

Attachment O  
Ag Land Trust Minutes  
Dated April 30, 2012

Charles F. & Judith A. Nichols TRS  
(Yanks Air Museum)  
PLN120376

**Ag Land Trust**  
**Board of Directors Minutes**  
**April 30, 2012**



**Call to Order and Roll Call:**

The meeting was called to order by President Richard Nutter at 4:05 PM. Other Directors present were Louis Frizzell, Ed DeMars, Virginia Jameson and Sherwood Darington.

**March 19, 2012 Minutes:**

The motion by Frizzell and second by Darington to approve the minutes as presented passed.

**Financial Report:**

  
 All accounts receivable have been received. The financial reports were presented to the attending board members by Treasurer Frizzell. The motion by Jameson and second by Frizzell to receive the financial reports passed.

**Business**

**Big Sur Land Trust**

Darington reported that he received a phone call from the Resource Conservation District indicating that Big Sur Land Trust is looking for a replacement non-profit organization to hold the Odello easement in compliance with the Ag Land Trust's offer to transfer the easement.

**Camp Roberts/ACUB**

San Miguel Ranch Easement: The easement donor Grizzle e-mailed that the appraiser Murphy has demanded another \$2,500 to modify the appraisal that the Ag Land Trust all ready paid \$19,800 so that it would meet IRS requirements for a chairitable donation and requested that the Ag Land Trust pay the addition cost as everyone knew that there was a chairitable component to the transaction at the time the appraisal was ordered. Darington explained that this has not been the policy of the Ag Land Trust in the past and if there was an additional fee for updating the appraisal it was the responsibility of the donor. The Board directed Darington to respond to Murphy and suggest that considering the original cost of the appraisal he should consider to update the appraisal at no additional cost.

Willard: Darington reported that the appraisal is expected within a week.

Mainini: Darington reported that \$1,983,125 of the grant funds from the Department of Defense has been deposited into the Ag Land Trust's bank ACUB account.

### **Ed Mitchell**

Mr. Mitchell appeared before the Board to explain his views on preservation of farmland in Monterey County. He suggested that the Ag Land Trust's website should state that the Ag Land Trust is interested in protecting the quality and sustainability of the water supply for agriculture and non-agriculture uses as well as preserving farmland.

### **Yanks Air Museum**

Ms. Christine Kemp who represents Mr. Nichols, the developer of the Yanks Air Museum, appeared before the Board to request approval of a modification to the southwesterly boundary line of the agricultural conservation easement that the Ag Land Trust holds as the Grantee. The conservation easement was recorded with an incorrect legal description that did not close and therefore was inaccurate. The map attached to the legal description and also recorded indicated the size of the easement to be 305.99 acres. The replacement legal description realigns the southwesterly boundary line and will contain 306.00 acres. The motion by Darington and seconded by Jameson that the Ag Land Trust supports and agrees to the proposed boundary line adjustment and re-recording the documents providing that the replacement legal description of the conservation easement contains 306.00 acres or more and that the Ag Land Trust has the proposed realigned boundary area verified by a local land surveyor that the size of the conservation easement after the boundary realigned change is 306.00 acres or more and that that cost of the land surveyors billing be reimbursed or paid directly by the Grantor of the conservation easement prior to signing any documents.

### **Morgantini**

Darington reported that J. Lohr has subleased this ranch and that an acknowledgement has been signed by the Ag Land Trust in accordance with the lease.

### **Azevedo Ranch**

Ranch Partition: The members of the Management Committee will meet with the Coastal Conservancy and The Nature Conservancy to further discuss the partition agreement on June 19, 2012. The Management Committee has reviewed the TNC proposal and has rewritten it with alternative recommendations.

Sediment ponds/fences: Darington reported that additional work needs to be done on these two items. He also reported that additional land leveling is being done to increase the farming acreage and to reduce the amount of land in weed abatement.

**West Armstrong**

Regional Project: The judge has issued her final decision and it is in favor of the Ag Land Trust.

**Fisher Ranch**

Conservation Easement: Darington reported that the only item left to do is the paperwork and the signing of the easement.

**Annual Appreciation Dinner**

All agreed that Stephanie Lee, President Nutter's wife did a fine job in organizing the annual dinner this year.

**Schedule next meeting**

The next Board of Directors meeting was scheduled for May 21, 2012 at 4:00 PM.

**Adjournment**

The meeting was adjourned at 5:58 PM.

Signed Kellie D. Morgantini  
Kellie Morgantini, Secretary