



LCLT

LOPEZ COMMUNITY LAND TRUST

Building a Sustainable Island Community

March 2008

2007 ANNUAL REPORT

A LOOK AT 2007

2007 marked the beginning of LCLT's most ambitious affordable housing project, as we begin construction on eleven single family homes, two rental units and LCLT's office.

In June, community members gathered to celebrate the ground blessing. Rhea Miller (and a passing eagle) blessed the land, and the Lopez School marimba group played. Thank you, Linda Koenig, for making the festive flags!

Word is we're using straw bales in these buildings. It's true. And better yet, the straw for LCLT's new office and two studio rental units was grown on Lopez. Linda and David Hudson grew barley on the land where Ferry Road meets Center Road and donated the straw to LCLT.



Framing the office and rentals



Interns installing the rainwater tank



Before the Ground blessing ceremony

Endless kudos to the crew of Lopezians and especially to Peter Currie and Steve Lillestol, who led the harvesting and baling of the straw with hundred-year-old farming equipment. Who would guess that this antique equipment would produce the most compact, well-formed bales of all?

Without doubt, LCLT's interns

continue to be the delight of our projects. 2007 interns came from as far as Bhutan and from as near as across Lopez Road to help. Once again, we send our gratitude to Aaron Jefferson, Rosemary Records, Yacintha Fanardy, Phuntso (Fin) Norbu, Brady Lang, Jessica Roundy, Erin Thalhofer, Hilary Dahl, Rose Emerson and Andrea Davis for their enthusiastic labor.

LCLT's new office and two rental units are shown at left, as of the end of 2007. Thankfully, this photograph looks raw and incomplete compared to how the structure looks almost two months later. It is roofed, and all straw bales are in place.

The biggest result of all of our labor, however, can't easily be seen in a photograph. The 'infrastructure'—drainage, water systems, power lines, pond, tanks, and pumphouses—are in place, ready to serve the houses in 2008.

Those of us involved are reminded yet again of the impact humans have on our environment in the seemingly simple task of providing shelter. Please help us in the search for more sustainable ways by supporting *Sustainable Community Homes*.

Contractor Pamela Pauly with foundation



Contractor Pamela Pauly with foundation



Peter Currie operating the steam engine

SUMMARY OF PLANS FOR 2008

HOUSING

Straw Bales and Natural Plasters

Each of the twelve new buildings of *Sustainable Community Homes* will incorporate walls made of straw bales faced with natural plasters. LCLT started 2008 with the first of many 'straw weekends.' During this mid-February installation, architects and designers from Mithun, the



Straw bale volunteers

Seattle-based architectural firm who designed this project, formed our core volunteer group. How many projects find their lead architect with a roto-hammer, drilling 80 holes in concrete?

LCLT will host several more weekend events throughout 2008 - a great opportunity for Lopezians to learn about straw bale construction and natural plasters. For information about the workshops, contact Jan Scilipoti at 468-3723 or lcltadmin@rockisland.com.

SUSTAINABLE AGRICULTURE AND RURAL DEVELOPMENT (SARD)

Earth Day Celebrations in April

Lopez Community Land Trust will host three events in celebration of Earth Day 2008:

1. A one-day solar hot water workshop on Saturday, April 19, from 9 a.m. to 4 p.m. Solar hot water systems are by far the most cost-effective renewable energy systems to install. An installation that can produce about 60% of a household's annual hot water costs about \$5,000.



Donna Hasbrouck feeding volunteers

Additionally, installing solar hot water units will help reduce global warming emissions, which scientists believe we need to reduce 50% to 80% by 2030.

This one-day workshop will explain solar hot water basics, and evacuated-tube systems specifically. LCLT's SARD/Renewable Energy committee chair Jeff Dyer will teach the course. It is intended for do-it-yourselfers or those who just want to learn more about these systems.

2. Installing a raised bed for a community garden at the Westview Apartments in Lopez Village - Tuesday, April 22, starting at 10 a.m.

Several months ago the new manager at Westview Apartments, Joy Davis, approached LCLT's SARD committee about providing a raised bed for some Westview residents who are unable to reach ground-level garden plots. Todd Goldsmith, chair of the committee, designed the garden bed using locally-milled lumber from his property. He will also



Best wall of the day: David Zapalac & Kevin Sterling

supply composted garden soil from his farm. If this first bed proves successful, the SARD committee is interested in providing more raised beds in locations around the island to help make gardening more accessible.

3. Planting 12 trees on our new site as a way to off-set the impacts of building 12 new buildings on previously un-built land - Tuesday, April 22, at 9 a.m.

Does planting a tree really help? Yes. Over a tree's average 70-year lifespan, it will trap about 1.3 tons of CO₂ from the atmosphere. This is roughly the emissions that would result from a road trip from Maine to California.

For more information on planned Earth Day activities, contact LCLT at 468-3723 or email LCLT@rockisland.com. Also, look for more information in local papers in April.

Farm Equipment Cooperative

Several local farmers have asked SARD (Sustainable Agriculture and Rural Development) to look into the possibility of a locally-owned farm equipment cooperative. The high cost of owning a small combine and other farm equipment makes this an attractive idea. This year LCLT will explore the feasibility of such a venture. LCLT will work with the NW Cooperative Development Center, based in Olympia, to structure the initiative. If you are interested in helping, please contact us.

continued on page 3

Energy- Photovoltaic production in Washington

Lopez Community Land Trust hopes to use Washington-manufactured photovoltaic (PV) modules for the planned 36 kW* solar array at our fourth affordable housing project. Solar modules manufactured in-state allow a homeowner or business to take advantage of progressive Washington State production incentives for renewable energy, permitting reimbursement of up to \$0.54/kW hour for solar electricity, to a maximum of \$2,000 annually.

Outback Power Systems, our neighbor in Arlington and manufacturer of high-quality solar power generating products, is in full swing to begin producing modules for the domestic market by year-end. Three

LCLT members recently toured the Outback facility and spoke with Gary Shaver, director of Silicon Energy, a wholly-owned subsidiary of Outback.

Besides being more durable, the modules will be easier to mount and connect - features that will save installation time. Outback uses laminated tempered glass instead of a plastic-bonded backing which reduces the carbon footprint in the manufacturing process. After looking at the zero net energy component of our project, Gary is enthused about working with LCLT and we are exploring financing and ownership options.

*The kilowatt (symbol: kW), equal to one thousand watts.

FROM THE EXECUTIVE DIRECTOR

SANDY BISHOP



Sandy Bishop

Bill Gates made the following remarks at Harvard's Commencement:

"If we can really see a problem, which is the first step, we come to the second step: cutting through the complexity to find a solution.

Finding solutions is essential if we want to make the most of our caring. If we have clear and proven answers anytime an organization or individual

asks "How can I help?" then we can get action - and we can make sure that none of the caring in the world is wasted. But complexity makes it hard to mark a path of action for everyone who cares - and that makes it hard for their caring to matter.

Cutting through complexity to find a solution runs through four predictable stages: determine a goal, find the highest-leverage approach, discover the ideal technology for that approach, and in the meantime, make the smartest application of the technology that you already have - whether it's something sophisticated, like a drug, or something simpler, like a bed net."

Gates' comments inspired me to reflect on the past year as we, at LCLT, searched for solutions in the face of complexities. LCLT was founded in 1989 when a group of Lopezians realized the security of our fragile island way of life was threatened by market forces far beyond our control. We thought long and hard about what to do, and arrived at a solution: create access to affordable housing, giving people a chance to stabilize their lives and thus strengthen the fabric of community. Today, in



Bruce Creps

a time of great climate and economic change, developing affordable housing poses an entirely new set of complexities.

In mounting our fourth affordable housing project we asked ourselves: what more could we do to reduce the development 'footprint' while still maintaining affordability and offering an economic safety net for working households? The solutions we sought were attached to up-front conservation measures. We are moving beyond building small houses to building small houses that use 50% less energy.

Where many European countries offer economic incentives to those wanting to reduce the environmental impact of development, there are few incentives offered in the U.S.

But LCLT has decided that, despite the odds, we will give our all to accomplish this. We will balance long-term affordability with the realities of cash needed up front to purchase high-energy-efficient doors and windows, a rain water catchment system, solar hot water and solar electric systems, passive solar design, and meters that will give daily feedback to new owners. And, with your help, we will succeed in this critical undertaking.

We are all new to this and, as we stumble through the maze of hype of all that is touted as 'sustainable' and 'green,' we are grateful to

those of you who offer encouragement, expertise, and funding. We will publish as many results as possible so others can learn from and improve on solutions where we may fall short, and hopefully celebrate those where we make the mark.

DID YOU KNOW?

Your carbon footprint is the direct effect your actions and lifestyle have on the environment in terms of carbon dioxide emissions. Probably the biggest contributors to your footprint are your travel needs, and your electricity demands at home.

LCLT's new office will have a bike rack, encouraging visitors (and staff!) to lower their carbon footprint.

Thank you to our members, friends and contributors who make all of this work worthwhile.



FACES

JOE BULLOCK

Joe Bullock lives and works at the Bullock's Permaculture Homestead on Orcas Island, where he has been studying and practicing permaculture for almost 30 years. In July of 2007, Joe shared his knowledge and expertise with a group of LCLT residents, interns, staff, and community members. Here is a memo Joe wrote to explain his design philosophy and how to integrate permaculture concepts into the site's landscape. The memo was sent to Joe's co-designer Erin Jacobs, who grew up on Lopez and works with Mithun, the architectural firm working on *Sustainable Community Homes*. Together, Joe and Erin are developing the landscape plan.

Biodiversity by Joe Bullock

I believe that, if we are to survive as a species into the next millennium, we need to keep biodiversity, both globally and regionally, as one of our primary goals. This means not only maintaining our existing floras and faunas, but also enhancing them with appropriate native species that due to circumstance, are poorly represented.

Today we have at our disposal an enormous range of multiple-use trees, shrubs, vines, and perennials that are tough and amazingly productive and have outstanding ornamental characteristics. Many of these plants produce berries in more copious quantities than can be eaten out of hand and are best used for making preserves, juice and wine. My personal conviction, which has often been corroborated through scientific research, is that many of these species are loaded with valuable vitamins, minerals and enzymes because they are almost wild (that is, have not undergone centuries of selection) and also are often from plant families we typically do not utilize as food sources.



Unfortunately, we have our cultural biases. My brother Douglas has been working in Nicaragua and, even though the climate is fabulous, the locals there don't really eat vegetables. I believe the hope for the future really lies in our children, the next generation. Because we have so much diversity here on our property, our kids think it's normal to eat with gusto strange fruits and tart berries that most adults no more than nibble on or occasionally sample.

See www.permacultureportal.com and www.youtube.com (search for Bullock Brothers Homestead).

JOE BULLOCK WILL BE SPEAKING AT OUR ANNUAL MEETING ON THURSDAY, MARCH 27, AT LOPEZ CENTER FOR COMMUNITY AND THE ARTS. HE WILL ALSO OFFER A SELECTION OF PLANTS FROM THE BULLOCK NURSERY. PLEASE JOIN US AT 7:00!

LAND OWNED AND LEASES GRANTED

Lopez Community Land Trust owns five parcels of land on Lopez—approximately 16 acres. The recent acquisition of seven acres closed on November 30, 2006. The three housing cooperatives—Morgantown, Coho and Innisfree—each lease one parcel under the terms of a 99-year ground lease. In addition to owning land, LCLT owns the Mobile Processing Unit and leases it to the Island Grown Farmers Cooperative.

FROM THE CHAIR OF THE BOARD

READ LANGENBACH



Read Langenbach

2007 will be remembered as one of our 'project years.' LCLT began building its fourth affordable housing development in June. More ambitious both in scope and environmental responsibility than LCLT's previous projects, *Sustainable Community Homes* has required the concentrated efforts of LCLT's board, staff, many consultants, and the new residents.

Although the housing project provided the focus for 2007, LCLT also continued its other programs, notably co-development of the Farm-to-School project with the Lopez Island School District, S&S Homestead, J. Heller Unitrust, and a host of other community members. LCLT also began developing a renewable energy cooperative with a group of islanders, thanks to a contribution from a Rural Business Enterprise Grant through the USDA.

Equally important, last year we also created an endowment fund to support LCLT's annual operations and secure its future. This fund was opened with a generous gift from an anonymous donor. This same individual has also offered to match member contributions to the endowment, with the goal of increasing it to \$300,000 by the close of 2009.

During a board retreat in December, board members and staff outlined LCLT's direction for the coming years. It is clear that after nineteen years as a non-profit on Lopez, LCLT's original purposes remain vital and pertinent to the island. Our priorities continue to be affordable housing, sustainable agriculture, and renewable energy to maintain our viable and diverse island community, and that's where we will put our time and energy.

In support of these priorities, LCLT will, over the next three to five years, continue to pursue:

- (1) affordable housing projects, which may include new construction, purchasing existing structures, and/or providing 'lots' for modular homes;
- (2) stable and sustainable funding for the organization;
- (3) an agriculture cooperative for shared equipment;
- (4) a relationship with the LIFE farm to school program;
- and (5) further activity directed at renewable energy and education.

We are excited about each of these endeavors and thank you for your past, current, and future support. We also invite you to consider participating more actively in any area about which you are passionate.

LCLT ANNUAL MEETING BALLOT

THURSDAY MARCH 27, 2008 ANNUAL MEETING

Two Proposed Changes to LCLT By-laws

according to the procedures described in Sections 5 and 6 of this Article.

PROPOSED CHANGE:

ADD Article III. 6. d. "If the Board determines there is need for an additional Director (subject to the limit in Section III.2), the Directors may with a quorum elect a person to fill the position, in accordance with the provisions of Sections III.7b and III.7.c.

Associated articles:

III. 2. Successor Boards of Directors: Number of Directors.
Successor Boards shall consist of between 6 and 15 Directors.

III. 7. Vacancies.

b. Any person elected to fill a vacancy on the Board of Directors must be one who can be reasonably expected to represent the interests of the constituents in the category (leaseholder, general, or public) in which the vacancy occurs.

c. Replacement Directors elected by the Board shall serve until the next Annual Meeting of the Membership, at which time a permanent replacement shall be elected for a full term

PROPOSED CHANGE:

III.11.a. Notice of Meetings. "Except as otherwise provided for emergency meetings, below, written notice of a Board meeting shall be given at least five days prior to the meeting to all Directors, LCLT co-op presidents, and members who specifically request notice. Notice of every meeting shall state the meeting time and place, and shall include an agenda for the meeting and minutes of the previous meeting. Notice of meetings shall also be posted or advertised locally at least five days prior to the meeting, and shall state the meeting time and place."

Existing language:

III.11.a. Notice of Meetings. Except as otherwise provided for emergency meetings, below, written notice of a Board meeting shall be mailed to all Directors, LCLT co-op presidents, and members who specifically request notice. Notice of meetings shall also be posted or advertised locally at least seven days prior to the meeting. Notice of every meeting shall include an agenda for the meeting and shall be accompanied by minutes of the previous meeting.

FROM THE TREASURER

TODD GOLDSMITH

LCLT completed the year on a good note with a net income surplus of \$1,164,656. Of that amount, \$881,454 was expended and capitalized in 2007 for our *Sustainable Community Homes* project. The remainder has accumulated largely due to the delay in obtaining building permits. "Restricted contributions" from generous donors and grantors are the primary source of this surplus. LCLT spent and capitalized approximately \$1.2 million on site work, engineering, architect, utilities, Class-A water system, permits, and major portions of the construction on the office/low-income rental apartments.

KEY FINANCIAL HIGHLIGHTS OF 2007 INCLUDE:

Accounting Audit:

- Successfully completed the yearly accounting audit conducted by Sanders & Sanders for 2006 financial data.

Endowment Funds:

- \$1,000 in assets from the general endowment fund was rolled into the Special Endowment Fund (SEF) to reduce complexity. At year-end, the SEF had a book value of \$137,110, and the fund advisor distributed \$7,467 to the LCLT for general operating expenses.

Housing:

- Paid off the remaining \$70,512 principle of the Impact Capital loan for the seven-acre parcel currently under construction.
- LCLT's Revolving Loan Fund had a year-end balance of \$35,237 and is available for use in affordable housing projects.
- The Len Kanzer Memorial Fund continues to grow. At year-end, the fund balance was \$29,203. This fund was established in honor of Len Kanzer to facilitate low-interest loans for qualifying new families moving into existing and new LCLT homes, or the remodeling and maintenance expenses of an existing LCLT home.

WISH LIST

HOUSING FOR CONSTRUCTION INTERNS: SPRING, SUMMER AND FALL OF 2008

With every building project, LCLT invites young people to help. They, in turn, learn basic construction skills. This year we will also teach straw bale building and plasters. Often our saving grace, interns help us stay within budget. 2007 interns were funded through the generosity of Bike & Build, Inc., Lauren and Jamie Stephens, and other members.

Interns work 32 hours per week with LCLT and additionally donate up to eight hours per week to their host families. Internships last from six weeks to a year.

If you can help with housing, please contact Jan Scilipoti at 468-3723.



Bruce Creps and intern Davey Bar-Shimon

PRELIMINARY/UNAUDITED ABBREVIATED BALANCE SHEET STATEMENT*

	Dec 31, '07	Dec 31, '06
ASSETS		
Total Current Assets	496,168	162,062
Fixed Assets		
Land	560,798	560,798
Housing Project Lopez Road	1,035,827	154,374
Mobile Processing Unit	56,339	62,270
Office Equipment	2,200	3,398
Total Fixed Assets	1,655,165	780,840
Restricted Special Endowment	137,110	113,544
Revolving Loan Fund	438,465	445,665
Total Assets	2,726,907	1,502,111
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities	106,825	199,766
Long Term Liabilities	308,729	155,647
Total Liabilities	415,554	355,413
Total Equity	2,311,354	1,146,698
Total Liabilities & Equity	2,726,907	1,502,111

PRELIMINARY/UNAUDITED ABBREVIATED INCOME STATEMENT*

	Jan-Dec '07	Jan-Dec '06
INCOME		
Lease fee	12,339	12,338
New Resident Fees	480	2,160
Sales, Merchandise	170	122
Contributions	421,898	292,071
In-Kind Materials & Services	19,925	69,025
Asset Sales	-142	-9,548
Grants Income	768,376	5,911
Private Grants	0	5,113
Interest Income	6,658	13,268
Endowment Income	10,565	3,298
Unrealized Gains	11,554	-1,499
Total Income	1,251,823	392,258
EXPENSE		
Administration	14,690	13,067
Fundraising	6,044	10,291
Alliance	911	969
Housing	19,003	47,131
Sustainable Agriculture/Energy	44,402	46,352
Other	52	0
Sustainable Community		
Homes Project	883,519	157,288
Transferred to Asset	-881,454	-149,237
Total Expense	87,168	125,862
Net Income	1,164,656	266,396

*Items rounded to nearest dollar.

THANK YOU!

We gratefully acknowledge members and contributors who donated to LCLT in 2007. Membership gifts of all sizes are deeply appreciated and put to good use. Thank you for your generous support!

4-H of San Juan County
Abigail Morgan and Clive Proutt
Ann Goss
Anne and Michael Karp
Anonymous Donors
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WA State CTED-Housing Trust
WA State Department of Ecology Fund
Wayne and Kiki Martin
Whitecap Farm - Ivan and Nan
William & Ellin Evans
William 'Bill' Kreager
Wizard Enterprises, Inc.

JOIN THE LCLT STEWARDSHIP PROGRAM

To ensure that LCLT will always be here to serve the community, the board has created a Stewardship Program. LCLT Stewards make monthly contributions toward the regular and necessary expenses of the organization. Stewardship gifts of all sizes are appreciated and put to good use. The suggested range is anywhere from \$10 to \$500 a month. LCLT will document these contributions for your records, and our purposes will be bolstered by your annual commitment of regular payments.

We'd like to thank those of you who have joined. Please call Sandy Bishop at 468-3723 or Cam DeVore at 468-2746 for more information.

Jim and Nancy Caleshu
Jim Smith and Connie Harris
Joan Carpenter
Joan Cline
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Nancy and Joe Greene
Nancy DeVaux
Nancy McCoy
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Nick and Sara Jones
Nick and Susie Teague
Norcliffe Foundation



LCLT

LOPEZ COMMUNITY
LAND TRUST

Building a Sustainable Island Community

PO Box 25 • Lopez Island, Washington 98261
Phone (360) 468-3723 • LCLT@rockisland.com
www.lopezclt.org

BOARD OF DIRECTORS

Leaseholder Representatives

Jeff Dyer • Sue McCullough
Clive Prout • Oscar Smaalders

General Representatives

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Todd Goldsmith - Treasurer
Kathy Keller

Public Representatives

Cam DeVore - Vice Chair
Bruce Creps - Secretary
Jamie Stephens • Bill Evans

STAFF

Sandy Bishop – Executive Director
Jan Scilipoti – Assistant Director

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BOARD MEMBER RECRUITMENT AND ELECTIONS

The following Board members
are up for election:

Leaseholder Representative - Clive Prout

General Representative - Todd Goldsmith

Public Representative - Bruce Creps

LOPEZ COMMUNITY LAND TRUST 19TH ANNUAL MEETING

THURSDAY, MARCH 27, 2008 • 7:00 PM
LOPEZ CENTER FOR COMMUNITY AND THE ARTS

with speaker Joe Bullock on
"Biodiversity and Sustainability in the San Juans"

Please join LCLT for a dessert potluck –
think local ingredients...

- | | |
|----------------|---|
| 7:00 PM | DOORS OPEN FOR COFFEE, TEA,
AND DESSERT |
| 7:15 PM | VOTE! SEE LIST OF BOARD MEMBERS
AT LEFT & BY-LAW CHANGES ON PAGE 5 |
| 7:30 PM | LCLT WELCOMES JOE BULLOCK,
permaculture consultant. One of the fabled 'Bullock
Brothers' from Orcas Island, Joe has spent almost 30 years
developing his views on biodiversity and sustainability
in the San Juans. This presentation, featuring stories and
images from the Bullock's botanical garden, will help our
community to imagine how we might establish our own
biological reserves. <i>See article on page 4.</i> |