2004 Annual Report

“Restoring the Foundation”

This year we made great headway in restoring both stability and vision at the Lopez Community Land Trust. To accomplish this we:

✧ Elected a full slate of nine board members during our annual meeting in April. (A year ago the LCLT had only four board members.)
✧ Organized several trainings in the areas of finance and management for board members, staff and co-op members
✧ Successfully completed the Rural Housing and Economic Development RHED/HUD audit and all close-out reports to the Washington State Housing Trust Fund (HTF)
✧ Approved a plan to create a feasibility study with the S&S Homestead project
✧ Revised the Farm Product Guide
✧ Established draft plans for a Revolving Loan Fund and home maintenance program funded through the Len Kanzer Memorial Fund for Housing
✧ Initiated and participated with the Lopez Consortium—a group of over 20 Lopez based nonprofits—to establish ways to collaborate
✧ Set goals with the Community Land Trust Alliance of San Juan County
✧ Successfully turned a $40,000 loan into a matching Challenge Grant
✧ Began the process of a two-year strategic plan
✧ Steadily re-built the reputation of the organization with the membership and community
✧ Organized two accounting sessions with Jacobsen-Jarvis for board and staff and established standard board reporting on financial matters

✧ Surveyed Innisfree residents, volunteers and staff in order to prepare an analysis of the project
✧ The Board of Directors hired a part-time executive director

In addition to the above we also:

✧ Maintained a four-month operating reserve in the checking account and established a savings account with carry-over funds for start-up in 2005. (A year ago we had a negative bank balance and a loan-based operation.)
✧ Financially approved two new homeowners for co-op share holds
✧ Renegotiated the Mobile Processing Unit (MPU) debt with the Institute for Community Economics to a fully amortized 5-year loan

Land Owned and Leases Granted

The Lopez Community Land Trust owns nine separate parcels of land – approximately 4.5 acres. The parcels are leased to three housing associations: Rodney J. Morgan Association (seven small lots) Coho and Innisfree Associations lease one larger parcel each. In addition to owning land, the LCLT owns the Mobile Processing Unit and leases it to the Island Grown Farmers Cooperative. LCLT also owns a house currently situated on a lot on San Juan Island. The landowners are in arrears regarding their payment for the house. We are exploring the best ways to remedy this situation.
Thank you...

We gratefully acknowledge our 207 members and contributors who gave generously and consistently from March 1, 2004 through February 28th, 2005. Together you gave over $45,000 to the following funds: Food Product Guide, Len Kanzer Memorial Fund for Housing, Land Acquisition Fund and general operating. Your membership support is vital and deeply appreciated!

Abraham Kanzer  
Al Lorenzen & Carol Steckler  
Alan Roochvarg  
Amalia Driscoll  
Amanda Azous  
Anonymous  
Barbara and David Thomas  
Barbara & John Holt  
Barbara Brown  
Barbara Brownstein  
Barbara Rosenkotter  
Barbara Warda  
Betsy & Peter Currie  
Bill & Judy Walter  
Bill & Marty Holm  
Bill Kanzer  
Bob & Lois Wardell  
Bob Gamble & Winnie Adams  
Bret & Jodie Fowler  
Brian Klein  
Bruce Dunlop  
Bullitt Foundation  
Caleb Holt  
Cam & Bobbi DeVore  
Candace & Erik Jagel  
Carol & John Whetten  
Carolyn & George Woodbury  
Carrie Collier  
Chris & Helena Jones  
Clifton & Nancy Forster  
Connie & Jim Smith  
Cynthia McLachlan & Danah Feldman & Ron Norman  
Daniel & Elsie Silkiss  
Dave & Beckie Heinlein  
Dave Kanzer  
David & Inez Black  
David Bill & Kai Sanburn  
David Schwartz  
Diana & Aaron Sherwood  
Dick & Mary Schoenman  
Don & Mary Christensen  
Don Smith & Timothy Maxson  
Anonymous  
Dorothy Greene  
Doug Firstbrook  
Edi Blomberg  
Elise Jensen  
Ellie & John Roser  
Eric Hall & Eleanor Fay  
Floy & Morrie Dalton  
Gale McCallum  
Gary Tabasinske  
George Simmons  
Gerhard Hofman & Rita Larom  
Gordon & Barbara Rydberg  
Hal & Anne Foster  
Hayden Robinson  
Heidi Strong  
Helen Gamble  
Henning Sehnsdorf & Elizabeth Simpson  
Holly Bower & Andre Hirss  
Iris & Jerry Graville  
Ivaly Hoedemaker & Steve Rubey  
J. Heller Unitrust  
James & Colleen Thomas  
Jamie & Lauren Stephens  
Jan & Bob Sundquist  
Jane Scranston  
Jeanne A. Belanger  
Jeff & Liz Malinoff  
Jeff Huntington  
Jennell & Brian Kvistad  
Jennifer DeVore & Marc Feinstein  
Jenny Harris & Bob Rowland  
Jim & Christina Lockwood  
Jim & Jean Budlong  
Jim & Nancy Caleshu  
Joan Cline  
Joe & Oakley Goodner  
John & Eleanor Butler  
John & Evalene Goodlad  
John & Mavis Holzinger  
John Dagres  
Jon & Carol Avent  
Jonathan & Elaine Stevens  
Anonymous  
Joyce & Bob Myhr  
Judy Meyer & Gene Helfman  
Julie Womack  
Karen Rogers & John Ryan  
Kate Scott  
Katherine McLachlan & James McGoon  
Kathie & Kurt Jacobs  
Kathleen & Duncan Taylor  
Kathryn Thomas & Ken Akopianantz  
Kay Gagnon & Fran Patrick  
Ken & Kimie Jenks  
Ken & Linda Rose  
Kenneth J. Ferrugiaro  
Kerwin & Margaret Johnson  
Kiyo Oya  
Larry & Mary Ann Bailey  
Larry Soll & Nancy Maron  
Laura & Steve Adams  
Lawrence & Sarah Eppebach  
Lee Sturdivant  
Leslie Madrona & Robert Shook  
Linda & David Hudson  
Linda Koenig  
Linda Reese & Lee Jensen  
Lisa Geddes  
Lisa Loring Kolgraf  
Liz Scranston & Teri Linneman  
Lopez Island Vineyard  
Lopez Sand & Gravel  
Lorna Reese  
Louise & John Dustrude  
Lovel & Boyd Pratt  
Lynn & Marlys Waller  
Mac & Tytti Langford  
Madrona Murphy  
Margaret & James Birkemeier  
Margaret & Richard Singer  
Marilyn & Joe Verge  
Marilyn & Richard Fike  
Mary Blackstone & Roger Collier  
Mary Burki  
Mary H. Peterson & Agnes M. Govern  
Mat & Katherine Mottola  
Maureen Rogers  
Meg & Partridge & Craig Withrow  
Mike & Wendy Mickle  
Mike Green, Rock Island Communications  
Mireille & Robert Paulson  
Murray & Mariette Trelease  
Nancy & Joe Greene  
Nancy Cooke  
Nancy S. Nordhoff  
Natalie Roush  
Nick & Sara Jones  
Nick & Susie Teague  
Nick Gervasi  
Nina Memrey Klippel  
Ona Blue & Neil Hanson  
Oscar & Alie Smaalders  
Owen L. Schwam  
Pam & Jim Phillips  
Patsy & John Sangster  
Anonymous  
Peggy Bill & Stephen Sullivan  
Penelope Gilde  
Peter Fisher  
Phil & Jean Weinheimer  
Polly Ham & Steve Horn  
Anonymous  
Raiti Wernes  
Read Langenbach  
Renee & David Showalter  
Reuben B. Klamper, L.T. DBA: TOYLAB  
Rev. Anne S. & Dr. David Hall  
Richard & Jeanne Carter  
Richard Fagen & Deborah Bundy  
Rip & Julie Van Camp  
Rob Kanzer  
Robert & Janie Spieker  
Robert Bernstein & Carol Bradford  
Robert Wood  
Ron & Sheila Metcalf  
Ron Mayo  
Ronald R. & Candace J. Hallett  
Roseamber Sumner  
Ross & Anne Worley  
Rozewood Environmental Services  
Russet Construction  
Saint Francis Parish  
Sandra Wood  
Sandy Bishop & Rhea Miller  
Sara Jane Johnson  
Sara Jo Breslow  
Scott & Debbie Hatch  
Scott Rozenbaum & Scott Roberts  
Sheri Miklaski  
Sherry Smith & Matt Huston  
Stefanie Schwam  
Stephanie Hylton  
Steve & Judy Hill  
Steven & Ann Vandor  
Steven & Michele Heller  
Sue Ellen & Eric Schwam  
Susan & David Corbin  
Susan Washburn  
Susanna Saxton and Jon Beer  
Sweet Grass Farm  
Ted & Diana Bower  
Theodore & Donogh Phillips  
Tiffany Ferrians  
Tim Seifert  
Tom & Sally Reeve  
Tom & Tammy Cowan  
Virginia McDermott & James Gale  
Virginia Palmer  
Wayne & Kiki Martin  
Whitecap Farm - Ivan & Nan  
William Enoch
During this next year, the LCLT looks forward to actively engaging with our community as we:

1. Pursue land acquisitions for future affordable housing projects according to the adopted “Land Acquisition Plan.”
2. Develop and promote ways of informing landowners of the benefits of donating parcels to LCLT.
3. Create and evaluate a feasibility study for the LCLT to hold in trust S & S Homestead farm land.
4. Provide effective stewardship of ongoing projects.
5. Produce, print and distribute the 2005-2006 Farm Product Guide.
6. Explore alternative office/resource center locations and approaches in order to provide increased visibility, access, and a place to tell the LCLT story.
7. Achieve effective community outreach and an engaged synergistic relationship with the CLT Alliance and the Lopez Consortium.
8. Maintain an organizational discipline to implement the adopted two-year strategic plan.
9. Provide effective Board and Staff development and training.
10. Explore the possibilities of restoring the Teaching Food Garden program.

Summary of 2005-06 Strategic Plan

“Stepping Out”

This past year the LCLT Board of Directors has quietly been building a strong foundation on which to move forward our progressive agenda. We have participated in several retreats dealing with organizational training, strategic planning, and fund development. We have gained sound financial footing, thanks in large part to the extraordinary efforts of our executive director, Sandy Bishop. We have been actively working on productive collaborations with the Community Land Trust Alliance of the San Juan Islands, and with other non-profit organizations on Lopez Island.

The pressures of development are relentless; we are working hard to insure that our community remains economically diverse and to encourage sustainable agriculture and quality local foods. A key to maintaining this diversity is affordable housing, and we are further exploring innovative housing models and at the same time searching to secure a suitable parcel of land. We are also beginning an in-depth study of the potential opportunities afforded us by Henning Sehmsdorf and Elizabeth Simpson’s offer to donate the S & S Homestead farm in trust to the LCLT. There are exciting initiatives ahead, and I thank the growing number of those who generously support our mission and our purpose—to help keep Lopez real.

— Gary Tabasinske

Read All About It...

Renewing the Countryside: Washington is a new, highly informative coffee table book chronicling 43 examples of rural sustainability and natural resources stewardship. Among the stories featured are the S&S Homestead Farm, owned by LCLT board member Henning Sehmsdorf and his wife Elizabeth Simpson, and the Lopez Community Land Trust’s development of the Mobile Processing Unit. The book is filled with inspiring stories of community, environmental restoration and economic success.

To order a copy or to find out more visit: www.sustainablenorthwest.org or contact: Renewing the Countryside: WA, Sustainable NW, 620 S.W. Main, Suite 112, Portland, OR 97205
The LCLT finances have gone from red to black in less than a year and we are now in sound financial position. With the exception of the loan for the Mobile Processing Unit we are debt free. Our plans are to keep it that way.

I want to personally thank all the LCLT members and contributors who have helped us bring about this healthy financial situation. I also extend my thanks to the board and staff for their continued diligence in regard to these matters. I am pleased to be involved with an organization that takes both its vision and its finances seriously.

— Bob Wood

<table>
<thead>
<tr>
<th>2004 SOURCES AND USES OF FUNDS</th>
<th>Income</th>
<th>2003</th>
<th>2004</th>
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<tr>
<td>Contributions</td>
<td>$ 25,779.00</td>
<td>$ 77,842.00</td>
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<td>Donated services/materials</td>
<td>$ 14,944.00</td>
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<td>Grants</td>
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<td>$ 30,000.00</td>
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<tr>
<td>Events/sales</td>
<td>$ 396.00</td>
<td>$ 173.00</td>
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<tr>
<td>Housing Coop Lease revenue</td>
<td>$ 9,971.00</td>
<td>$ 11,815.00</td>
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<tr>
<td>Fees/interest/dividends</td>
<td>$ 18.00</td>
<td>$ 7,180.00</td>
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<tr>
<td>Loans</td>
<td>$ 41,262.00</td>
<td>$ -</td>
<td></td>
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<tr>
<td>Island Graphics</td>
<td>$ (27,627.00)</td>
<td>$ -</td>
<td></td>
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<tr>
<td><strong>TOTAL</strong></td>
<td>$ 428,991.00</td>
<td>$127,860.00</td>
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<table>
<thead>
<tr>
<th>Expenses</th>
<th>2003</th>
<th>2004</th>
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</thead>
<tbody>
<tr>
<td>Housing</td>
<td>$ 446,974.00</td>
<td>$ 37,994.00</td>
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<tr>
<td>Mobile Processing Unit</td>
<td>$ 22,900.00</td>
<td>$ 13,086.00</td>
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<tr>
<td>Sustainable Agriculture (SARD)</td>
<td>$ 31,251.00</td>
<td>$ 5,870.00</td>
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<td>General administration</td>
<td>$ 42,946.00</td>
<td>$ 5,958.00</td>
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<td>Fundraising</td>
<td>$ 4,204.00</td>
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<td><strong>TOTAL</strong></td>
<td>$ 548,275.00</td>
<td>$ 63,688.00</td>
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| **NET INCREASE/DECREASE**       | $(119,284.00) | $ 64,172.00 |

<p>| 2004 ABBREVIATED STATEMENT OF FINANCIAL POSITION |</p>
<table>
<thead>
<tr>
<th>ASSETS (Corrected) 2003</th>
<th>2004</th>
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</thead>
<tbody>
<tr>
<td>Current Assets</td>
<td>$ 33,669.00</td>
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<tr>
<td>Fixed Assets</td>
<td>$ 310,054.00</td>
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<tr>
<td>Land</td>
<td>$ 310,054.00</td>
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<tr>
<td>Housing</td>
<td>$ 89,959.00</td>
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<tr>
<td>Mobile Processing Unit</td>
<td>$ 3,098.00</td>
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<tr>
<td>Other</td>
<td>$ 89,959.00</td>
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<td>Sub-total</td>
<td>$ 436,780.00</td>
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<tr>
<td>Other assets</td>
<td>$ 471,390.00</td>
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<td>Island Graphics</td>
<td>$ 8,731.00</td>
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<td>Sub-total</td>
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<td><strong>TOTAL ASSETS</strong></td>
<td>$ 916,901.00</td>
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<tr>
<th>LIABILITIES</th>
<th>2003</th>
<th>2004</th>
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<tr>
<td>Current Liabilities</td>
<td>$ 98,276.00</td>
<td>$ 15,286.00</td>
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<td>Long term Liabilities</td>
<td>$ 6,050.00</td>
<td>$ 80,000.0</td>
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<tr>
<td><strong>TOTAL LIABILITIES</strong></td>
<td>$ 104,326.00</td>
<td>$ 95,286.00</td>
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<table>
<thead>
<tr>
<th>NET ASSETS</th>
<th>2003</th>
<th>2004</th>
</tr>
</thead>
<tbody>
<tr>
<td>Restricted Permanently</td>
<td>$ 310,054.00</td>
<td>$ 310,054.00</td>
</tr>
<tr>
<td>Restricted Temporarily</td>
<td>$ 471,490.00</td>
<td>$ 476,765.00</td>
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<tr>
<td>Unrestricted</td>
<td>$ 0,031.00</td>
<td>$ 72,777.00</td>
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<tr>
<td><strong>TOTAL NET ASSETS</strong></td>
<td>$ 811,575.00</td>
<td>$ 859,596.00</td>
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</table>

<table>
<thead>
<tr>
<th><strong>TOTAL LIABILITIES &amp; NET ASSETS</strong></th>
<th>2003</th>
<th>2004</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$ 915,901.00</td>
<td>$ 954,881.92</td>
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</tbody>
</table>

Mobile Processing Unit Resolution

Because You Asked...

Lately we’ve had a number of inquiries from our members about the Mobile Processing Unit. To help members better understand, the Board adopted the following resolution. We thank you for your inquiries and look forward to resolving this final debt.

The Lopez Community Land Trust (LCLT) board intends to resolve the Mobile Processing Unit (MPU) debt by continuing to use legal pressure in the matter of the house-pledge default, and through other financial plans we may devise in cooperation with the Island Grown Farmers Cooperative.

We will assure open communication between the Lopez Community Land Trust board and the Island Grown Farmers Cooperative.

We affirm LCLT’s support of the MPU, and our commitment to the Unit and to the valuable service it provides to local farmers and consumers.
Message from the Director

In 1989 a disparate group of us gathered together in one of the high school classrooms and formed an organization to build what everyone said couldn’t be done: “affordable housing in the islands.” Although we weren’t experts, we were fearless in our optimism. We believed that if people had secure housing, they would deepen their roots in the community and give back in ways we couldn’t imagine. This is exactly what has happened. Residents of LCLT affordable housing now contribute to our island community: a fitness center, a coffee shop, a gourmet deli, art studios and galleries, massage businesses, a health food store, carpenters, ferry workers, clerks, bakers, cooks, county employees, and an art curator, along with abundant gardens and rich and diverse participation in all aspects of island life. As a community we are enriched beyond measure.

It hasn’t always been easy. At times along the way, we overextended our boundless enthusiasm at the expense of our firm foundation. This 2004 annual report marks both the restoration of our solid foundation as well as the beginning of 2005, our year of “Stepping Out.” If we continue to pay close attention to our purpose and our foundation, as well as to our enthusiasm and vision, we can look forward to many exciting, rewarding and productive years. Thank you to the Board, membership and this community for helping us get started, for staying with us through the tough times, and for being part of the dream once again!

In community,
—Sandy Bishop

Three LCLT Board Positions

This year’s nominations, approved by the LCLT Board, are:

Bruce Creps. Bruce is running as a public representative, a position being vacated by Henning Sehmsdorf. Bruce has employment experience in a worker-owned manufacturing company. He is currently the owner of Notable Woods, a small business supplying tone woods for use in creating musical instruments. Bruce brings to the LCLT a strong background in accounting, financial management and democratic decision-making.

Todd Goldsmith. Todd is running as a general representative, a position being vacated by Barbara Thomas. Todd along with his wife Diane, is currently developing a 40 acre organic farm on Lopez on a part of the old Ellis Ranch property. He has recently left a 20 year career in electrical engineering and engineering management. Todd holds a Master’s of Science degree in Electrical Engineering from the University of California and undergraduate degrees in engineering and physics from Oregon State University. He brings to the Board a strong interest in sustainable agriculture, sound fiscal management and education.

The Leaseholder position being vacated by Madrona Murphy is still open.

Small Change Makes a Big Difference

The Lopez Community Land Trust and Merit Telecom have partnered together to raise funds for our programs. Merit is a non-profit telephone service provider that donates 100% of its profits to other non-profit organizations. It’s a company that serves both residential and business customers. By signing up for their long distance service, every time you make a call you can contribute to an account reserved for LCLT. As few as 100 members can raise $10,000 per year. Merit keeps it simple with fair prices and easily understood bills.

For more information on how you can make a big difference with small change, contact: Merit Telecom, Inc., PO Box 392, Eastsound, WA 98245. Website: www.merittelecom.org. Local phone 1.360.376.2985. Toll free 1.866.877.4067.
In 1961, Barbara Thomas made her first visit to Lopez Island to visit her boyfriend’s uncle. The uncle was the owner of Henderson Camp, which became Camp NorWester for many years before becoming a private residence. The boyfriend became her husband. Barbara Thomas became an architect, a mom, a farmer, a horsewoman and a community activist. Six years ago she became a board member of the Lopez Community Land Trust. This is the end of her tenure on the board.

As an architect, she specializes in designing headquarters for high-end medical and technology clients. I asked her how she transitioned from corporate clients to the affordable housing community. “I listen,” she said. “The trick to being an architect is in the listening.”

During her time on the board, the eight new Innisfree houses were completed. “When we sat down to do a site plan, the design was done from the outside in,” said Thomas. “People wanted to use their yards for vegetables or flowers and they wanted southern sun and solar heat built into the design.”

“The Land Trust is committed to letting people personalize their homes,” she said. “The results are evident. And with so much impersonal affordable housing going up across the country, it’s great to see.”

Her more than forty years of experience on “S’Lopez,” as Thomas calls it, has given her some insights into the way the island has changed.

“The early sixties was a transitional time,” she said. “The island was moving from established farming and fishing families to a new younger population that could no longer rely upon such livelihoods.”

It was a time when family operated farms had to re-evaluate their relationship to land, economics and community.

“I’ve lived in other places and watched farms disappear and upscale housing take their place. There’s a pattern that emerges,” she said. “I didn’t like seeing it happen on Lopez.”

It was a passion for the farming tradition that inspired her to take a leadership role in the development of the county’s mobile slaughtering unit, the first such USDA approved facility in the country. “One year we lost two lambs in transit from here to Chehalis for slaughter,” said Thomas. “The animals were so stressed out, which isn’t humane for them or good for the meat.”

The unit is a renowned success with local meats now readily available to consumers in the islands. It’s a precedent that is now drawing interest from around the country.

“There are mobile units being developed in Northern California, Eastern Washington and Hawaii,” said Thomas. “In the past, the USDA encouraged grouping in one place in order to be economically efficient,” she said. “They wanted to save money by using fewer inspectors. Now, with mad cow disease of such concern, U.S. and Canadian inspection officials are more readily supporting such units.”

Asked what she would like to see as the LCLT continues to grow she said, “More land,” she said instantly. “It’s critical to get land preserved for affordable housing because it’s disappearing rapidly. It took more than two and a half years to get the land for the last project. It’s a very difficult and complex process to be doing land acquisition and housing development at the same time.”

When she leaves the board, Thomas will be busy on her own farm, and an ongoing farming partnership with her daughter, Kathryn.

As we finished our telephone conversation, a young voice in the background told her it was time for lunch. Barbara Thomas is a grandmother, too. She is contributing to the community farming tradition on Lopez Island in more ways than meets the eye.

— Interviewed by Janet Thomas
Stephen Bramwell is young, energetic, focused, and inspired by ideas, growing food and creating community. On February 24th he started an internship working for the Lopez Community Land Trust (LCLT) and S&S Center for Sustainable Agriculture (SSCSA). The purpose of his position is to develop and create a legal and business plan for review and adoption by the LCLT Board and S&S Homestead. Creating a plan endorsed by both parties will allow LCLT to make a decision regarding the proposed gift of land offered by Henning Sehmsdorf and Elizabeth Simpson.

He graduated from the University of Washington in 2002 with a BA in International Studies through the Jackson School, and a minor in Botany. He explored this unique undergraduate mixture out of an interest in community development, the environment and international relations. It was during a visit to an international living community in southeast India that further deepened his interest in food and farming. During the past two growing seasons Bramwell farmed on Vashon Island, first interning and then managing the small organic farm, Hogsback.

“Food and agricultural land stewardship provide perhaps the most workable framework and/or entry point for discussing the most pressing problems of our time,” he said.

Bramwell groups these problems into such categories as personal responsibility, materialism, corporate influence on education and politics, and production systems out of alignment with biological systems. “I want to promote local, sustainable food production as the critical first step towards redefining American culture,” he said.

In addition to this internship, Bramwell is applying to Washington State University’s Soil Sciences Department to carry out research on the influence of culture on farm management practices and soil health. Look for more stories about him and his adventures as an intern in the upcoming newsletters.
LOPEZ COMMUNITY LAND TRUST
16TH ANNUAL MEETING
Please join us...
7 – 9 P.M. • Monday, March 28, 2005
Lopez Community Center
AGENDA

7:05 P.M. • Update with question and answer period
7:30 P.M. • Vote on Board candidates
7:35 P.M. • Membership vote on assessment of dues
7:40 P.M. • Surprise performance
7:55 P.M. • Featured speakers: Janet Thomas and Steve Horn
Theme: Dharamsala, Bosnia and Lopez - an exploration of community and significance of place
8:40 P.M. Closing comments, suggestions and dialogue