee except the Employee Housing Task Force work which is reported later in the meeting agenda.

Questions and Comments about the Conservation Committee (CC) Chairperson Reports

The Conservation Committee is sponsoring a county road GG cleanup in September. Volunteers are encouraged to make reservations and join us for this event. There will be time for the discussion about the Firewise Taskforce later on the meeting agenda.

Questions and Comments about the Site Planning Committee (SPC) Chairperson Reports

Questions and Comments about the External Affairs Committee (EAC) Chairperson Reports

There was a question about whether the Site Planning Committee covers employee housing at the ranch. Board member and SPC chair, Terry S. said no the committee does not cover development at the ranch.

There was discussion about whether this committee should continue or be “put to bed.” This discussion was expanded to include the External Affairs Committee, with board member and EAC chair Susan H sharing that she hasn’t been effective leading that committee because board direction has been lacking. With statements from board members about not wanting the committees to be unproductive and reminders that we can establish task forces otherwise known as ad hoc committees when needed, board chair Jon F. asked each board member to share their thoughts about this.

MOTION

Board member Aleia S. made a motion seconded by board member Susan H. to suspend the Site Plan(ning) and External Affairs Committees. The motion passed by unanimous vote of the board. If necessary according to the OLT Bylaws, the board will add to this motion motion and pass formal resolutions to enact this decision at a later board meeting.

Discussion about Ranch “Working Group” of Volunteers

There was some discussion about the group of volunteers that organized themselves to look for grants and other resources to develop activities at the ranch property. This group is coordinating their efforts with the ED and other management staff. This group was not initiated by the board and is not a board committee or task force. Board members commented that they would like an update on the activities of this working group of staff and volunteers and ED Crystal E. said that she would send updates to the board.

Business

Beginning Discussion about Firewise Task Force-Firewise Program. Creating and implementing a Community Wildfire Protection Plan

There was an extensive report in the board packet (page 67) proposing moving forward to implement a formal Firewise program at OLT with a Community Wildfire Protection Plan. Since this is both a report from the task force and an agenda item and we were running ahead of schedule for the first business item on the agenda, the board decided to start the discussion of this item..

Volunteer RJ spoke to some of the board questions about this, including clarifying that the expenditures for this project (if approved) would not be until 2026, though the board commitment is necessary now to set the foundation for the project. We can start with special areas. The project total cost is estimated to be \$50,000 with grants contributing toward half of the total costs. Grants cover hands-on work on the ground only, not planning or administration costs.

There was discussion about the wording for a motion but the discussion was put on hold in order to start the presentation of the 2024 audit report on time

2024 Audit Report

Financial Auditor with Taylor Roth, D Raines, presented a brief summary of the audit report presented to the board in the board packet and let board members know to ask questions anytime along the way with time for more questions after the presentation if necessary. Board members may also contact D with questions. D shared that there is a clean opinion by the auditor in the report with the financials presenting fairly in all respects.

In answer to a statement by board secretary Scott H., D confirmed that the value of property on the audited Statement of Financial Position is the value at the time it was acquired, not the current value. Land is never depreciated like buildings. Value doesn't change until the land is sold.

D. mentioned that OLT brought in more revenue in 2024 and expenses also increased. The repair and maintenance line always varies and in 2024 there was a big expense for road maintenance for the hot springs.. Also mentioned by D was the large depreciation write off for retiring the use of our custom built reservation/membership/point of sale system of \$186,000. This custom system was due for a complete rebuild in 2024 and instead the organization switched to web-based third party application to cover these needs. D. pointed out Note 6 which mentions the deferred revenue. The board should decide what to do with balances that are old.

Break

Board chair Jon F. called for a ten minute break at 10:52 AM and reconvened the meeting at 11:02 AM

Completing Discussion about Firewise Task Force-Firewise Program. Creating and implementing a Community Wildfire Protection Plan

MOTION

Board member Bill M. made a motion, seconded by board member Tricia H., to approve the recommendation in the proposal on page 67 of the board packet to apply for the Colorado State Forest Service Forest Restoration and Wildfire Risk Mitigation (FRWRM) Grant providing for a 50/50 cost share meaning if the grant provides \$25,000, OLT would provide \$25,000 matching the grant. Here is the wording from the proposal.

- ***Apply for Colorado State Forest Service FRWRM Grant (Forest Restoration and Wildfire Risk Mitigation).*** This grant would cover the cost of boots-on-the-ground fuel mitigation work. This

program is a 50/50 cost share grant, so grant funds would have to be matched by OLT. We suggest asking for a \$50,000 project, meaning \$25,000 from CSFS and \$25,000 from OLT.

- *Application due in Aug/Sep 2025 for March 2026 grants; funds are due after grant is announced in March 2026.*
- *CSFS office in Alamosa may write the proposal for us.*
- *RJ can design a project to fit within the \$50,000 cost.*
- *Project should take 2 weeks or less to cover 10-15 acres or more.*
- *Work could be done while VV is closed in December 2026.*

Taking these actions will help protect OLT's staff, residents, guests, and natural resources while strengthening the organization's long-term sustainability in a fire-prone environment.

There was further discussion on the motion including confirming the grant application timeline and that this would be an expenditure in 2026, not 2025, if and when we receive the grant. The Firewise Task Force will coordinate applying for the grant with communication to the board through the Conservation Committee.

Board chair Jon C. called for a vote and the motion passed unanimously,

Financial Reports

In the review of the financials comments there was discussion that the Capital Savings Board Designated Fund is at a zero balance. We are still completing the new hydro electric plant and the question came up if we should run a negative balance in this fund. Staff will look into this.

Business con't

Employee Handbook Update

The board packet contained the latest draft that staff is working on with attorneys at Employer's Council revising OLT's Employee Handbook,

MOTION

Board member Roger C. made a motion seconded by Bill M. to approve the revised OLT Employee Handbook. There were questions about wording associated with the policy on work attire accommodating naturism and what defines business casual dress. Board member Susan H. commented that it was great that the board reviews these policies and keeps them current. The motion passed a unanimous vote of the board.

Letter of Support for Dark Sky Application

The board packet contained a draft Letter of Support from the board in favor of OLT's Dark Sky Park application,

MOTION

Board member Terry S, made a motion seconded by Scott H. to approve the Letter of Support for OLT's Dark Sky Park designation. The motion passed by unanimous vote of the board.

Rescind Resolution for Bank Cards for OLT Managers: Interim Facilities Manager, Housekeeping, Visitor Services Manager and replace with Resolution for Credit Cards for Managers and Manager Spending Policies

At the January 25, 2025 board meeting a resolution was passed approving bank cards for new and existing managers, Interim Facilities Manager Mica B., Housekeeping Manager Robin S. and Visitor Services Manager Amory R.

In the course of the 2024 audit, the auditor mentioned that credit cards for managers instead of bank cards would provide greater security and monitoring for the organization's spending. ED Crystal E. agreed with this advice and consulted with the board asking permission to use credit Cards through Bill.com Spend and Expense platform, AKA Divvy. The board agreed and so managers did not receive bank cards, but instead received credit cards with budget and spending limits set up.

MOTION

Board member Aleia S. made a motion seconded by board member Roger C. to rescind the resolution passed by the board at the January meeting approving debit cards for new managers because staff implemented credit cards for managers as recommended by the auditor. The motion passed by unanimous vote of the board.

Updates

New Hydro Plant

The goal is to finish this project in 2025. Currently working on the pillars and beams then roofing. The project is on time and on budget. The board will be informed of progress going forward.

New Telescope

The new telescope approved by the board is on order and we are looking at selling the old telescope though the market is limited due to the manufacturer going out of business.

Employee Housing Task Force

Concluding the work of the task force the board packet and other materials sent to the board for review on this subject contained spreadsheets with estimated costs for different types of construction for employee housing and employee surveys on employees needing employee housing and what characteristics of housing they preferred. ED Crystal E. shared that currently OLT houses three non managers. Staff will continue to look into employee housing and come up with proposals for the board.

Announcements

The next board meeting is July 19, 2025 and is part of Member Appreciation Weekend events July 18-20.

Recess Regular Meeting

Board chair Jon F. recessed the regular meeting at 11:50 AM calling for a lunch break before reconvening in executive session and reconvening the regular meeting.

Reconvene and Adjourn Regular Meeting

Board chair Jon F. reconvened and adjourned the regular meeting at 3PM.

Submitted by:

Approved by:

_____/_____
Scott Hamilton, Secretary Date

_____/_____
Jon Florey, Chair Date

Reports & Updates

I. Management Reports

Executive Director Report-Crystal E.

Welcome to Members Weekend 2025!

This quarter has been as busy as ever, and the summer season is currently in full swing.

The Visitor Services department has seen turnover, and we wish both Kevin and Melody the best of luck as they continue on their journey. Jeremy has been welcomed onto the team, and Heather begins in July. We're grateful to the rest of the crew for welcoming our new teammates and for the additional training time it takes. This quarter has taken extra patience and flexibility, and I'd like to thank Nikki, Jamie, Kyle, and Jordan for successfully rising to every occasion.

Visitor Services has navigated many changes with our new reservation system and website. While there are upgrades yet to come, we are in steady space with all changes. We look forward to beginning the next phase of the Newbook rollout as the quieter months approach.

Scott M also deserves a special thank you for all of the projects he has completed this year. The new reservation system, a new managed care provider, a switch in accounting software, all the meetings, and numerous other issues that arise, Scott continues to succeed. Thank you for your countless hours of hard work.

Andrew joined the Housekeeping team, and we all appreciate his quick smile. The housekeeping team has been strong and dependable, and works very hard towards Members Weekend. Thank you to Robin and the entire team.

Mica B was named Facilities Manager, and we're grateful for the focus and dedication he has applied. Facilities have stayed busy with the season change, and we thank them for getting us ready for summer. With Mica B as the new Facilities Manager and a great team behind him, we're keeping life at Valley View flowing smoothly. The new pool mats are a fantastic addition, and we're looking forward to the new drinking fountains with water bottle fillers. We're set up for summer, and thank the team for getting the shade sails in place.

We've two major projects this quarter, and I'm pleased to report that we've made successful forward progress on both. Doug Bishop has been working diligently at the new hydroelectric building, and with the assistance of our facilities crew and outstanding volunteer Jim M, the beams are now in place, and we're prepared for the next steps of the project.

The second big project has been the installation of the new telescope. Our facilities team helped Mark C get the telescope up to the astronomy pad, which was no small feat. The installers were here at the beginning of June, and we've had a few well-attended nights of astronomy already. Mark C has been an integral part each step of the way, and we thank him for his continued perseverance and dedication.

We hosted a staff night at the astronomy pad and gathered for a special viewing and cookies. We all had a great time and enjoyed a chance to get to know the new telescope. We have a limited number of tickets available for a public viewing night, and we hope to see a good turnout. The astronomy program offers enormous educational opportunities, and we are thrilled to share the spectacular views with everyone.

This year has been quiet at Everson Ranch. Until March, we had a long-term volunteer doing the daily winter chores. The work got turned over to our facilities department in April, and I thank each of them for doing their part. We have now hired a member of that team, Russ C, as the new Ranch Manager. Russ has been with

OLT for 2 years and has been leading the way at the ranch since April. He's a great fit for the role and will focus on keeping the projects we have underway running smoothly. These include the hay crop, caring for the chickens, planting the garden and hoop houses, and running the irrigation system that makes it all possible. We're working with the CSU extension office and interns over the summer. This collaboration offers students the opportunity to research soil and water and provide advice on various methods for assessing the impact of different land uses. We'll receive their extensive report at the end of the summer and look forward to building on this budding educational opportunity.

We're also working with DAR on a tree-planting project that leverages their expertise in grant writing. With the current tree work scheduled at the ranch, planting new trees around the perimeter of the property to create a windbreak is an essential part of the restoration process.

You'll find more details about the work at the Everson Ranch in the Facilities Report.

In other ranch news, we had Pence Engineering visited on July 9th to inspect the foundation at the main house. The ranch house foundation has been on our to-do list and we're happy to have this to report:

Pence Engineering Report on the Ranch Foundation 07-09-2025

To recap our visit:

In general the structure (Ranch House) appears to be performing rather well for its age as well as the type of foundation that is supporting it. There are some areas ,throughout the residence, where the floors have settled (slope) however there are little to no signs of drywall/plaster cracking or wall movement. It is our recommendation that the ranch house continue to be monitored for signs of settlement/movement. Routine maintenance should be performed to help ensure the proper performance of the exterior finishes i.e. staining of siding, caulking around door and window, roof singles/flashing etc. The concrete sidewalks and/or soil around the perimeter of the structure should be re-graded to ensure positive drainage away from the exterior walls. Roof gutters and downspouts could also be utilized to help direct water away from the perimeter of the structure. Please let us know if you have any questions or concerns.

Thanks,

Dave

*Pence **Engineering***

Our IT needs continue to be met by NexusTek and we're pleased with their level of monitoring and support. Doug B's IT report goes into the details of our new energy tracking dashboard, and we're grateful for his assistance in setting this up. A special thanks to volunteers Jeff and Eli, who have participated in several upgrades and projects across the property.

The volunteer events we've hosted this year have all been productive and successful. Many thanks to everyone involved, and to the Conservation Committee for their work on organizing. Grateful for our village!

We hope you enjoy this year's Members Appreciation Weekend celebration! 2026 marks OLT's 25th anniversary as a Land Trust, and we're preparing to celebrate! We're hosting a contest for the guest with the best artwork for a special 25th Anniversary T-shirt. Watch for more information on how to participate on our website!

B. Facilities Manager Report-Mica B.

- Parshall Flumes:

May 17, 2025 Upper flume .75 ft=1.98 cfs. Lower flume .58 ft=1.33 cfs
June 24, 2025 Upper flume .8 ft=2.18 cfs. Lower flume .50 ft=1.06 cfs (need to clear the meanders)

Historical July Data:

July 2024 Water volume at Parshall Flume just below hydroelectric plant read 2.61 cfs on June 26, 2024. This is up from 1.98 cfs in early April, an increase of 0.63 cfs.

July 2023 Water volume at Parshall Flume just below hydroelectric plant read 2.2 cfs in late May. This is up from 1.94 cfs on March 22. Producing 55 kw.

July 2022 Upper flume =1.98 cfs on June 6, 2022, up to 2.1 cfs on June 24, 2022, and 2.18 cfs on July 7.

July 2021 Water volume from the springs in April was the low point for the year at 1.86 cfs. By the first of June, with spring runoff the volume had risen to 2.10 cfs. June 25, volume had gone up further to 2.44 cfs. July 9, volume up slightly to 2.525 cfs.

July 2020 No Data found.

July 2019 Water volume from the springs is increasing. May 9 we are able to produce 48 kilowatts. On May 27, we were sustaining 55 kilowatts. (The winter low was 43 kilowatts.) June 5, we were back up to 60 kilowatts, which is the realistic maximum for electrical distribution grid. We did not need to run diesel while filling the pool starting June 5, which is a time and fuel savings. We had enough extra water volume from the springs to send some water to the ranch via the by-pass at the hydroelectric plant in late June.

July 14, 2018 Upper Flume: 0.76 ft=2.02 cfs Lower Flume: 0.40ft=0.76 cfs

April

- Upgraded all the chlorination systems with “duck bill” injectors. These injectors have fewer moving parts and will hopefully be more efficient and last longer. Early results are promising in that we have a better consistency with our daily Chlorine residual readings, and we are needing to use less chlorine in our system to reach our daily minimums.
- Changed batteries in Kilowatt meters in Welcome Center and Main Bath (more challenging than it sounds). We are currently producing 58-59 kwh.
- Replaced the O rings in the cam lock couplers in the Wastewater Treatment Plant, vital for getting the effluent from the septic tank into the leach field.
- Conservation Committee / Volunteer fire mitigation: North of Main Pond to Sites K,L, N. About 20 pickup truck loads of fuels were removed from the woods between the campsites and the Main Pond. Materials were taken to the ranch and laid out in windrows to the east of the pivot head, through the middle of prairie dog town.
- Started irrigating the trees around the vehicle loop.
- *Three roosting poles were erected along the hay field fence line heading out the reservoir.*
- *Protective chicken run was constructed for the young chickens, to prevent sparrows and other birds from eating the chicken feed. Old chickens moved on to a “better place”. Old chicken yard has been cleaned and cleared.*

May

- *Naked gardening day was attended by a handful of volunteers. They were able to plant a large portion of both green houses.*

- *Old chicken coops were converted to “chicken tractors” and moved into the garden.*
- *Lighting struck a tree at the ranch and knocked out power to our neighbors. The fire department, electric company, and Saguache County Road and Bridge took care of cleanup and repair. In response to this event we have decided to move forward our timeline for clearing the dead trees this summer and hopefully tree planting in the fall.*
- Salida Fire Department checked all OLT fire extinguishers.
- The Conservation Committee (Jon, Bill, David, and I) checked out the new parcels on GG and 58EE. Found all the corners for both parcels. Saw 1 small horned toad. Brought up the sign for Mineral Hot Springs Spa found on the ground on the parcel that crosses Highway 17. Currently at the pavilion.
- New numbers on the posts for the self guided tour of the Orient Mine.
- Polaris Ranger repair finally completed. Nanci is back.

June

- Annual weed pull. 6 volunteers participated in the weed pull. Approximately 500 pounds of weeds, mainly hounds tongue and thistle, were removed from around the creeks upstream from the collection box and several other areas.
- Runway beams for the hydro buildings were delivered, placed, and welded. Next step is the carrier beam, and then we can get started on the roof. Russ has drawn up some preliminary plans but we'll have to wait until the carrier beam is installed before we can finalize the plan for the roof.
- New Telescope delivered and installed.
- New pool mats around the swimming pool.
- Shade sails were put up around the pool and over the kiosk picnic table.
- Brad Bierma helped secure the area around the lower mine gate from the BLM access road. He put a few large rocks to prevent people from driving around our gate at the old foundations. Someone had driven around and had gotten up to the rusty gate near the mine entrance and tried to jack the gate off the hinges, bending the bottom bar of the gate. They were unable to gain access.
- *Russ built a deer proof fence around the garden.*
- *Work continues on building a covered workshop/tractor parking between the two containers at the ranch.*
- *Henry facilitated the hatching of one baby chicken.*

July

- *Plumbing repairs in the commercial kitchen at the ranch.*
- *Structural engineer David Pence to check out the foundation of the ranch house.*
- *Meeting with Nick and Casey from DAR about planting windbreaks along CR 61.*
- New drinking water fountains with bottle filling stations at Main Bath and the Sauna.

C. Housekeeping Manager Report-Robin S.

To the Board of Directors,

Housekeeping is having a great year!

Oak house is getting lots of use since we have opened it up to a communal space again. I think our guests like having a warm indoor space to hang out in when the weather is less than perfect.

The housekeeping staff has been getting lots of compliments on the new furniture and the painting that was done throughout the property this past December.

We have added part-time help Andy R. during our busiest times. Kate and Rita continue to serve admirably in the housekeeping department.

We look forward to another great year!

Thank you
Robin Shumway
Housekeeping Manager

D. Visitor Services and Volunteer Coordinator Report - Amory R.

Visitor Services Manager Board Report 7/25

Two weeks til Member's Appreciation Weekend, and we are thrilled about this year's line up. Friday night Sanji will be playing their African inspired rhythms in the pavilion. Saturday, My Name is Harriett will be delighting us poolside in the evening. On Saturday night, Moonhoney Gypsy Tango Cabaret will entrance us with their Latin sounds. We can't wait to show off our new 20" telescope, and will have the official ribbon cutting ceremony on Saturday. We have an incredible group of volunteers lined up and ready to help make this Member's weekend fun and smooth for staff and guests alike.

We said goodbye to two of our wonderful employees, Kevin and Melody. They have gone on to pursue their passions, and we celebrate them on their paths. Although they are deeply missed, we are excited to welcome Jeremy and Heather to the team. We hope they find themselves at home here. Please feel free to stop by the welcome center and welcome our new visitor services family. I am extremely grateful for all of them, and the hard work they put in to keep things running smoothly.

We learn more and more on Newbook every day, and are really starting to dial it all in. Although we still have work to do to get there, we can see the future of forward facing reservations, and it is a bright future indeed. We look forward to being able to have more meaningful interactions with guests with fewer transactional interactions, allowing us to put more time and energy into guest relations and educational offerings.

Valley View Hot Springs has had many visitors over the years. In April, the land held 1100 adults, 1 teen, 52 children, and 145 pets overnight, and 616 day passes. In May, we had 1343 adults, 2 teens, 70 children, and 160 animals overnight, and 736 day guests. June brought 1606 adults, 4 teens, 118 children, and 170 pets overnight, and 806 day passes. We are definitely in the full swing of summer now, and it is a delight to be able to welcome so many unique beings to this sacred space.

Volunteer Coordinator Board Report 7/25

I continue to be awed by all of our amazing volunteers, the time they donate, and the wide range of skills and gifts they bring to the table. A little over halfway through the year, and we have had the pleasure of hosting 25 camp hosts, 11 of them new. All combined, they've donated nearly 1000 hours of their time in 2025. That's just the camp hosts!

We have had 3 volunteer events so far this year. The campground cleanup on April 20th brought 14 volunteers to the yard. Together, they cleared fire hazards from vehicle site K over to the Main Soaking pond and down to the pool bath. It took 20 pick up loads to haul away all they cleared. World Naked Gardening Day on May 3rd brought 3 very productive volunteers who cleared all the hoop houses of weeds and debris, and filled the beds with seeds of a wide variety of plants. Our annual weed pull on June 16th was well attended by 7 very eager volunteers who pulled over 500 pounds of noxious weeds. I can't wait to see what they do in September for the GG road cleanup!

In an effort to increase educational opportunities, we have had a couple of events so far, with a third coming up soon. The first was a songbird workshop with Dr Dan Flemming, and the 2 attendees were in bird heaven. On June 14th, Cary Faulk led a fault scarp geology tour which delighted the minds of 8 guests and Mica, which led to a much loved impromptu hydro tour. We are excited for the wildflower walk with Bob Kennemer on July 15th.

Our favorite time of year is here, because the bats are back! We have had 3 bat guides lead hikes to the cave already, for a total of 6 guided hikes. 50 guests have enjoyed this experience, as well as all those who have gone off property, or on nights with no guides. The outflights have been stellar for this time of year, and everyone is overjoyed by their return. We are very grateful for the amount of bugs they eat daily.

Last but not least, Astronomy! The new telescope is an incredible addition to the program. So far this year, 3 of our astronomers have donated over 140 hours of stargazing, equipment breakdown, and new telescope installation. Over 1060 guests have taken advantage of the opportunity to peer into the night sky, with many more expected to attend before the year is over. In addition to astronomy for overnight guests, we are doing an open astronomy night for non guests on July 13th. We are excited to try this out, and look forward to potentially offering monthly astronomy and bat hikes for those who are not overnight guests if all goes well.

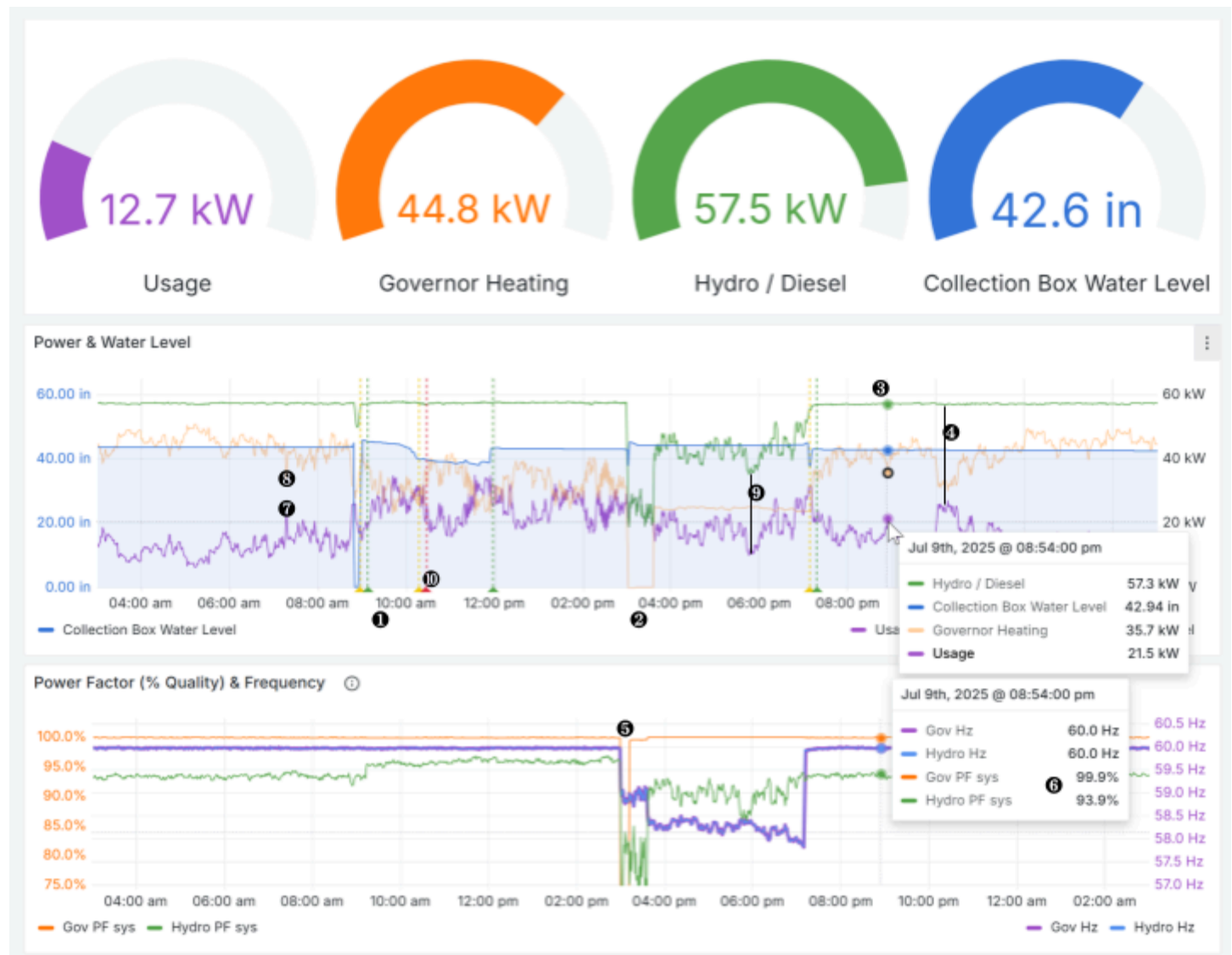
Thanks to all the volunteers, committee members, and board members who give their time, energy, and wisdom to OLT. You are all greatly appreciated!

E. Information Systems (ISS) Report - Doug Bates

Dashboard - Valley View Power Plant

Every Wednesday staff drain and clean the swimming pool. Releasing ❶ and refilling ❷ this volume of water is carefully orchestrated by adjusting hydroelectric throughput ❸, temporarily switching to a diesel generator ❹, and finally rebalancing the system for optimum use for the week. Adjustments are also necessary (sometimes urgently) following rain, wind, or hail that affect water levels. When generation gets especially low, we must curb usage, postponing drying bedding or shedding larger loads to avoid complete power loss. Seeing the remaining surplus ❺ helps avoid unnecessary restrictions.

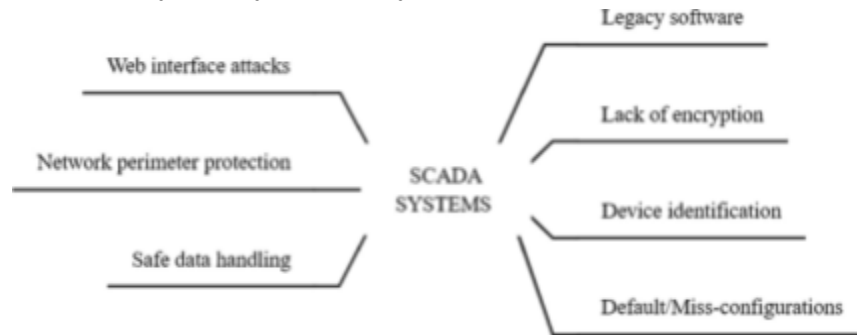
If everything is well maintained, electricity keeps flowing with negligible interruption ❻. We keep an eye on power quality ❼ and watch for electrical issues. Throughout each day, power usage ❼ rises and falls as we each cook, clean, and enjoy warm accommodations. Each appliance demands a share as does the sauna. At any given moment, whatever energy remains ❹ heats the Apple Tree Pools, governing the delicate balance across the entire hydroelectric system. Even when the diesel generator is in control (with its slightly reduced frequency), a steady flow ❹ of heat keeps our hot tubs cozy 24/7.



Not yet connected: diesel status, Apple Tree temps, network status, weather station, bearings, water pressure, and Speer Valve operation.

Alerts automatically annotate ⑩ the charts highlighting key moments team members can reference and document. Some alerts can prompt operators to make routine adjustments while alarms will call managers when urgent attention is needed.

These dashboards don't just integrate diverse SCADA (Supervisory Control and Data Acquisition) devices that wouldn't otherwise work together. Their convenience, flexibility, and cost savings are certainly nice. But most crucially, having one provides a layer of cybersecurity around our most vulnerable assets...



Like consumer IoT devices these SCADA devices are rudimentary computers simply allowing instant remote operation by other systems. But ironically, even modern SCADA devices that control massive utilities generally lack even the questionable security those consumer IoT devices offer. Instead SCADA devices are built around the idea they will remain isolated, within their own segmented networks where typical IT machines (and their malware) cannot reach. This is why small utility operators like OLT are easy targets for automated state-sponsored malware campaigns like those already spreading silently across America just waiting to trigger en-mass.

I strongly recommend OLT finish isolating its Utility network to substantially reduce its "attack surface" and force all interactions through one secure portal. Fortunately I completed most of these preparations in 2023 requiring little more than a few carefully crafted firewall rules. Other network improvements can be made, but none so crucial as this internal isolation and our public-facing access points.

- Worked with the manufacturer's support tech to diagnose erratic energy readings. Volunteer Electrician Jeff S and staff electrician Scott W rewired it and all sensors finally appear valid and reliable (pictured above).
- Replaced a temporary network cable at the Hydro Plant with better grounding protection.
- Reusing an old virtual server as a functional proof of concept demonstrating the dashboard.
- Begun setting alert limits and testing how to deliver them now that text messaging was restricted.
- Will adjust the design and color schemes to operator's preferences, including consideration for color-blindness.
- Archiving all recorded data (every second) with plans to reduce detail levels the older data becomes.
- Volunteer Eli M helped me hot swap a failing backup hard drive.
- No newsletters published this quarter.

G. Ranch Manager Report-Russ C.

Hello All;

I'm Russ Caton. I've been working here at Valley View for a couple of years now. I've got the prettiest sister, the ugliest dog, and the meanest horse this side of the Rockies. My Dad can lick any man in Colorado and I can lick my Dad. I've got a lifetime of Ranching and farming experience and I hope to put that to good use here at the Everson Ranch. If you can break it I can fix it and if I can't fix it I'll break it so bad we have to get a new one. I hope to use a whole lot of common sense and a holistic approach to ranch management in getting this ranch to produce. If you're ever in need of letting off a little steam come on down and lend a hand. We've got all kinds of things to work on at the ranch. Nothing like doing some good dirty work to feel better about yourself. I'm sure there's something here for everyone to do. I look forward to working with you all as we move on to future endeavours.

Possibly yours
Russ Caton

H. Other Reports

Massage and Bodywork Report by Coordinator Cynthia N.

Greetings

A quick update re: our OLT bodywork team.

The requests for reflexology, massage, yoga and watsu continue to grow.

We are grateful for the foundation of insightful and professional therapists that we have built upon.

The 20' yurt provides so much. Remaining close to the elements we are serenaded by birds and the curious family of deer wandering by.

The facility crew have installed a vacillating fan from above. With the windows open it provides a calm breeze on these hot summer days. 🌸

We have two possible licensed massage therapists that are well trained and possess (?) the valley view VIBE. This candidate will join the team before the end of July.

Suzanne has willingly taken the Bodywork Coordinator position to be liaison between guests, staff and volunteers.

Check out the OLT.org website for the monthly calendar. It provides the therapist covering each day and direct Contact Info to secure your session. Another great tool Crystal has added is the QR code ~ which gets you right to the page/calendar to directly plan your treatment.

I feel we are involved in preserving our Mission by offering a unique opportunity for self reflection, clearings from the static our world is engaged in and a true and transformative re-charge 🦋

I will be spending more time with family and making visits to enjoy valley view while offering therapy on a more limited basis.

In loving service

Cynn LMT

II. Board Officer and Board Committee Reports

A. Board Chair Report by Jon F.

Greetings community members, staff and volunteers,

It's summertime again at Orient Land Trust! Soaking, hiking, bat watching, stargazing, reconnecting with old friends, and meeting new ones—everything that makes our vibrant community so special—is in full bloom. Once again, community and naturism stand at the heart of our shared experience, and for that, we are truly grateful.

It feels like a lifetime ago when Valley View's daily capacity quota was... zero. Since then—almost five years ago—the organization has seen a remarkable resurgence in many areas. Here's a glimpse of some ongoing and completed efforts guided by the principle of *“making it better while keeping it the same”*:

- **Camping loop road improvements** with widened paths and water bars
- **Murals** added to the inside of main bath and pool bath
- **State-of-the-art 20" Planewave Telescope** installed
- **Website updated** for better functionality and access
- **New wooden bridge** constructed below Apple Pools
- **Tree pruning and fire mitigation** around campsites and the village—looking great! (Huge thanks to the staff and the Conservation Committee!)
- **Backup power system** currently in progress (Thank you Doug Bishop and team!)
- **Welcome Center redesigned**—including the return of **community coffee**
- **Two new drinking water refill stations** in the sauna and main bathhouse

As I write this report, we're just days away from our annual **Membership Appreciation Weekend**, held alongside our **2025 Annual Board Meeting**. This marks the second consecutive year we've successfully hosted both events together, and many deserve heartfelt thanks for making it happen.

- **Staff** – Our incredible team makes it all possible.
- **Volunteers** – Your dedication and generosity are nothing short of inspiring.
- **Members** – This community exists because of your support. Plain and simple.

When these three essential parts of our community—members, staff, and volunteers—work together, the organization continues to thrive while honoring its roots.

On behalf of the entire volunteer Board of Directors, thank you. We are sincerely grateful for each and every one of you.

Please don't hesitate to reach out for any reason. Need a past board packet? Interested in attending one of our quarterly meetings? Want to volunteer your time? We'd love to hear from you.

Jon

jonflorey@olt.org

720.880.8923

B. Board Treasurer Report by Patrick C.

We are halfway through 2025, and the bottom line is starting to look very good. I was somewhat surprised that gross revenue is less than the same period in 2024 as I would have expected that it might be expected to increase a bit as the new rates started. As one would expect, most expense categories are either insignificantly up or down from 2024. Employee expense, maintenance, and supplies are more significantly less than 2024, explaining the increase in net income despite a reduction in gross receipts. Comparing to our budget, revenue is slightly higher than expected. Again, employee expense, supplies and maintenance expenses are less than budgeted, resulting in a higher-than-expected net income. The year is looking very good, which, I hope, allows us to build up our liquid reserves to be ready to take advantage of future acquisition opportunities.

Respectfully,

Patrick Comiskey

C. Governance Committee (GC) Report

Co-Chairs: .Aleia S. & Allegra T. (non-board member co-chair)

The board approved new 3 year terms for Patrick, Roger and Susan. We have no openings at this time. We are so grateful for our dedicated experienced board.

Aleia and Allegra

D. Internal Affairs Committee (IAC) Report

Chair: Scott H.

No report for the packet.

F. Conservation Committee (CC) Report

Chair: Bill M.

The Conservation Committee has held two events since the last Board meeting.

Deadwood cleanup:

On April 20, a group of volunteers held a deadwood cleanup of the area between the Soaking Pond and Vehicle Sites K and L. Multiple truckloads of dead wood were hauled away.

Documentation of Land Parcels:

On May 17, Mica B., Jon F., David R. and Bill M. documented and mapped the two new land parcels along GG, west of the Raby house. We also transported to Valley View the old Hot Springs billboard that we found at last year's documentation of the Joyful Journey-adjacent parcel. For the time being, it is sitting against the log food storage cabin by the Bishop Pavilion. We will be seeking a volunteer to help preserve the sign, and then we hope to mount it somewhere in the village.

Fire Mitigation:

The committee held a meeting on July 1. The longest discussion involved the launch of our effort to develop a Community Wildfire Protection Plan. We are hoping to have an initial virtual meeting with the primary agency stakeholders in August or early September. These stakeholders include the Northern Saguache Fire Protection District, the Villa Grove Fire Department, the Saguache County Office of Emergency Management, the Nature Conservancy, the Colorado State Forest Service (Alamosa office), and the National Forest Service.

Crystal brought in the resume of a new potential source of help with the CWPP - Rachelle W, a firefighter who also has experience in writing CWPPs. The firewise subgroup of the committee will try to get a virtual meeting set up with her within the next month.

County road GG cleanup September 20

We are looking for volunteers to help with our next road cleanup, scheduled for Sept. 20. We will be cleaning County Road GG (which we are obligated to do under the Saguache County Adopt-A-Road program), and this year if we have enough volunteers we will add a cleanup of County Road 65, which extends approximately 4 miles south of the Valley View entrance.

Membership Appreciation Weekend

Cynthia N. is leading our activity table for Member Appreciation Weekend. Cynthia reported that the materials are ready, volunteers are lined up, and the activity will take place on Saturday from noon to 3:00 pm. People will be creating pictures of fairies and gnomes for kids to find around the campus with a map; face painting; and rock painting.

Financial Reports**I. Statements of Activity, Statement of Financial Position**

Orient Land Trust
Statement of Financial Position
As of June 30, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
101000 Checking accounts	
101010 Checking Account 2	3,360.77
101015 PB&T Main Checking	155,138.40
Total 101000 Checking accounts	158,499.17
102000 Petty cash	1,100.00
103000 Savings	
103010 PB&T Savings Account (7640) WS	54,729.77
103015 Blue FCU CD 822-S1000 (was Aventa)	63,378.32
103050 Blue FCU Share 822-S0001 (was Aventa)	6.71
Total 103000 Savings	118,114.80
104000 PB&T Savings (0545) BD	4,533.16
Total Bank Accounts	\$282,247.13
Accounts Receivable	
115000 Grants and pledges receivable	
115015 Discounts for long-term pledges	-0.09
Total 115000 Grants and pledges receivable	-0.09
Total Accounts Receivable	\$ -0.09
Other Current Assets	
122000 Inventory Asset	0.00
122010 Inventory-Food	4,279.94
122020 Inventory-Apparel	13,395.83
122030 Inventory-Other	4,106.26
Total 122000 Inventory Asset	21,782.03
123000 Marketable securities	
123015 Fidelity Investments	52,546.09
123025 FZCXX_Premium Money Market	66,788.23
123030 CD Ladder 5 Year 2023	
123031 MOU w/ LTUA and CBLT	600.57
123032 Steward Defense Fund	60,000.00
123033 Land Conservation Fund	55,262.80
123034 Operating Reserve Fund	200,000.00
123035 Board Endowment Fund	100,000.00
123037 Education Fund	9,924.37
123038 Land Acquisition Fund	55,267.80
Total 123030 CD Ladder 5 Year 2023	481,055.54

Orient Land Trust

Statement of Financial Position

As of June 30, 2025

	TOTAL
Total 123015 Fidelity Investments	600,389.86
Total 123000 Marketable securities	600,389.86
124000 Prepaid expenses and other	
124020 Prepaid insurance	36,147.84
Total 124000 Prepaid expenses and other	36,147.84
Total Other Current Assets	\$658,319.73
Total Current Assets	\$940,566.77
Fixed Assets	
130000 Infrastructure	528,827.86
131000 Accumulated depreciation	0.00
131005 Accum. Depr. Village Buildings	-612,313.37
131010 Accum. Depr. Ranch Buildings	-112,286.32
131015 Accum. depr. infrastructure	-194,092.19
131020 Accum. depr. land imp.	-209,582.24
131025 Accum. depr. buildings	-39,020.97
131030 Accum. depr. computers	-14,804.20
131040 Accum. depr. FF&E	-86,461.77
131050 Accum. depr. vehicles	-91,127.11
131060 Accum. depr. software	-254,538.77
Total 131000 Accumulated depreciation	-1,614,226.94
132000 Construction in progress	
132055 New Hydroelectric Plant 2025	146,593.90
132065 New 20" Telescope 2025	83,447.85
Total 132000 Construction in progress	230,041.75
133000 Fixed assets	
133010 Land Improvements	252,942.67
133012 Village Land Improvements	23,779.00
133014 Everson Ranch	25,147.77
Total 133010 Land Improvements	301,869.44
134000 Software	283,454.67
134500 Land	202,324.04
134510 Valley View Hot Springs plus	609,896.75
134520 Essen parcel	173,648.67
134530 Sussman parcel	57,263.20
134540 Orient Mine	408,750.00
134550 Everson Ranch	406,980.00
134560 80 Acres adjacent to JJ	88,000.00
134570 Mountain Springs	110,000.13

Orient Land Trust

Statement of Financial Position

As of June 30, 2025

	TOTAL
Total 134500 Land	2,056,862.79
134850 Buildings	
134852 Village Buildings	1,184,937.73
134854 Ranch Buildings	245,019.61
134856 Mountain Springs Buildings	427,902.00
Total 134850 Buildings	1,857,859.34
135000 Computer Equipment	19,082.69
135500 Furniture, fixtures, & equipmen	101,447.80
136400 Vehicles	115,766.85
Total 133000 Fixed assets	4,736,343.58
135010 Right of Use (ROU) Asset	4,827.99
Total Fixed Assets	\$3,885,814.24
TOTAL ASSETS	\$4,826,381.01
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
105000 Bill.com Credit Card Management	-12,807.21
Total Credit Cards	\$ -12,807.21
Other Current Liabilities	
203000 Direct Deposit Liabilities	383.06
206000 Deferred revenue & deposits	5,765.33
206050 Prepayments on Reservations	13,075.40
Total 206000 Deferred revenue & deposits	18,840.73
208000 Payroll Liabilities	1,020.26
208005 Salary Accrual	13,168.90
208020 Vacation accrual	13,263.62
208030 Colorado Unemployment	-519.83
208360 SEP IRA Liability Payable	-0.01
Total 208000 Payroll Liabilities	26,932.94
Total Other Current Liabilities	\$46,156.73
Total Current Liabilities	\$33,349.52
Long-Term Liabilities	
210010 Lease liability	2,543.78
Total Long-Term Liabilities	\$2,543.78
Total Liabilities	\$35,893.30

Orient Land Trust

Statement of Financial Position

As of June 30, 2025

	TOTAL
Equity	
301000 Unrestricted net assets	0.00
301005 Other fixed assets	1,463,148.00
301200 Board Designated	0.00
301220 Education Program Fund	9,924.37
301230 MOU w/ LTUA & CBLT	600.57
301240 Steward Defense Fund	60,000.00
301250 Land Conservation Fund	0.00
301252 Allocation-Donations_LC	55,262.80
Total 301250 Land Conservation Fund	55,262.80
301260 Operating Reserve Fund	200,000.00
301270 Board Endowment Fund	100,000.00
301290 Land Acquisition Fund	55,267.80
Total 301200 Board Designated	481,055.54
Total 301000 Unrestricted net assets	1,944,203.54
301100 Retained Earnings (UR,QB gener)	1,154,354.64
302000 Temporarily Restrict Net Asset	8,492.00
303000 Permanent restricted net assets	1,483,889.75
Net Revenue	199,547.78
Total Equity	\$4,790,487.71
TOTAL LIABILITIES AND EQUITY	\$4,826,381.01

Orient Land Trust

Statement of Activity: Budget vs. Actuals

January - June, 2025

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Revenue				
400000 Revenue-direct contributions UR				
400100 OLT Misc Memberships	204,078.56	213,135.63	-9,057.07	95.75 %
400300 Cash Contributions	13,010.97	236.63	12,774.34	5,498.44 %
Total 400000 Revenue-direct contributions UR	217,089.53	213,372.26	3,717.27	101.74 %
410000 Program Revenue				
410200 Gross Sales of Inventory				
450010 All Sales	22,819.64	29,170.60	-6,350.96	78.23 %
485041 Ranch Product Sales	1,885.40	1,579.05	306.35	119.40 %
Total 410200 Gross Sales of Inventory	24,705.04	30,749.65	-6,044.61	80.34 %
410500 Admission & accommodation fees	779,937.61	581,624.38	198,313.23	134.10 %
410530 Forfeit fees	16.00		16.00	
410540 Admission Fees	-13,612.57		-13,612.57	
410550 Accommodation Fees	-190,290.45		-190,290.45	
Total 410500 Admission & accommodation fees	576,050.59	581,624.38	-5,573.79	99.04 %
410600 Service Fees (vendor)	2,000.00	1,800.00	200.00	111.11 %
Total 410000 Program Revenue	602,755.63	614,174.03	-11,418.40	98.14 %
420000 Fee Income		500.00	-500.00	
420100 Housing Fee	3,293.38	3,600.00	-306.62	91.48 %
420200 Events Revenue		0.00	0.00	
Total 420000 Fee Income	3,293.38	4,100.00	-806.62	80.33 %
450000 Other Revenue.				
450100 Over-under adjustments	75.86		75.86	
450800 Other revenue	3,244.00	0.00	3,244.00	
Total 450000 Other Revenue.	3,319.86	0.00	3,319.86	
470000 Investment Income.				
470100 Change in mkt. value of invest.	6,733.64		6,733.64	
470500 Dividends & int. from securitie				
470600 Interest Earned	1,177.47		1,177.47	
Total 470000 Investment Income.	7,911.11		7,911.11	
Total Revenue	\$834,369.51	\$831,646.29	\$2,723.22	100.33 %
Cost of Goods Sold				
500000 Cost of goods sold				
500010 All Food Purchases		3,967.77	-3,967.77	
500020 Apparel		0.00	0.00	
500030 Other	39.00	927.70	-888.70	4.20 %
500035 Employee purchases	2,652.04	2,004.36	647.68	132.31 %
Total 500030 Other	2,691.04	2,932.06	-241.02	91.78 %
500080 Ranch COGS (feed,meals etc)	2,395.60	3,458.84	-1,063.24	69.26 %
500050 Ranch Other purchases		850.78	-850.78	
Total 500080 Ranch COGS (feed,meals etc)	2,395.60	4,309.62	-1,914.02	55.59 %

Orient Land Trust

Statement of Activity: Budget vs. Actuals

January - June, 2025

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total 500000 Cost of goods sold	5,086.64	11,209.45	-6,122.81	45.38 %
Total Cost of Goods Sold	\$5,086.64	\$11,209.45	\$ -6,122.81	45.38 %
GROSS PROFIT	\$829,282.87	\$820,436.84	\$8,846.03	101.08 %
Expenditures				
600000 Employee Expenses	213.10		213.10	
610000 Gross Wages				
610100 Regular Payroll	300,513.66	335,890.23	-35,376.57	89.47 %
610200 Overtime (x1.5 hourly)	5,539.81	8,610.32	-3,070.51	64.34 %
610300 Holiday Overtime (1.5x)	5,174.05	7,729.88	-2,555.83	66.94 %
610500 Paid Time Off	24,095.39	19,474.07	4,621.32	123.73 %
Total 610000 Gross Wages	335,322.91	371,704.50	-36,381.59	90.21 %
620000 Payroll Taxes & Workmans Comp				
620100 CO Unemployment Tax	6,669.91	5,465.88	1,204.03	122.03 %
620200 Company 941 (SS& Med) tax	24,860.88	27,133.44	-2,272.56	91.62 %
620500 Workers compensation insurance	18,015.69	8,633.07	9,382.62	208.68 %
620600 CO FAMILI Employer	1,828.74	1,596.09	232.65	114.58 %
Total 620000 Payroll Taxes & Workmans Comp	51,375.22	42,828.48	8,546.74	119.96 %
630000 Employee Benefits		0.00	0.00	
630200 SEP IRA Contribution		0.00	0.00	
630400 Staff Development	95.71	2,500.02	-2,404.31	3.83 %
630500 Health Insurance Benefit	42,308.69	37,917.72	4,390.97	111.58 %
Total 630000 Employee Benefits	42,404.40	40,417.74	1,986.66	104.92 %
Total 600000 Employee Expenses	429,315.63	454,950.72	-25,635.09	94.37 %
702200 Board Expenses				
702250 Meeting Expenses	474.30	1,013.43	-539.13	46.80 %
Total 702200 Board Expenses	474.30	1,013.43	-539.13	46.80 %
704300 Donor Recognition		686.47	-686.47	
704400 Dues & Subscriptions	65.00		65.00	
704410 Association dues		6,490.00	-6,490.00	
704450 Publications & subscriptions	209.00	190.00	19.00	110.00 %
Total 704400 Dues & Subscriptions	274.00	6,680.00	-6,406.00	4.10 %
706500 Financial Fees				
706520 Bank charges & fees	59.00	198.00	-139.00	29.80 %
706530 Credit card processing fees	16,342.65	14,273.73	2,068.92	114.49 %
706540 Direct Deposit Fees		1,283.17	-1,283.17	0.00 %
Total 706500 Financial Fees	16,401.65	15,754.90	646.75	104.11 %
706800 Furniture, fixtures and equip				
706810 Furniture & Fixtures	300.00	0.00	300.00	
720210 Equipment	809.34	1,637.26	-827.92	49.43 %
720260 Software	9,182.18	8,058.31	1,123.87	113.95 %
Total 706800 Furniture, fixtures and equip	10,291.52	9,695.57	595.95	106.15 %

Orient Land Trust

Statement of Activity: Budget vs. Actuals

January - June, 2025

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
707000 Grants and awards	1,700.00	1,550.00	150.00	109.68 %
709500 Insurance				
709520 Conservation Defense Insurance	315.00	257.56	57.44	122.30 %
709530 Directors & officers insurance	9,875.00	9,745.76	129.24	101.33 %
709540 General Insurance	969.08	350.00	619.08	276.88 %
709550 Liability & Property insurance	36,147.86	38,188.84	-2,040.98	94.66 %
Total 709500 Insurance	47,306.94	48,542.16	-1,235.22	97.46 %
712500 Licenses and Permits		0.00	0.00	
713300 Maintenance/Repair/ Improvement	0.00		0.00	
713310 Parts and other	1,817.18	10,180.19	-8,363.01	17.85 %
713330 Property Maintenance	9,924.06	23,408.61	-13,484.55	42.39 %
713360 Property Improvements	2,264.99	4,823.80	-2,558.81	46.95 %
Total 713300 Maintenance/Repair/ Improvement	14,006.23	38,412.60	-24,406.37	36.46 %
715500 Occupancy expenses				
715560 Rent	650.00	390.00	260.00	166.67 %
715800 Utilities				
715810 Electric	3,395.00	3,831.00	-436.00	88.62 %
715820 Propane / Diesel fuel	338.58	464.89	-126.31	72.83 %
715830 Trash Disposal	4,221.00	3,684.00	537.00	114.58 %
715870 Water Tests	275.00	2,700.00	-2,425.00	10.19 %
Total 715800 Utilities	8,229.58	10,679.89	-2,450.31	77.06 %
Total 715500 Occupancy expenses	8,879.58	11,069.89	-2,190.31	80.21 %
715600 Office Supplies	3,817.91	510.00	3,307.91	748.61 %
716300 Postage and Delivery	367.17	2,424.90	-2,057.73	15.14 %
716400 Printing & publications	689.87	832.68	-142.81	82.85 %
716600 Professional fees & Consultants				
716610 Accounting fees	12,735.00	13,500.00	-765.00	94.33 %
716620 Contractors & 1099	36,187.97	34,680.00	1,507.97	104.35 %
716640 Legal fees	2,277.22	1,310.00	967.22	173.83 %
Total 716600 Professional fees & Consultants	51,200.19	49,490.00	1,710.19	103.46 %
716800 Program Supplies & Expenses				
716810 Program expenses	658.23	0.00	658.23	
716850 Program supplies	8,373.53	15,044.81	-6,671.28	55.66 %
Total 716800 Program Supplies & Expenses	9,031.76	15,044.81	-6,013.05	60.03 %
719600 Special Events Exp		0.00	0.00	
720100 Tax, Business				
720130 Real estate taxes	7,712.28	7,700.00	12.28	100.16 %
Total 720100 Tax, Business	7,712.28	7,700.00	12.28	100.16 %
720400 Telecommunications				
720410 Internet service	4,166.16	4,058.94	107.22	102.64 %
720450 Telephone	3,990.42	4,249.98	-259.56	93.89 %
720480 Web Hosting		1,200.00	-1,200.00	

Orient Land Trust

Statement of Activity: Budget vs. Actuals

January - June, 2025

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total 720400 Telecommunications	8,156.58	9,508.92	-1,352.34	85.78 %
720500 Travel				
720540 Mileage,reimb gas recpt,other	1,911.58	523.94	1,387.64	364.85 %
Total 720500 Travel	1,911.58	523.94	1,387.64	364.85 %
722500 Vehicles				
722510 Onsite Vehicle Gasoline	4,634.62	5,344.20	-709.58	86.72 %
722520 Other utility vehicles	791.05		791.05	
722530 Vehicle Insurance	5,320.00	4,345.76	974.24	122.42 %
722540 Vehicle License Plates	1,092.43	600.00	492.43	182.07 %
722550 Vehicle Maintenance and Repair	6,332.14	1,493.49	4,838.65	423.98 %
Total 722500 Vehicles	18,170.24	11,783.45	6,386.79	154.20 %
722800 Volunteers and Membership		0.00	0.00	
719660 Premiums for members		909.73	-909.73	
Total 722800 Volunteers and Membership		909.73	-909.73	
Purchases	27.66		27.66	
Total Expenditures	\$629,735.09	\$687,084.17	\$ -57,349.08	91.65 %
NET OPERATING REVENUE	\$199,547.78	\$133,352.67	\$66,195.11	149.64 %
Other Expenditures				
Reconciliation Discrepancies-1		0.00	0.00	
Total Other Expenditures	\$0.00	\$0.00	\$0.00	0.00%
NET OTHER REVENUE	\$0.00	\$0.00	\$0.00	0.00%
NET REVENUE	\$199,547.78	\$133,352.67	\$66,195.11	149.64 %

Orient Land Trust

Statement of Activity PY YTD

January - June, 2025

	TOTAL	
	JAN - JUN, 2025	JAN - JUN, 2024 (PY)
Revenue		
400000 Revenue-direct contributions UR		
400100 OLT Misc Memberships	204,078.56	213,135.63
400300 Cash Contributions	13,010.97	236.63
Total 400000 Revenue-direct contributions UR	217,089.53	213,372.26
410000 Program Revenue		
410200 Gross Sales of Inventory		
450010 All Sales	22,819.64	29,170.60
485041 Ranch Product Sales	1,885.40	1,579.05
Total 410200 Gross Sales of Inventory	24,705.04	30,749.65
410500 Admission & accommodation fees	779,937.61	581,624.38
410530 Forfeit fees	16.00	
410540 Admission Fees	-13,612.57	
410550 Accommodation Fees	-190,290.45	
Total 410500 Admission & accommodation fees	576,050.59	581,624.38
410600 Service Fees (vendor)	2,000.00	1,050.00
Total 410000 Program Revenue	602,755.63	613,424.03
420000 Fee Income		
420100 Housing Fee	3,293.38	4,395.58
Total 420000 Fee Income	3,293.38	4,395.58
450000 Other Revenue.		
450100 Over-under adjustments	75.86	12.28
450800 Other revenue	3,244.00	1,319.86
Total 450000 Other Revenue.	3,319.86	1,332.14
460000 Special Events/activities/fundr		50.00
470000 Investment Income.		
470100 Change in mkt. value of invest.	6,733.64	10,208.15
470500 Dividends & int. from securitie		
470600 Interest Earned	1,177.47	386.25
Total 470000 Investment Income.	7,911.11	10,594.40
Total Revenue	\$834,369.51	\$843,168.41
Cost of Goods Sold		
500000 Cost of goods sold		
500010 All Food Purchases		3,967.77
500020 Apparel		0.00
500030 Other	39.00	927.70
500035 Employee purchases	2,652.04	2,004.36
Total 500030 Other	2,691.04	2,932.06

Orient Land Trust

Statement of Activity PY YTD

January - June, 2025

	TOTAL	
	JAN - JUN, 2025	JAN - JUN, 2024 (PY)
500080 Ranch COGS (feed,meals etc)	2,395.60	3,458.84
500050 Ranch Other purchases		872.60
Total 500080 Ranch COGS (feed,meals etc)	2,395.60	4,331.44
500200 Inventory variance		0.00
Total 500000 Cost of goods sold	5,086.64	11,231.27
Total Cost of Goods Sold	\$5,086.64	\$11,231.27
GROSS PROFIT	\$829,282.87	\$831,937.14
Expenditures		
600000 Employee Expenses	213.10	
610000 Gross Wages		
610100 Regular Payroll	300,513.66	327,472.40
610200 Overtime (x1.5 hourly)	5,539.81	14,256.47
610300 Holiday Overtime (1.5x)	5,174.05	4,798.55
610500 Paid Time Off	24,095.39	19,474.07
Total 610000 Gross Wages	335,322.91	366,001.49
620000 Payroll Taxes & Workmans Comp		6.00
620100 CO Unemployment Tax	6,669.91	5,465.88
620200 Company 941 (SS& Med) tax	24,860.88	27,133.44
620500 Workers compensation insurance	18,015.69	8,633.07
620600 CO FAMILI Employer	1,828.74	555.67
Total 620000 Payroll Taxes & Workmans Comp	51,375.22	41,794.06
630000 Employee Benefits		
630400 Staff Development	95.71	998.00
630500 Health Insurance Benefit	42,308.69	37,611.72
Total 630000 Employee Benefits	42,404.40	38,609.72
Total 600000 Employee Expenses	429,315.63	446,405.27
66900 Reconciliation Discrepancies		1.28
702100 Bad debt expense		10.36
702200 Board Expenses		
702250 Meeting Expenses	474.30	545.63
Total 702200 Board Expenses	474.30	545.63
704300 Donor Recognition		686.47
704400 Dues & Subscriptions	65.00	
704410 Association dues		6,490.00
704450 Publications & subscriptions	209.00	190.00
Total 704400 Dues & Subscriptions	274.00	6,680.00

Orient Land Trust

Statement of Activity PY YTD

January - June, 2025

	TOTAL	
	JAN - JUN, 2025	JAN - JUN, 2024 (PY)
706500 Financial Fees		
706520 Bank charges & fees	59.00	198.00
706530 Credit card processing fees	16,342.65	14,273.73
706540 Direct Deposit Fees		1,283.17
Total 706500 Financial Fees	16,401.65	15,754.90
706800 Furniture, fixtures and equip		
706810 Furniture & Fixtures	300.00	
720210 Equipment	809.34	1,637.26
720260 Software	9,182.18	8,058.31
Total 706800 Furniture, fixtures and equip	10,291.52	9,695.57
707000 Grants and awards	1,700.00	1,532.12
709500 Insurance		
709520 Conservation Defense Insurance	315.00	252.00
709530 Directors & officers insurance	9,875.00	9,322.00
709540 General Insurance	969.08	350.00
709550 Liability & Property insurance	36,147.86	38,093.46
Total 709500 Insurance	47,306.94	48,017.46
713300 Maintenance/Repair/ Improvement	0.00	
713310 Parts and other	1,817.18	9,930.77
713330 Property Maintenance	9,924.06	20,923.62
713360 Property Improvements	2,264.99	4,823.80
Total 713300 Maintenance/Repair/ Improvement	14,006.23	35,678.19
713500 Misc / Other Expenses		5.00
715500 Occupancy expenses		
715560 Rent	650.00	675.00
715800 Utilities		
715810 Electric	3,395.00	3,331.00
715820 Propane / Diesel fuel	338.58	464.89
715830 Trash Disposal	4,221.00	3,860.15
715870 Water Tests	275.00	2,700.00
Total 715800 Utilities	8,229.58	10,356.04
Total 715500 Occupancy expenses	8,879.58	11,031.04
715600 Office Supplies	3,817.91	
716300 Postage and Delivery	367.17	2,397.40
716400 Printing & publications	689.87	832.68
716600 Professional fees & Consultants		
716610 Accounting fees	12,735.00	12,130.00
716620 Contractors & 1099	36,187.97	40,054.33
716640 Legal fees	2,277.22	1,310.00
Total 716600 Professional fees & Consultants	51,200.19	53,494.33

Orient Land Trust

Statement of Activity PY YTD

January - June, 2025

	TOTAL	
	JAN - JUN, 2025	JAN - JUN, 2024 (PY)
716800 Program Supplies & Expenses		
716810 Program expenses	658.23	
716850 Program supplies	8,373.53	14,294.81
Total 716800 Program Supplies & Expenses	9,031.76	14,294.81
720100 Tax, Business		
720130 Real estate taxes	7,712.28	7,644.48
Total 720100 Tax, Business	7,712.28	7,644.48
720400 Telecommunications		
720410 Internet service	4,166.16	3,217.35
720450 Telephone	3,990.42	4,051.01
720480 Web Hosting		200.00
Total 720400 Telecommunications	8,156.58	7,468.36
720500 Travel		
720540 Mileage,reimb gas recpt,other	1,911.58	523.94
Total 720500 Travel	1,911.58	523.94
722500 Vehicles		
722510 Onsite Vehicle Gasoline	4,634.62	5,344.20
722520 Other utility vehicles	791.05	
722530 Vehicle Insurance	5,320.00	4,274.00
722540 Vehicle License Plates	1,092.43	621.08
722550 Vehicle Maintenance and Repair	6,332.14	1,343.49
Total 722500 Vehicles	18,170.24	11,582.77
722800 Volunteers and Membership		
719660 Premiums for members		909.73
Total 722800 Volunteers and Membership		909.73
Purchases	27.66	
Total Expenditures	\$629,735.09	\$675,191.79
NET OPERATING REVENUE	\$199,547.78	\$156,745.35
Other Revenue		
850500 Fixed Asset Fund Transfers		
850501 Capital Savings BDF Transfers		78,407.82
Total 850500 Fixed Asset Fund Transfers		78,407.82
Total Other Revenue	\$0.00	\$78,407.82
Other Expenditures	\$0.00	\$78,407.82
NET OTHER REVENUE	\$0.00	\$0.00
NET REVENUE	\$199,547.78	\$156,745.35

Orient Land Trust

Hot Springs Statement Activity PY

January - June, 2025

	TOTAL	
	JAN - JUN, 2025	JAN - JUN, 2024 (PY)
Revenue		
410000 Program Revenue		
410200 Gross Sales of Inventory		
450010 All Sales	22,819.64	29,170.60
Total 410200 Gross Sales of Inventory	22,819.64	29,170.60
410500 Admission & accommodation fees	576,034.59	581,142.88
410530 Forfeit fees	16.00	
410540 Admission Fees	0.00	
410550 Accommodation Fees	0.00	
Total 410500 Admission & accommodation fees	576,050.59	581,142.88
410600 Service Fees (vendor)	2,000.00	1,050.00
Total 410000 Program Revenue	600,870.23	611,363.48
450000 Other Revenue.		
450100 Over-under adjustments	75.86	12.28
450800 Other revenue		479.86
Total 450000 Other Revenue.	75.86	492.14
470000 Investment Income.		
470600 Interest Earned	980.46	370.74
Total 470000 Investment Income.	980.46	370.74
Total Revenue	\$601,926.55	\$612,226.36
Cost of Goods Sold		
500000 Cost of goods sold		
500010 All Food Purchases		3,967.77
500020 Apparel		0.00
500030 Other	39.00	927.70
500035 Employee purchases	2,652.04	2,004.36
Total 500030 Other	2,691.04	2,932.06
500080 Ranch COGS (feed,meals etc)	0.00	
500050 Ranch Other purchases		21.82
Total 500080 Ranch COGS (feed,meals etc)	0.00	21.82
500200 Inventory variance		0.00
Total 500000 Cost of goods sold	2,691.04	6,921.65
Total Cost of Goods Sold	\$2,691.04	\$6,921.65
GROSS PROFIT	\$599,235.51	\$605,304.71

Orient Land Trust

Hot Springs Statement Activity PY

January - June, 2025

	TOTAL	
	JAN - JUN, 2025	JAN - JUN, 2024 (PY)
709500 Insurance		
709520 Conservation Defense Insurance	311.85	244.44
709530 Directors & officers insurance	9,875.00	8,576.24
709540 General Insurance	969.08	350.00
709550 Liability & Property insurance	35,063.42	35,617.40
Total 709500 Insurance	46,219.35	44,788.08
713300 Maintenance/Repair/ Improvement	0.00	
713310 Parts and other	5,781.18	7,817.22
713330 Property Maintenance	9,459.06	9,854.61
713360 Property Improvements	2,264.99	3,577.88
Total 713300 Maintenance/Repair/ Improvement	17,505.23	21,249.71
713500 Misc / Other Expenses		5.00
715500 Occupancy expenses		
715560 Rent	650.00	675.00
715800 Utilities		
715820 Propane / Diesel fuel	338.58	464.89
715830 Trash Disposal	3,417.00	3,062.15
715870 Water Tests	210.00	2,700.00
Total 715800 Utilities	3,965.58	6,227.04
Total 715500 Occupancy expenses	4,615.58	6,902.04
715600 Office Supplies	3,817.91	
716300 Postage and Delivery	346.42	2,394.90
716400 Printing & publications	689.87	832.68
716600 Professional fees & Consultants		
716610 Accounting fees	12,735.00	12,130.00
716620 Contractors & 1099	34,910.97	40,054.33
716640 Legal fees	2,277.22	1,310.00
Total 716600 Professional fees & Consultants	49,923.19	53,494.33
716800 Program Supplies & Expenses		
716810 Program expenses	658.23	
716850 Program supplies	8,266.80	14,294.81
Total 716800 Program Supplies & Expenses	8,925.03	14,294.81
720100 Tax, Business		
720130 Real estate taxes	7,712.28	7,644.48
Total 720100 Tax, Business	7,712.28	7,644.48
720400 Telecommunications		
720410 Internet service	3,581.61	2,936.96
720450 Telephone	3,990.42	4,051.01
720480 Web Hosting		200.00
Total 720400 Telecommunications	7,572.03	7,187.97

Orient Land Trust

Hot Springs Statement Activity PY

January - June, 2025

	TOTAL	
	JAN - JUN, 2025	JAN - JUN, 2024 (PY)
720500 Travel		
720540 Mileage,reimb gas recpt,other	1,836.57	508.95
Total 720500 Travel	1,836.57	508.95
722500 Vehicles		
722510 Onsite Vehicle Gasoline	4,634.62	5,344.20
722520 Other utility vehicles	791.05	
722530 Vehicle Insurance	5,266.80	4,145.78
722540 Vehicle License Plates	659.23	471.71
722550 Vehicle Maintenance and Repair	-2,241.57	1,343.49
Total 722500 Vehicles	9,110.13	11,305.18
722800 Volunteers and Membership		
719660 Premiums for members		909.73
Total 722800 Volunteers and Membership		909.73
Purchases	27.66	
Total Expenditures	\$611,442.06	\$628,468.89
NET OPERATING REVENUE	\$ -12,206.55	\$ -23,164.18
Other Revenue		
850500 Fixed Asset Fund Transfers		
850501 Capital Savings BDF Transfers		78,407.82
Total 850500 Fixed Asset Fund Transfers		78,407.82
Total Other Revenue	\$0.00	\$78,407.82
Other Expenditures		
805000 Capital Fixed Asset Expenses		
805100 New construction		
805220 New Hydro Electric		78,407.82
Total 805100 New construction		78,407.82
Total 805000 Capital Fixed Asset Expenses		78,407.82
Total Other Expenditures	\$0.00	\$78,407.82
NET OTHER REVENUE	\$0.00	\$0.00
NET REVENUE	\$ -12,206.55	\$ -23,164.18

Orient Land Trust
Everson Ranch Statement of Activity PY
January - June, 2025

	TOTAL	
	JAN - JUN, 2025	JAN - JUN, 2024 (PY)
Revenue		
410000 Program Revenue		
410200 Gross Sales of Inventory		
485041 Ranch Product Sales	1,885.40	1,579.05
Total 410200 Gross Sales of Inventory	1,885.40	1,579.05
410500 Admission & accommodation fees	0.00	481.50
Total 410000 Program Revenue	1,885.40	2,060.55
420000 Fee Income		
420100 Housing Fee	3,293.38	2,144.00
Total 420000 Fee Income	3,293.38	2,144.00
450000 Other Revenue.		
450800 Other revenue		840.00
Total 450000 Other Revenue.		840.00
460000 Special Events/activities/fundr		50.00
Total Revenue	\$5,178.78	\$5,094.55
Cost of Goods Sold		
500000 Cost of goods sold		
500080 Ranch COGS (feed,meals etc)	2,395.60	3,458.84
500050 Ranch Other purchases		850.78
Total 500080 Ranch COGS (feed,meals etc)	2,395.60	4,309.62
Total 500000 Cost of goods sold	2,395.60	4,309.62
Total Cost of Goods Sold	\$2,395.60	\$4,309.62
GROSS PROFIT	\$2,783.18	\$784.93
Expenditures		
600000 Employee Expenses		
610000 Gross Wages		
610100 Regular Payroll	3,219.62	18,133.05
610200 Overtime (x1.5 hourly)	4.18	110.30
610300 Holiday Overtime (1.5x)	6.14	229.88
610500 Paid Time Off	56.00	1,232.00
Total 610000 Gross Wages	3,285.94	19,705.23
620000 Payroll Taxes & Workmans Comp		
620100 CO Unemployment Tax	58.00	317.25
620200 Company 941 (SS& Med) tax	210.79	1,504.79
620500 Workers compensation insurance		0.00
620600 CO FAMLI Employer	13.71	46.70
Total 620000 Payroll Taxes & Workmans Comp	282.50	1,868.74

Orient Land Trust
Everson Ranch Statement of Activity PY
January - June, 2025

	TOTAL	
	JAN - JUN, 2025	JAN - JUN, 2024 (PY)
630000 Employee Benefits		
630400 Staff Development	0.00	0.00
630500 Health Insurance Benefit		2,406.00
Total 630000 Employee Benefits	0.00	2,406.00
Total 600000 Employee Expenses	3,568.44	23,979.97
702200 Board Expenses		
702250 Meeting Expenses	0.00	13.43
Total 702200 Board Expenses	0.00	13.43
704400 Dues & Subscriptions		
704450 Publications & subscriptions	209.00	190.00
Total 704400 Dues & Subscriptions	209.00	190.00
706500 Financial Fees		
706520 Bank charges & fees	0.00	0.00
706530 Credit card processing fees	74.60	135.28
706540 Direct Deposit Fees		41.89
Total 706500 Financial Fees	74.60	177.17
706800 Furniture, fixtures and equip		
720210 Equipment	0.00	0.00
Total 706800 Furniture, fixtures and equip	0.00	0.00
709500 Insurance		
709520 Conservation Defense Insurance	3.15	7.56
709530 Directors & officers insurance		745.76
709550 Liability & Property insurance	1,084.44	2,476.06
Total 709500 Insurance	1,087.59	3,229.38
713300 Maintenance/Repair/ Improvement		
713310 Parts and other	-3,964.00	1,861.85
713330 Property Maintenance	465.00	10,014.51
713360 Property Improvements		1,245.92
Total 713300 Maintenance/Repair/ Improvement	-3,499.00	13,122.28
715500 Occupancy expenses		
715800 Utilities		
715810 Electric	3,395.00	3,331.00
715830 Trash Disposal	804.00	798.00
Total 715800 Utilities	4,199.00	4,129.00
Total 715500 Occupancy expenses	4,199.00	4,129.00
716300 Postage and Delivery		2.50
716600 Professional fees & Consultants		
716620 Contractors & 1099	1,277.00	
Total 716600 Professional fees & Consultants	1,277.00	

Orient Land Trust
Everson Ranch Statement of Activity PY
January - June, 2025

	TOTAL	
	JAN - JUN, 2025	JAN - JUN, 2024 (PY)
716800 Program Supplies & Expenses		
716850 Program supplies	106.73	0.00
Total 716800 Program Supplies & Expenses	106.73	0.00
720400 Telecommunications		
720410 Internet service	443.70	
Total 720400 Telecommunications	443.70	
720500 Travel		
720540 Mileage,reimb gas recpt,other	75.01	14.99
Total 720500 Travel	75.01	14.99
722500 Vehicles		
722530 Vehicle Insurance	53.20	128.22
722540 Vehicle License Plates	433.20	149.37
722550 Vehicle Maintenance and Repair	4,391.45	
Total 722500 Vehicles	4,877.85	277.59
Total Expenditures	\$12,419.92	\$45,136.31
NET OPERATING REVENUE	\$ -9,636.74	\$ -44,351.38
Other Revenue		
850500 Fixed Asset Fund Transfers		
850501 Capital Savings BDF Transfers		0.00
Total 850500 Fixed Asset Fund Transfers		0.00
Total Other Revenue	\$0.00	\$0.00
NET OTHER REVENUE	\$0.00	\$0.00
NET REVENUE	\$ -9,636.74	\$ -44,351.38

Orient Land Trust

OLT Shared Statement of Activity PY

January - June, 2025

	TOTAL	
	JAN - JUN, 2025	JAN - JUN, 2024 (PY)
Revenue		
400000 Revenue-direct contributions UR		
400100 OLT Misc Memberships	204,078.56	213,135.63
400300 Cash Contributions	13,010.97	236.63
Total 400000 Revenue-direct contributions UR	217,089.53	213,372.26
450000 Other Revenue.		
450800 Other revenue	3,244.00	
Total 450000 Other Revenue.	3,244.00	
470000 Investment Income.		
470100 Change in mkt. value of invest.	6,733.64	10,208.15
470500 Dividends & int. from securitie		
470600 Interest Earned	197.01	7.75
Total 470000 Investment Income.	6,930.65	10,215.90
Total Revenue	\$227,264.18	\$223,588.16
Cost of Goods Sold		
500000 Cost of goods sold		
500080 Ranch COGS (feed,meals etc)	0.00	
Total 500000 Cost of goods sold	0.00	
Total Cost of Goods Sold	\$0.00	\$0.00
GROSS PROFIT	\$227,264.18	\$223,588.16
Expenditures		
600000 Employee Expenses		
610000 Gross Wages		
610100 Regular Payroll	0.00	0.00
610200 Overtime (x1.5 hourly)	0.00	0.00
610300 Holiday Overtime (1.5x)	0.00	0.00
610500 Paid Time Off	0.00	0.00
Total 610000 Gross Wages	0.00	0.00
620000 Payroll Taxes & Workmans Comp		
620100 CO Unemployment Tax	0.00	0.00
620200 Company 941 (SS& Med) tax	0.00	0.00
620500 Workers compensation insurance		0.00
620600 CO FAMILI Employer	0.00	0.00
Total 620000 Payroll Taxes & Workmans Comp	0.00	0.00
630000 Employee Benefits		
630400 Staff Development	0.00	0.00
630500 Health Insurance Benefit		0.00
Total 630000 Employee Benefits	0.00	0.00
Total 600000 Employee Expenses	0.00	0.00

Orient Land Trust
OLT Shared Statement of Activity PY
January - June, 2025

	TOTAL	
	JAN - JUN, 2025	JAN - JUN, 2024 (PY)
702200 Board Expenses		
702250 Meeting Expenses	0.00	0.00
Total 702200 Board Expenses	0.00	0.00
706500 Financial Fees		
706520 Bank charges & fees	0.00	0.00
706530 Credit card processing fees	0.00	0.00
706540 Direct Deposit Fees		0.00
Total 706500 Financial Fees	0.00	0.00
706800 Furniture, fixtures and equip		
720210 Equipment	0.00	0.00
Total 706800 Furniture, fixtures and equip	0.00	0.00
709500 Insurance		
709520 Conservation Defense Insurance	0.00	0.00
709530 Directors & officers insurance		0.00
709550 Liability & Property insurance	0.00	0.00
Total 709500 Insurance	0.00	0.00
713300 Maintenance/Repair/ Improvement		
713310 Parts and other	0.00	0.00
713330 Property Maintenance	0.00	0.00
Total 713300 Maintenance/Repair/ Improvement	0.00	0.00
716300 Postage and Delivery		0.00
716800 Program Supplies & Expenses		
716850 Program supplies	0.00	0.00
Total 716800 Program Supplies & Expenses	0.00	0.00
720500 Travel		
720540 Mileage,reimb gas recpt,other	0.00	0.00
Total 720500 Travel	0.00	0.00
722500 Vehicles		
722530 Vehicle Insurance	0.00	0.00
722550 Vehicle Maintenance and Repair	0.00	
Total 722500 Vehicles	0.00	0.00
Total Expenditures	\$0.00	\$0.00
NET OPERATING REVENUE	\$227,264.18	\$223,588.16
NET REVENUE	\$227,264.18	\$223,588.16

Orient Land Trust

Statement of Cash Flows

January - June, 2025

	TOTAL
OPERATING ACTIVITIES	
Net Revenue	199,547.78
Adjustments to reconcile Net Revenue to Net Cash provided by operations:	
120000 Employee Loans/Advances	0.00
122010 Inventory Asset:Inventory-Food	-2,655.58
122020 Inventory Asset:Inventory-Apparel	-7,617.59
122030 Inventory Asset:Inventory-Other	-739.26
123015 Marketable securities:Fidelity Investments	-6,733.64
123025 Marketable securities:Fidelity Investments:FZCXX_Premium Money Market	10,000.00
124020 Prepaid expenses and other:Prepaid insurance	-36,147.84
105000 Bill.com Credit Card Management	-12,807.21
202000 Funds Held for Others	0.00
206050 Deferred revenue & deposits:Prepayments on Reservations	178.07
206150 Creditor/Prepayment/Deposit Newbook	
207525 Sales and Lodging Tax:County Sales and Lodging Tac	-514.76
207550 Sales and Lodging Tax:State Sales and Lodging Tax	-573.24
208000 Payroll Liabilities	516.92
208030 Payroll Liabilities:Colorado Unemployment	-1,406.29
208035 Payroll Liabilities:Colorado Withholding	-3,875.00
208040 Payroll Liabilities:Federal 941	0.00
208045 Payroll Liabilities:Colorado FAMILI	-1,703.59
208050 Payroll Liabilities:TASC HSA Contributions	198.44
208055 Payroll Liabilities:Principal Group Benefit All	-345.98
208060 Payroll Liabilities:Anthem Group Health_Employee_Contr.	0.00
208360 Payroll Liabilities:SEP IRA Liability Payable	-26,897.06
Direct Deposit Payable	0.00
Payroll Liabilities:NM Income Tax	0.00
Total Adjustments to reconcile Net Revenue to Net Cash provided by operations:	-91,123.61
Net cash provided by operating activities	\$108,424.17
INVESTING ACTIVITIES	
132005 Construction in progress:Construction in progress	138,863.98
132055 Construction in progress:New Hydroelectric Plant 2025	-146,593.90
132065 Construction in progress:New 20" Telescope 2025	-83,447.85
Net cash provided by investing activities	\$ -91,177.77
FINANCING ACTIVITIES	
301100 Retained Earnings (UR,QB gener)	-10,000.00
Net cash provided by financing activities	\$ -10,000.00
NET CASH INCREASE FOR PERIOD	\$7,246.40
Cash at beginning of period	275,000.73
CASH AT END OF PERIOD	\$282,247.13

Financial Reports

II. Winter Savings, Board Designated and Restricted Income

\$54,729.77 Balance in Winter Savings after transferring \$50,000 into the account at the end of June.

(Note: This account covers operating shortfalls in the winter season (October-April) which we have every year. We usually save at least \$175,000-\$200,000 in the account from net operating income during the summer months.)

Directors and Officers Appointments

I. Governance

A. Presenting Officers of the Board (No Changes)

Board Chairperson - Jon F

Vice chair - Susan H

Treasurer - Patrick C

Secretary - Scott H

B. Presenting Committee Chairs (No Changes)

Internal Affairs Committee-Board member Scott H.

Board member co-chairperson of the Governance Committee-Aleia S. and non board member Allegra T.

Conservation Committee- Board member Bill M.

Firewise Task Force-Allegra T. (Communicating through the Conservation Committee)

II. Affirmation of OLT Values by Directors

Statement of Values for Orient Land Trust

Adopted by the Orient Land Trust Board of Directors – October 2013

Among the widely shared values and operating principles of the Orient Land Trust (OLT) are:

- *Dedication to inclusiveness and the public good*
- *Accountability to a diverse public community and maintaining their trust*
- *Social and environmental justice beyond mandates*
- *Respect for the worth and dignity of individuals and nature*
- *Embracing naturism through practice and education*
- *Modeling collaborative pluralism, transparency, integrity and honesty*
- *Pledging excellence and responsibility in stewarding resources*
- *Encouraging lifelong learning*

These values lead directly to the Code of Ethics for Orient Land Trust that follows. The values inform and guide the actions that this organization will take in developing its policies and informing its practices.

The Code of Ethics for Orient Land Trust

Adopted by Orient Land Trust Board of Directors – January 14, 2006

I. Personal and Professional Integrity

All staff, board members and volunteers of the organization act with honesty, integrity and openness in all their dealings as representatives of the organization. The organization promotes a working environment that values respect, fairness and integrity.

II. Mission

The organization has a clearly stated mission and purpose, approved by the board of directors, in pursuit of the public good. All of its programs support that mission and all who work for or on behalf of the organization understand and are loyal to that mission and purpose. The mission is responsive to the constituency and communities served by the organization and of value to the society at large.

III. Governance

The organization has an active governing body that is responsible for setting the mission and strategic direction of the organization and oversight of the finances, operations, and policies of the organization. The governing body:

- Ensures that its board members or trustees have the requisite skills and experience to carry out their duties and that all members understand and fulfill their governance duties acting for the benefit of the organization and its public purpose;
- Has a conflict of interest policy that ensures that any conflicts of interest or the appearance thereof are avoided or appropriately managed through disclosure, recusal or other means; and
- Is responsible for the hiring, firing, and regular review of the performance of the chief executive officer, and ensures that the compensation of the chief executive officer is reasonable and appropriate;
- Ensures that the CEO and appropriate staff provide the governing body with timely and comprehensive information so that the governing body can effectively carry out its duties;
- Ensures that the organization conducts all transactions and dealings with integrity and honesty;
- Ensures that the organization promotes working relationships with board members, staff, volunteers, and program beneficiaries that are based on mutual respect, fairness and openness;
- Ensures that the organization is fair and inclusive in its hiring and promotion policies and practices for all board, staff and volunteer positions;
- Ensures that policies of the organization are in writing, clearly articulated and officially adopted;
- Ensures that the resources of the organization are responsibly and prudently managed; and,
- Ensures that the organization has the capacity to carry out its programs effectively.

IV. Legal Compliance

The organization is knowledgeable of and complies with all laws, regulations and applicable international conventions.

V. Responsible Stewardship

The organization and its subsidiaries manage their funds responsibly and prudently. This should include the following considerations:

- It spends a reasonable percentage of its annual budget on programs in pursuance of its mission;
- It spends an adequate amount on administrative expenses to ensure effective accounting systems, internal controls, competent staff, and other expenditures critical to professional management;
- The organization compensates staff, and any others who may receive compensation, reasonably and appropriately;
- Organizations that solicit funds have reasonable fundraising costs, recognizing the variety of factors that affect fundraising costs;
- Organizations do not accumulate operating funds excessively;
- Organizations with endowments (both foundations and public charities) prudently draw from endowment funds consistent with donor intent and to support the public purpose of the organization;
- Organizations ensure that all spending practices and policies are fair, reasonable and appropriate to fulfill the mission of the organization; and,
- All financial reports are factually accurate and complete in all material respects.

VI. Openness and Disclosure

The organization provides comprehensive and timely information to the public, the media, and all stakeholders

and is responsive in a timely manner to reasonable requests for information. All information about the organization will fully and honestly reflect the policies and practices of the organization. Basic informational data about the organization, such as the Form 990, reviews and compilations, and audited financial statements will be posted on the organization's website or otherwise available to the public. All solicitation materials accurately represent the organization's policies and practices and will reflect the dignity of program beneficiaries. All financial, organizational, and program reports will be complete and accurate in all material respects.

VII. Program Evaluation

The organization regularly reviews program effectiveness and has mechanisms to incorporate lessons learned into future programs. The organization is committed to improving program and organizational effectiveness and develops mechanisms to promote learning from its activities and the field. The organization is responsive to changes in its field of activity and is responsive to the needs of its constituencies.

VIII. Inclusiveness and Diversity

The organization has a policy of promoting inclusiveness and its staff, board and volunteers reflect diversity in order to enrich its programmatic effectiveness. The organization takes meaningful steps to promote inclusiveness in its hiring, retention, promotion, board recruitment and constituencies served.

IX. Fundraising

Organizations that raise funds from the public or from donor institutions are truthful in their solicitation materials. Organizations respect the privacy concerns of individual donors and expend funds consistent with donor intent. Organizations disclose important and relevant information to potential donors.

In raising funds from the public, organizations will respect the rights of donors, as follows:

- To be informed of the mission of the organization, the way the resources will be used and their capacity to use donations effectively for their intended purposes;
- To be informed of the identity of those serving on the organization's governing board and to expect the board to exercise prudent judgment in its stewardship responsibilities;
- To have access to the organization's most recent financial reports;
- To be assured their gifts will be used for the purposes for which they were given;
- To receive appropriate acknowledgement and recognition;
- To be assured that information about their donations is handled with respect and with confidentiality to the extent provided by the law;
- To expect that all relationships with individuals representing organizations of interest to the donor will be professional in nature;
- To be informed whether those seeking donations are volunteers, employees of the organizations or hired solicitors;
- To have the opportunity for their names to be deleted from mailing lists that an organization may intend to share; and,
- To feel free to ask questions when making a donation and to receive prompt, truthful and forthright answers.

X. Grantmaker Guidelines

Organizations that are grantmakers have particular responsibilities in carrying out their missions. These include the following:

- They will have constructive relations with grantseekers based on mutual respect and shared goals;
- They will communicate clearly and on a timely basis with potential grantees;

- They will treat grantseekers and grantees fairly and with respect;
- They will respect the expertise of grantseekers in their fields of knowledge;
- They will seek to understand and respect the organizational capacity and needs of grantseeking organizations; and, They will respect the integrity of the mission of grantseeking organizations.

III. Affirmation of Naturist Requirement from the Naturist Deed by Directors

Deed Restriction Providing for Naturist Use of Hot Springs Parcel in Perpetuity

A. Introduction. This deed is made and accepted by Orient Land Trust, also referred to herein as Grantee, on condition that the portion of the property described below ("Hot Springs Parcel" a.k.a Valley View Hot Springs) is restricted in perpetuity as set forth herein.

B. Hot Springs Parcel Defined. The Hot Springs Parcel is subject to this restriction and is described as:

TOWNSHIP 46 NORTH, RANGE 10 EAST, N.M.P.M., SAGUACHE COUNTY,
COLORADO

Section 36: North Half of the South Half (N $\frac{1}{2}$ S $\frac{1}{2}$);

SAVING AND EXCEPTING THEREFROM a tract of land described as follows:

Beginning at a point on the South boundary of the N $\frac{1}{2}$ SE $\frac{1}{4}$ of said Section 36 from whence the Southeast corner (Brass capped of Section 36) bears first South 88°24'11" East 2475.13 feet and thence South 00°53'39" West 1278.92 feet; thence proceeding around the parcel herein described North 02°07'48" East 469.64 feet; thence North 88°24'11" West 928.0 feet; thence South 02°07'48" West 469.64 feet to the South boundary of the N $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 36; thence South 88°24'11" East along said South boundary 928.00 feet to the point of beginning.

The total area of the Hot Springs Parcel described above is 147.95 acres, more or less.

C. Purpose of Restriction. It is agreed and acknowledged that the Restriction providing for naturist use of the Hot Springs Parcel in perpetuity is in keeping with the history of the Hot Springs Parcel, and is also in keeping with the Articles of Incorporation of the Grantee as filed with the Colorado Secretary of State on March 23, 2001 and the Amended and Restated Articles of Incorporation of the Grantee as filed March 21, 2003. The Grantors, Neil F. Seitz and Teresa M. Seitz are placing the Restriction on the Hot Springs Parcel with the purpose of preserving the history, culture, and ambience created, cultivated, and nurtured by the visitors to Valley View Hot Springs and members of Grantee. The custom of nude enjoyment of these hot springs is documented back to 1887 and was almost certainly practiced by Native Americans prior to European settlement. "Naturist Use" is defined for this restriction as allowing the practice of clothing optional communal nudity in a non-erotic setting, with a commitment to inclusiveness and diversity, and without discrimination based on race, age, gender, sexual orientation, religion, lifestyle or socio-economic background. The purpose of preserving the naturist culture is to encourage body acceptance, self-respect, respect for others, and caring for the environment. The Hot Springs Parcel provides a pristine, rustic and peaceful setting in which to enjoy the benefits of a naturist lifestyle including feelings of physical, spiritual, and psychological well-being, as well as a sense of freedom and relaxation.

D. Restriction. The Hot Springs Parcel described above in paragraph B, is restricted such that it shall be maintained and operated as a naturist hot springs in perpetuity (Restriction). Specifically, any resolution, rule or policy, of any kind whatsoever, adopted, published or initiated by Grantee or agent of Grantee that a) seeks to limit the Naturist Use of the Hot Springs Parcel, b) otherwise seeks to limit, in any way, nudity on the Hot Springs Parcel, or c) seeks to require, at any time or place, the wearing of clothing by individuals on the Hot Springs Parcel shall be in violation of this Restriction. Additionally, it shall be a violation of the Restriction if Grantee or agent of Grantee fails to take action to advocate against any proposed local, Saguache County, Colorado State, or Federal law or regulation that would void the Restriction or the Naturist Use of the Hot Springs Parcel. However, this Restriction shall not be interpreted as requiring nudity of individuals on the Hot Springs Parcel.

E. Protection of Naturist Use. In the event that the provisions of this Restriction or the Naturist Use of the Hot Springs Parcel are proposed to become voided by Saguache County, Colorado State, or Federal law or regulation, then Grantee shall use all practicable means to advocate against such law or regulation, but shall not cause serious financial harm to Grantee in doing so. However, the determination of the financial obligation to be committed for the protection of Naturist Use and specifically all amounts used to advocate against any such proposed law or regulation shall rest solely in the discretion of Grantee's Board of Directors, and shall not be subject to enforcement by any Petitioner as set forth below. Further, in the event of the adoption of any such law or regulation, Grantee, as determined by Grantee's Board of Directors, shall take only the minimally required actions necessary to comply with any such law to preserve to the maximum extent possible the Naturist Use of the Hot Springs Parcel. Any such actions taken in good faith by Grantee under this subparagraph shall not be subject to enforcement by any Petitioner as set forth below.

F. Affirmation of Restriction by Grantee. In order to maintain the efficacy of the Restriction and to ensure that Grantor's' intent is met, Grantee's Board of Directors or governing body shall, once a year at its annual meeting, pass an affirmative resolution that acknowledges the Restriction and provisions contained in this Exhibit C. Additionally, an explanation of this Restriction, its provisions and its enforcement shall be permanently posted in a prominent place at the Hot Springs Parcel visitor facilities to encourage the Grantee's visitors and members to remain aware of their responsibility to enforce it. The Grantee will continue to make naturist educational material available to all visitors.

G. Enforcement of Restriction.

1. This Restriction shall be for the benefit of, and enforceable by, Grantors and the individual visitors to the Hot Springs Parcel, as defined below. Enforcement of this Restriction must be initiated by a petition signed by Grantors or not less than five (5) individuals or a combination thereof ("Petitioners"). Petitioners must be registered individuals, or individuals who can show proof of visitation, and who physically have visited the Hot Springs Parcel at least three (3) times within the one year preceding the date of the petition. The petition must include the names and addresses of the individuals seeking to enforce this Restriction and must provide a copy or adequate reference to the rule, regulation, or policy that allegedly violates the Restriction, or must otherwise describe the alleged act giving rise to the alleged violation of this Restriction. The petition must be served by certified mail to the official business address of Grantee, directed to the current Chair of the Board of Directors of Grantee.

2. Thereafter, Grantee shall have 30 days to cure the alleged violation of the Restriction. If the alleged violation is not cured within this 30-day period following the date of receipt by Grantee, the Petitioners shall only then have the right to initiate legal action to enforce this Restriction in a court of law seeking declaratory or injunctive relief.

3. In any legal action to enforce this Restriction, the Petitioners seeking enforcement shall not be entitled to monetary damages. However, if the Petitioners prevail in any such legal action to enforce the Restriction, the Petitioners shall be entitled to recover from Grantee their reasonable attorneys' fees and court costs to be paid from the operating funds of Grantee.

H. Binding Effect. This restriction shall be deemed a covenant running with the land in perpetuity and shall be binding on the Hot Springs Parcel herein described and shall be binding on Grantee, its successors and assigns. Grantors may assign their rights hereunder to their heirs.

I. Non-Waiver. Any apparent or actual failure by Grantors' or Grantee's members or visitors to timely enforce the Restriction shall not a) constitute a waiver of Grantors' or Grantee's members' or visitors' rights to exercise their enforcement rights as set forth in paragraph G above, b) invalidate the Restriction, or c) be construed to weaken the Restriction and the provisions herein.

J. No Other Rights or Remedies Created. No other rights or remedies are created or are implied by this Deed Restriction, and no other rights or remedies shall be inferred upon any party, including Grantee's members and visitors and third parties, except as expressly set forth herein.

III. Affirmation of Naturist Requirement from the Naturist Deed by Directors

ORIENT LAND TRUST
Resolution No. 2025-XXX
Annual Affirmation of Deed Restriction
Providing for Naturist Use of Hot Springs Parcel

Effective July 19, 2025

FINDINGS:

A. Pursuant to that certain Special Warranty Deed recorded December 14, 2009, at Reception No. 365627 in the records of Saguache County, Colorado, Grantors Neil F. Seitz and Teresa M. Seitz (Grantors) donated to Orient Land Trust (OLT) certain real property and improvements which included the Hot Springs Parcel consisting of 147.95 acres, more or less, and commonly referred to as Valley View Hot Springs (Deed);

B. Exhibit C to that Deed is a Deed Restriction Providing for Naturist Use of Hot Springs Parcel in Perpetuity (Restriction);

C. Paragraph F. of the Restriction states as follows:

“F. Affirmation of Restriction by Grantee. In order to maintain the efficacy of the Restriction and to ensure that Grantors’ intent is met, Grantee’s Board of Directors or governing body shall, once a year at its annual meeting, pass an affirmative resolution that acknowledges the Restriction and provisions contained in this Exhibit C....”

D. In order to maintain the efficacy of the Restriction and to ensure that Grantors’ intent is met, the Board of Directors of OLT (Board), OLT’s current governing body, states the following:

The Board resolves that as of July 20, 2019, the date of the annual meeting of the Board, the Board affirmatively acknowledges the Restriction providing for naturist use of the Hot Springs Parcel in perpetuity in keeping with the history of the Hot Springs Parcel, the Articles of Incorporation of OLT as filed with the Colorado Secretary of State on March 23, 2001, and the Amended and Restated Articles of Incorporation of OLT as filed with the Colorado Secretary of State on March 21, 2003.

[Board Chairperson], Chairperson
ATTEST:

Date

[New Board Secretary], Secretary

Date



Orient Land Trust
Valley View Hot Springs
PO Box 65, Villa Grove,
CO 81155-0065
Tel: 719-256-5212
Web: www.olt.org

Resolution Number: 2023-xxx
RESOLUTION REGARDING
CLOTHING-OPTIONAL USE OF
ALL OLT LANDS
Effective July 19, 2025

WHEREAS, the founders of Orient Land Trust ("OLT") explicitly included a Deed Restriction requiring the Nativist Use of the Hot Springs Parcel as "clothing-optional" use, meaning the choice to wear or not wear clothing anywhere on the grounds was up to the individual,

and

WHEREAS, Orient Land Trust has always operated the entire property, including the Orient Mine and Everson Ranch, as *de-facto* clothing-optional,

and

WHEREAS, the members of Orient Land Trust perceive the clothing-optional aspect of the organization as one of its defining and most important attributes,

and

WHEREAS, the culture of the organization and commitments of its board, staff and volunteers are inextricably a result of the clothing-optional aspect of the organization,

RESOLVED, that the Board hereby officially designates all OLT lands as clothing-optional, and that all policies and procedures adopted by the organization for any part or parcel of OLT do not conflict with this designation.

RESOLVED, that the Board reaffirms this designation each July at the same time and meeting that it reaffirms the aforesaid Deed Restriction.

FURTHER RESOLVED, that this Resolution, upon approval by the Board, may be certified by any proper officer of the Corporation as having been adopted by the Board of OLT on the effective date stated above.

[Board President], Chair

Date

ATTEST:

[New Board Secretary], Secretary

Date

Naturist Freedom Affirmation

A board member may move that the Board approve the following Affirmation:

In addition to annually affirming the Naturist Deed Restriction which states, “this Restriction shall not be interpreted as requiring nudity of individuals on the Hot Springs Parcel,” in order to protect Orient Land Trust’s (OLT’s) nonprofit 501(c)(3) status and in response to a petition presented to the Board in April 2010, which questioned the Board’s support of naturism, this Board affirms and will continue to annually affirm:

- naturism and nude recreation as envisioned by OLT’s Founders and practiced over a long history,
- promotion of naturism through education by newsletter articles, outreach to members and information pamphlets as well as on-site educational programs,
- paramount is the freedom of choice and making sure that all guests are welcomed and made to feel comfortable in whatever state of dress or undress they choose to practice, and
- in order to maintain this freedom, we will never place a requirement of clothing or nudity on anyone at any time or place at Valley View Hot Springs.

Meet and Greet (Q&A) – Board Members, Staff & Guests

No additional information for the packet.