

**FINAL MINUTES**  
**VIRGINIA OUTDOORS FOUNDATION**  
**REGULAR MEETING OF THE BOARD OF TRUSTEES**  
**THE JEFFERSON LIBRARY, BERKELEY ROOM**  
**NOVEMBER 16, 2005 1:00 PM**

Trustees present: Chairman, Ms. Kat Imhoff, presiding; Mr. Mark S. Allen, Dr. M. Rupert Cutler; Mr. Frank M. Hartz; Mr. Charles H. Seilheimer, Jr.; and Mr. Jeffrey K. Walker. VOF staff attending: G. Robert Lee, Executive Director; Ms. Tamara Vance, Deputy Director; Ms. Leslie Grayson, Deputy Director; Ms. Trisha Cleary, Executive Assistant; Ms. Anna Chisholm, Finance Manager; Ms. Sara Ensley, Human Resources Manager; Mr. Jeff Matthews, Technology Manager; Ms. Ruth Babylon, Easement Specialist; Ms. Sherry Buttrick, Easement Manager; Mr. Bill Wasserman, Easement Specialist; Ms. Leslie Trew, Easement Specialist; Ms. Estie Thomas, Easement Specialist; Ms. Faye Cooper, Easement Specialist; Ms. Laura Thurman, Easement Specialist; Ms. Erin Wilson, Stewardship Assistant; and Abbe Kennedy, Stewardship Assistant. Also in attendance were Mr. Frederick S. Fisher, Special Assistant to the Attorney General; Rex Linville, Piedmont Environmental Council; Todd Hochrein; Charlie Westbrook; and Greg Gorham.

Ms. Imhoff convened the meeting at 1:00 p.m. After introductions, Ms. Imhoff called for public comments. There being none, Ms. Imhoff moved to the approval of the order of business. The following order of business was approved, Chairman’s comments, Executive Director’s report, staff would then advise the Board of any changes on the agenda, Trustees would pull any Consent items necessary for discussion, policy agenda, vote on remaining Consent items as a block, and then discussion and vote on the pulled Consent items.

The following agenda items were pulled from the Consent agenda: 1, 2, 3, 4, 5, 8, 9, 10, 11, 13, 14, 18, 19, 23, 24, 25, 30, and 35. Dr. Cutler moved that the remaining Consent items be approved, Mr. Hartz seconded, and they were approved unanimously. The Consent items approved as a block were as follows:

| <b>Item #</b> | <b>Donor’s Name</b>        | <b>Acres</b> | <b>County</b>      | <b>Staff</b> |
|---------------|----------------------------|--------------|--------------------|--------------|
| 6.            | Carlson/Quinlan            | 72.63        | Bath               | F. Cooper    |
| 7.            | Davisdon Revocable Trust   | 122.70       | Campbell           | S. Buttrick  |
| 12.           | Evans – Bessie Bell Farm   | 325.14       | Rappahannock       | L. Grayson   |
| 15.           | Grove – Belle Ridge        | 160.00       | Rappahannock       | L. Grayson   |
| 16.           | Helms/Phillips             | 196.90       | Albemarle          | B. Stewart   |
| 17.           | Holz                       | 85.44        | Fauquier           | L. Grayson   |
| 20.           | Landes                     | 124.58       | Augusta            | F. Cooper    |
| 21.           | Larner/McKee               | 260.46       | Louisa             | S. Buttrick  |
| 22.           | McLaughlin                 | 115.28       | Rockbridge         | L. Thurman   |
| 26.           | Scott                      | 599.78       | Nelson             | S. Buttrick  |
| 27.           | Shore Investment Corp.     | 143.35       | City of Chesapeake | B. Stewart   |
| 28.           | Spencer – The Battle Place | 156.65       | Loudoun            | L. Grayson   |
| 29.           | Storch/Yeoman              | 84.41        | Rappahannock       | L. Grayson   |

| Item # | Donor's Name  | Acres  | County      | Staff      |
|--------|---------------|--------|-------------|------------|
| 31.    | Tharpe        | 270.62 | Fauquier    | L. Grayson |
| 32.    | Turman        | 275.02 | Carroll     | R. Babylon |
| 33.    | Warner        | 68.90  | Rockbridge  | F. Cooper  |
| 34.    | West          | 208.52 | Caroline    | L. Trew    |
| 36.    | Wicks         | 60.60  | King George | E. Thomas  |
| 37.    | Wilson/Steele | 149.17 | Amelia      | L. Trew    |

Ms. Imhoff announced that at the end of the day there would be brief reports from the LTA Rally participants, subcommittee reports, and a discussion on the definition of “developer easements”. She also announced that there would be a closed session at the end of the day on Thursday. She reported that agenda items #83, Wintergreen Hospitality Partners, LLC, had been withdrawn. Staff reported that agenda item #88, Middle Mountain, had also been withdrawn.

Mr. Lee gave a brief Executive Director’s report and announced that VOF has hired a Director of Stewardship, Martha Little, who would start working full time in January of 2006.

Mr. Walker moved that the minutes of the September 21<sup>st</sup> and 22<sup>nd</sup>, 2005 Board meeting be approved as submitted, Mr. Hartz seconded, and the motion carried unanimously.

Ms. Imhoff then turned the meeting over to Mr. Lee for a report on the Audit Committee meeting, policy discussion, and vote. Mr. Lee reported that the Audit Committee, consisting of Bob Lee, Kat Imhoff, Hank Hartz, Anna Chisholm, and Sara Ensley, meet via conference call on November 10, 2005. The committee covered the resolutions to be considered at the November Board meeting, Jon Rasich, Intern, presented the proposed outsourcing of payroll services, Anna Chisholm presented an updated audit report, and Sara Ensley updated the group on Human Resource Policies and Procedures. Mr. Lee presented the Pay Band Adjustment Resolution, Dr. Cutler moved that the resolution be passed, Mr. Allen seconded, and the motion was passed unanimously. (See Exhibit #1 on page 13.)

Mr. Lee then presented the next resolution to be considered for converting a full-time temporary position into a new full-time permanent easement position in Warrenton. Mr. Hartz moved that the resolution be approved, Mr. Walker seconded, and the motion passed unanimously. (See Exhibit #2 on page 14.)

The resolution to adopt the proposed Board meeting schedule for calendar year 2006 was considered, Mr. Walker moved that the dates be accepted, Mr. Allen seconded, and the motion passed unanimously. (See Exhibit #3 on page 15.)

Ms. Cleary then showed the Board the proposed logos for VOF designed by the honors commercial design class from Virginia Commonwealth University. The consensus of the group was that the design group needed to go back to the drawing board. Ms. Imhoff assigned further development of the logo to the Executive Director and staff.

Ms. Imhoff then called for the consideration of the Consent agenda items that had been pulled for discussion. Sherry Buttrick presented the Adkins property (#1) of 139.96 acres in Lunenburg

County. This easement was pulled due to a concern that the size of the primary dwelling was not specified. After discussion Mr. Seilheimer moved to approve the easement as submitted, Mr. Allen seconded, and the motion passed unanimously.

Laura Thurman presented the Beebe proposal (#2) of 135.56 acres in Rockbridge County. After discussion on the size of the secondary dwelling, Mr. Hartz moved for approval of the easement as presented, Mr. Seilheimer seconded, and the motion passed unanimously.

Bruce Stewart presented the Boaz Mountain, LLC proposal (#3) of 457.66 acres in Albemarle County. After discussion on siting of dwellings, it was decided that the set-back and no-building above the 1,000 feet elevation would protect the scenic views. Dr. Cutler moved that the easement be approved as presented, Mr. Hartz seconded, and the motion passed unanimously.

Sherry Buttrick presented the Broomfield, Inc. – Ben-Coolyn Farm property of 78.09 acres in Albemarle County. After a discussion on dwelling size and location, Mr. Seilheimer moved that the proposal be approved as presented, Mr. Hartz seconded, and the motion passed unanimously.

Ms. Buttrick then presented the CAR Land Trust property (#5) of 173.00 acres in Albemarle County. After a discussion on the size and elevation of dwelling, Dr. Cutler moved that the easement be approved with the addition of language requiring VOF approval of dwellings over 2,000 square feet and constructed above 1,000 feet elevation, Mr. Walker seconded, and the motion passed unanimously.

Estie Thomas presented the Douglas properties (#8) of 228.00 acres and (#9) of 254.50 acres in Westmoreland County explaining that the square footage on the primary dwelling had been amended to 5,000 square feet and one parcel will not exceed 50 acres. Mr. Hartz moved to approve both proposals with the amended language, Mr. Allen seconded, and the motion passed unanimously.

Leslie Trew presented the Edge Hill, LLC property (#10) of 457.50 acres in Caroline County recommending that the easement be approved with the deletion of the shoreline stabilization language as it does not apply to this property. Dr. Cutler moved that the easement be approved as amended, Mr. Hartz seconded, and the motion passed unanimously.

Ms. Trew then presented the Elk Hill Farm, Inc. property (#11) of 250 +/- acres in Goochland County explaining that Elk Hill is a residential and day school for troubled youth and the proposed easement covered the undeveloped area of the property. She recommended approval with the addition language which permits current ropes course as it currently exists. Mr. Seilheimer moved to approve the easement with the amended ropes course language, Dr. Cutler seconded, and the motion passed unanimously.

Sherry Buttrick presented the Fowlkes – Inverness property (#13) of 170.63 acres in Orange County. After a discussion the existing main house provision Mr. Seilheimer moved to approve the easement as presented, Mr. Allen seconded, and the motion passed unanimously.

Bruce Stewart presented the Grano – “Somervilla Farm” property (#14) of 171.00 acres in Culpeper County. After discussion, Mr. Seilheimer moved to approve the easement as presented, Mr. Hartz seconded, and the motion passed unanimously.

Tamara Vance presented the Huber property (#18) of 232.00 acres in Grayson County explaining that the easement presented was old template language and that the easement would be updated to the current template language. Mr. Walker moved that the easement be approved with the change to current template language, Mr. Hartz seconded, and the motion passed unanimously.

Sherry Buttrick presented the Kenwood Limited Partnership property (#19) of 480 +/- acres in Orange County and recommended approval. Mr. Seilheimer recommended approval as presented, Dr. Cutler seconded, and the motion passed unanimously.

Leslie Trew presented the Miletta property (#23) of 94.58 acres in Caroline County and recommended approval as presented. After discussion, Mr. Seilheimer moved for approval, Mr. Walker seconded, and the motion passed unanimously.

Laura Thurman presented the Pollock property (#24) of 147.02 acres in Craig County and recommended approval with a change in the hunting language. After discussion, Mr. Seilheimer moved to approve the easement with the deletion of the language “current Fly Fish Club (catch & release), guided commercial hunting, or skeet shooting may be permitted”, Dr. Cutler seconded. After further discussion Mr. Walker moved that the easement be deferred until the next day, Mr. Hartz seconded, and the motion passed unanimously.

After a fifteen minute break at 3:00 p.m., Ms. Imhoff reconvened the Board. Ms. Thurman reported that she had talked to the land owner (#24) and he approved the removal of the hunting language as described above. Dr. Cutler moved that the easement be approved with the change in the hunting language, Mr. Seilheimer seconded, and the motion passed unanimously as amended.

Ruth Babylon presented the Poplar Hill, LLC property (#25) of 640 +/- acres in Giles County. After discussion, Mr. Hartz moved to approve the easement with VOF siting approval, Mr. Allen seconded, and the motion passed unanimously as amended.

Sherry Buttrick presented the amended proposal for the Taylor property (#30) of 1,543 acres in Orange County and recommended approval because current guidelines were met. After discussion, Mr. Seilheimer moved the amended proposal be approved, Dr. Cutler seconded, and the motion passed unanimously.

Bruce Stewart presented the Whitehouse property (#35) of 51.17 acres in Albemarle County and recommended approval. After considerable discussion of the 7,000 square foot dwelling being built on the ridge of the property, Mr. Hartz moved to defer the proposal to the April Board meeting, Dr. Cutler seconded, and the motion passed unanimously.

Ms. Imhoff then announced that Greg Gorham had arrived after the early public comment period and had asked to be heard regarding the Davis Tract in Prince William County. Mr. Gorham

presented a tentative proposal for the Sudley Springs area which would expand the area under VOF easement from 136 acres to a possible 323 acres. The Board expressed concern over the size of the parcels and also suggested that perhaps other agencies would be better suited to hold these easements. After hearing Mr. Gorham's presentation, the Board recommended that he work with VOF staff.

Ms. Imhoff then asked the LTA Rally participants to report on their experiences in Madison, Wisconsin.

Ms. Imhoff lead a discussion on "developer" easements and asked staff to develop a policy to be considered at the January 17, 2006 Board meeting.

Ms. Imhoff adjourned the meeting at 5:10 p.m.

VIRGINIA OUTDOORS FOUNDATION  
REGULAR MEETING OF THE BOARD OF TRUSTEES  
VIRGINIA DEPARTMENT OF FORESTRY, BOARD ROOM  
NOVEMBER 17, 2005 9:00 AM

Ms. Imhoff called the meeting to order at 9:06 a.m. She announced that agenda items #83 – Wintergreen Hospitality Partners, LLC and #88 – Middle Mountain had been withdrawn from consideration.

Ms. Imhoff called for public comments. Sally Rogers Mann asked to be heard regarding the stewardship of a neighbor's property under VOF easement. Ms. Mann told the Board that she felt that VOF staff failed to enforce the easement on Rockwood Farm. She said that the Forestry provision had not been enforced to protect the environmental and scenic qualities of the area. She also took exception to the plans for the enlargement of the original stone house built by the founder of the Town of Hamilton and the proposed construction of barns for commercial use on the property. The Board recommended that Ms. Mann continue to work closely with staff and thanked her for her time.

Sarah Richardson of DCR reported that the language in the agricultural BMP handbook regarding cost sharing had been amended to state that easement donors who establish riparian buffers on their properties *are* eligible for cost sharing and the change is retroactive.

Ms. Imhoff then called for consideration of the Non-Consent agenda items. Sherry Buttrick presented the Airlie, LLC property (#38) of 506.96 acres in Albemarle County and recommended approval. Dr. Cutler moved to approve the easement as presented, Mr. Walker seconded, and the motion passed unanimously.

Laura Thurman presented the Anderson property (#39) of 109.26 acres in Amherst County and recommended approval. Mr. Allen moved to approve the easement as presented, Mr. Walker seconded, and the motion passed unanimously.

Faye Cooper presented the Appleford – Spring Hollow Farm property (#40) of 426.16 acres in Bath County and recommended approval. Dr. Cutler moved approval as presented, Mr. Walker seconded, and the motion passed unanimously.

Leslie Grayson presented the Batchelder property (#41) of 138.51 acres in Rappahannock County and recommended approval. Mr. Seilheimer moved to approve as presented, Mr. Hartz seconded, and the motion passed with Ms. Imhoff abstaining due to a concern that the conservation values of the property may not be adequately protected by the terms of the proposed easement.

Ms. Grayson then presented the Baudhuin – Summerduck Farm property (#42) of 426.25 acres in Culpeper County and recommended approval. She explained that the donor was requesting larger than usual signs but would probably agree to 12 square feet for permanent signs and 24 square feet for temporary signs. There will be a visit from Natural Heritage in the Spring to tour the site and determine if the diabase flatwoods area contains rare plant species. Mr. Seilheimer moved approval of the easement with the changes in the sign language and inclusion in the forestry clause for the protection of any rare species found, Dr. Cutler seconded, and the motion passed unanimously as amended.

Faye Cooper presented the Brandon property (#43) of 277.80 acres in Bath County and recommended approval. Mr. Seilheimer moved to approve, Dr. Cutler seconded, and the motion passed unanimously.

Ruth Babylon presented the Buckland property (#44) of 833.4 acres in Giles County and recommended approval. Mr. Hartz moved for approval, Mr. Walker seconded, and the motion passed unanimously.

Sherry Buttrick presented the Burrus property (#45) of 373.11 acres in Orange County and recommended approval. Mr. Hartz reported that he had called Mr. Burrus and asked about each parcel having its own skeet shooting range. Mr. Burrus said that he would like each parcel to have its own shooting range but if that would be a deal breaker he would be happy with the one existing range. Mr. Walker moved to approve the easement amended to allow the one sporting clay shooting range, Mr. Seilheimer seconded, and the motion passed unanimously.

After a brief recess, Faye Cooper presented the Bath County request for a water storage tank on Windy Cove Farm the Phillips property, stressing the urgent need for water for the village of Millboro Springs. Fred Fisher, Special Assistant to the Attorney General, explained Code of Virginia § 10.1-1704 which controls diversion of open space lands. He explained that if the diversion cannot be proved to be “essential”, leasing the acre of land needed for the water storage tank would achieve the same purpose while maintaining the integrity of the easement. The easement does not provide for the construction of a water storage tank and would have to be amended to allow such a structure. He said he understood that if the water storage tank were built on the Phillips property, there would be little or no scenic degradation of the property. But if it were built on one of the other possible locations, while there would be no impact on the Phillips easement, the area’s scenic quality could be adversely affected. Gene Phillips, Utilities

Director for Bath County, and Cliff Gilcrest, Chairman of the Bath County Planning Commission and Board of Supervisors representative for the Millboro District, presented the case for locating the water tank on the Phillips property.

Mr. Hartz moved that the Phillips easement be amended to allow for 1) the leasing of one acre (more or less) to Bath County and 2) the construction of a water storage tank project, subject to prior VOF approval on siting, design, and color and additional forestry language to protect the site. Mr. Walker seconded and the motion passed unanimously.

Laura Thurman presented the Cardwell property (#46) of 86.64 acres in Rockbridge County and recommended approval with the addition of a 200 foot set-back for structures, siting and design review for any additional dwellings, and the combined square footage of the two dwellings will not exceed 7,000 square feet. Mr. Seilheimer moved to approve as amended, Dr. Cutler seconded, and the motion passed unanimously.

Leslie Grayson presented the Castleton Lakes, LLC property (#47) of 396 acres and recommended approval with 2,000 square feet for the secondary dwellings and the winery building being reduced to no greater than 10,000 square feet without review and approval of siting and design. After discussion Mr. Seilheimer moved to approve the easement with VOF approval of siting for the winery building and secondary dwellings regardless of size with a maximum size of 12,000 and 3,000 square feet respectively. Mr. Walker seconded and the motion passed unanimously.

Leslie Trew presented the Civil War Preservation Trust Lick Run property (#48) of 133.93 acres in Spotsylvania County. The Board expressed concerns over the size and scale of the proposed visitor center, the lack of clarity on the number and location of roads, the placement of an access road for the residential development, and the location of water retention ponds on the battlefield. The Board also thought that there were better holders of this easement such as the Department of Historic Resources. Mr. Allen moved to defer consideration to the April 2006 Board meeting, Mr. Walker seconded, and the motion passed unanimously.

Ms. Trew then presented the Civil War Preservation Trust Peebles Farm property (#49) of 411.06 acres in Dinwiddie County. She said that the language on page 3 of the easement stating, "AND SUBJECT, HOWEVER, to the restriction that the Grantee may not transfer . . ." and in 5.a) "dam construction to create private ponds" should not be in the easement. Dr. Cutler moved to approve the easement as amended, Mr. Allen seconded, and the motion passed unanimously.

Sherry Buttrick presented the Crowe property (#50) of 264.26 acres in Madison County and recommended approval. After discussion, Mr. Hartz moved that the easement be approved with additional language to keep livestock out of the river and to require site review of all structures within 200 feet of the center line of State Route 230, Dr. Cutler seconded, the motion passed unanimously.

Ms. Imhoff adjourned for a thirty minute lunch break and reconvened at 12:30. She announced that Phil Hocker had arrived and wanted to address the Board on the proposed legislation

presented at the Joint Subcommittee on Land Conservation Tax Credit. Ms. Imhoff turned the floor over to Mr. Hocker for his presentation.

Jennifer Perkins presented the Denegre property of Foxstone Farm (#51) of 96.03 acres in Loudoun County and recommended approval with the reduction in the size of the secondary to 2,500 square feet. Mr. Hartz moved to approve the easement with the suggested reduction, Mr. Allen seconded, and the motion passed unanimously.

Ms. Imhoff then announced that the Board would hear agenda items numbered 62, 64, 72, 77, the Wilson reconsideration, and 86 out of order.

Faye Cooper presented the Zieman property (#62) of 176.57 acres in Augusta County and recommended approval with the addition of review of anything over 4,500 square feet for the two single family dwellings. Mr. Hartz moved approval of the easement as presented, Mr. Walker seconded, and the motion passed unanimously.

Ms. Cooper presented the Boyer property (#64) of 11.94 acres in Rockingham County and recommended approval. Dr. Cutler moved for approval, Mr. Hartz seconded, and the motion passed unanimously.

Ms. Cooper presented the Kitchin property (#72) of 45.61 acres in Clarke County and recommended approval. Dr. Cutler moved to approve, Mr. Walker seconded, and the motion passed unanimously.

Ms. Cooper presented the Worth property (#77) of 38.75 acres in Augusta County and recommended approval with the provision of 4,800 square foot equipment shed and review of any other buildings over 2,500 square feet. Mr. Seilheimer moved to approve as presented, Mr. Allen seconded, and the motion passed unanimously.

Ms. Cooper presented the Wilson property of 603 acres in Alleghany County for reconsideration explaining that the original easement was approved by the VOF Board in 2000. She recommended approval with the sport shooting and individual home office language due to the extensive conservation values it represents. Dr. Cutler moved to approve, Mr. Walker seconded, and the motion passed unanimously.

Ms. Imhoff then acknowledged the arrival of the Fralin and Waldron, Inc. group and announced that the Board would hear agenda item 80.

Ruth Babylon presented the Fralin and Waldron Read Mountain property (#80) of 153.27 acres in the Roanoke County for reconsideration and recommended approval. Steve Lemon, attorney for Fralin and Waldron, Inc., introduced Steve Claytor, of Fralin and Waldron; Janet Scheid, Chief Planner for the County of Roanoke; and presented the case for acceptance. The easement had been improved to include a reduction in the size of any future park building and/or structures to 1,000 square feet (from 5,000), clarification that only passive recreational uses will be allowed in the proposed park, and no broadcast, wireless (cellular) or other communication facilities

would be allowed. Dr. Cutler moved to approve, Mr. Walker seconded, and the motion passed unanimously.

Leslie Grayson presented the Piedmont Environmental Council property (#82) of 64 acres in Fauquier County and recommended approval. Mr. Seilheimer moved to approve, Dr. Cutler seconded, and the motion passed unanimously.

Faye Cooper presented the Stalnaker property (#86) of 106.82 acres in Shenandoah County and recommended approval. Mr. Seilheimer moved to approve, Mr. Walker seconded, and the motion passed unanimously.

Leslie Grayson presented the Smithwick property, Sunnybank Farm, (#59) of 1,076 acres in Loudoun County and recommended approval. Mr. Seilheimer moved to approve, Mr. Allen seconded, and the motion passed unanimously.

Sherry Buttrick presented the Fariss property (#52) of 270 acres in Campbell County and recommended approval. Mr. Seilheimer moved to approve, Mr. Allen seconded, and the motion passed unanimously.

Laura Thurman presented the Holland property (#53) of 175 +/- acres in Rockbridge County and recommended approval. After discussion, Mr. Hartz moved to approve the easement with additional language in the Management of Forest section to assure continuation of a hardwood forest, Mr. Walker seconded, and the motion passed unanimously.

Ms. Thurman presented the Rader property (#54) of 227 acres in Botetourt County and recommended approval. Dr. Cutler moved to approve with site review and approval of the design and location of the cell tower, Mr. Hartz seconded, and the motion passed unanimously.

Leslie Grayson presented the Riddell property (#55) of 77.02 acres in Rappahannock County and recommended approval. Mr. Hartz moved approval with the clarification in the Management of Forest provision to require the approval of the Virginia Department of Forestry or other qualified "forestry" professional, Mr. Allen seconded, and the motion passed unanimously.

Estie Thomas presented the Robert E. Lee Memorial Association, Inc. property of Stratford Hall (#56) consisting of 300 acres in Westmoreland County recommending approval with the following changes to the buildings clause: prior written approval for any new structure or the enlargement of any existing building or structure and such approval be limited to consideration of the size, height, siting, and impact of the proposed structure on the historic and Open-space values of the property. Dr. Cutler moved approval as presented, Mr. Walker seconded, and the motion passed unanimously.

Sherry Buttrick presented the Rosenberg property (#57) of 201.01 acres in Greene County and recommended approval. Mr. Walker moved for approval with the additional provision that structures over 4,500 square feet be approved by VOF, Mr. Seilheimer seconded, and the motion passed unanimously.

Ms. Buttrick presented the Sanford property (#58) of 99.89 acres in Orange County and recommended approval. Mr. Seilheimer moved to approve, Dr. Cutler seconded, and the motion passed with Mr. Walker voting against.

Ms. Buttrick presented the Tidball property (#60) of 92.74 acres in Madison County and recommended approval with additional language to limit the enlargement of the existing main house to its present footprint without written VOF approval. Mr. Seilheimer moved for approval with the recommended change, Mr. Allen seconded, and the motion passed unanimously.

Estie Thomas presented the Tumco, LLC property (#61) of 113.33 acres in Gloucester County recommending approval. Mr. Walker moved to approve the easement with the addition of pier language, Mr. Hartz seconded, and the motion passed unanimously.

The Under 50 Acres section of the agenda was considered next. Sherry Buttrick presented the Bank of America/Manns property (#63) of 43.5 acres in Albemarle County and recommended approval. Concern was expressed over the density of buildings and dwellings on such a small parcel. After discussion, Mr. Seilheimer moved to approve, Mr. Hartz seconded, and the motion passed with Ms. Imhoff and Mr. Walker voting against.

Ms. Buttrick presented the Gordonsville Preservation I, LLC property (#65) of 26.98 acres in Albemarle County recommending approval. Mr. Seilheimer moved to approve, Dr. Cutler seconded, and the motion passed unanimously.

Leslie Trew presented the Gum Bottom, Inc. property (#66) of 42.16 acres in Spotsylvania County and recommended approval with the deletion of the language “unless prior written approval for a larger dwelling is obtained from the Grantee, which approval shall be limited to consideration of the impact of the size, height, and siting of the proposed structure on the Open-space Values of the Property” on page 4, item 7(i). Dr. Cutler moved to approve with the recommended change, Mr. Walker seconded, and the motion passed unanimously.

Sherry Buttrick presented the Hack property (#67) of 8.427 acres in Orange County recommending approval with the following language added to the Buildings and Structures section, “The no-build setback shall not apply to a garage constructed in the vicinity of the existing single family dwelling if permitted by applicable land use ordinances of Orange County, Virginia, and if the size, location, screening, and siting thereof is approved by the Grantee and the Virginia Board of Historic Resources.” Mr. Seilheimer moved to approve as amended, Mr. Allen seconded, and the motion passed unanimously.

Leslie Trew presented the Hadden property (#68) of 18.5 acres in York County recommending approval. Mr. Hartz moved to approve the easement with a limit of 144 total feet for the addition to the existing dock, Dr. Cutler seconded, and the motion passed unanimously.

Laura Thurman presented the Holland properties (#69, #70, and #71) for a total of 63.55 acres and recommended approval. Mr. Walker moved approval of all three contingent on each other, Mr. Seilheimer seconded, and the motion passed unanimously.

Bruce Stewart presented the Knapp property (#73) of 26.80 acres in Louisa County and recommended approval. Mr. Seilheimer moved for approval, Mr. Allen seconded, and the motion passed unanimously.

Leslie Trew presented the Shannon property (#74) of 37.5 acres in Spotsylvania County recommending approval with no demolition language for the house and barn. Concern was expressed over the density of buildings/dwellings on such a small parcel. After discussion, Mr. Walker moved to approve, Dr. Cutler seconded, the motion failed with Ms. Imhoff, Mr. Allen, and Mr. Hartz voting against. Mr. Allen moved to defer the easement to the April 2006 Board meeting, Mr. Seilheimer seconded, and the motion passed unanimously.

Laura Thurman presented the Steele property (#75) of 11 acres in Rockbridge County recommending approval explaining that it is bordered on three sides by another easement proposal and contains most of the road frontage for that larger parcel. Dr. Cutler moved to approve, Mr. Walker seconded, and the motion passed unanimously.

Leslie Trew presented the Valade property (#76) of 20 acres in Stafford County recommending approval. The Board discussed the size and location of the lot and felt that due to the limited road frontage that there was little public benefit to placing the lot under conservation easement. Mr. Hartz moved to deny approval of the easement, Mr. Allen seconded, and the motion passed with Mr. Walker voting against.

Ms. Trew presented the request for additional \$2,232.34 dollars in Preservation Trust Funds for the Sisters of the Blessed Sacrament property (#78). Mr. Seilheimer moved to approve the funds, Mr. Hartz seconded, and the motion passed unanimously.

Reconsideration proposals were then heard. Laura Thurman presented the Cabe/Beavers property (#79) and recommended approval contingent on one property instead of the two properties approved at the September Board meeting. Mr. Hartz moved to approve, Mr. Walker seconded, and the motion passed unanimously.

Ruth Babylon presented the Lineweaver/Wilson property (#81) for reconsideration due to the size of the easement changing from 130 acres to 115 acres. Mr. Seilheimer moved to approve, Mr. Walker seconded, and the motion passed unanimously.

The following reconsiderations from the Addendum were heard. Estie Thomas presented the Dos Passos easements of 8.9 acres and 900 +/- acres in Westmoreland County, both were approved at the September Board meeting. On the 8.9 acres, the secondary dwelling changed from 2,400 square feet to 2,500 square feet. The larger parcel was approved at 1,661 acres with 7 parcels and reconsidered for 900 acres with 4 parcels. Mr. Seilheimer moved to approve both, Mr. Hartz seconded, and the motion passed unanimously.

Tamara Vance presented the Hutzler property of 81 acres in Washington County for reconsideration. This easement was approved in December 2001 and had expired. Since that approval, the property owner had eliminated an airplane hanger, airstrip, and new buildings for a

commercial dog kennel from the proposal. Mr. Seilheimer moved to approve, Mr. Hartz seconded, and the motion passed unanimously.

Ms. Vance presented the River Ridge Land and Cattle Co., LLC property of 115 acres in Grayson County for reconsideration. The owner was requesting a second secondary dwelling and the acreage was being updated to 115 acres from the originally submitted 86 acres. Dr. Cutler moved to approve, Mr. Seilheimer seconded, and the motion passed unanimously.

Ms. Vance presented the Willow Spring, LLC property of 300.8 acres in Montgomery County for reconsideration. This easement was approved at the June 2005 Board meeting with 2,000 square foot secondary dwellings and the owner is now requesting 2,500 square feet. Mr. Seilheimer moved to approve, Dr. Cutler seconded, and the motion passed unanimously.

Co-hold Proposals were heard next. Leslie Trew presented the Collins property (#84) of 613.68 acres in Caroline County to be co-held with the Virginia Department of Historic Resources. Mr. Walker moved to approve the easement with the limit of 2,500 square feet on the “educational and interpretive” building(s), Dr. Cutler seconded, and the motion passed unanimously.

Laura Thurman presented the Everett/Davison property (#85) of 116.59 acres in Shenandoah County to be co-held with the Shenandoah Valley Battlefield Foundation. Mr. Seilheimer moved to approve, Mr. Walker seconded, and the motion passed unanimously.

Ms. Imhoff announced that there would be a half day meeting for the Board to consider late easements that exceed the proposed guidelines on December 9<sup>th</sup> at 10:00 a.m. (location to be announced).

Ms. Imhoff then called for the Board to go into closed session to discuss personnel and legal matters as provided for in the Code of Virginia §2.2-3711 A.1. and 7. Mr. Seilheimer so moved, Mr. Walker seconded, and the motion passed unanimously. A roll call vote certifying that only exempted business was discussed during the closed session was taken at 4:00 p.m. Ms. Imhoff voted yes, Mr. Seilheimer voted yes, Mr. Walker voted yes, Dr. Cutler voted yes, Mr. Hartz voted yes, and Mr. Allen voted yes.

There being no further business, Mr. Seilheimer moved to adjourn at 4:05 p.m., Mr. Walker seconded, and the motion passed unanimously.

Respectfully submitted,

Patricia A. Cleary  
Executive Assistant

RESOLUTION

A RESOLUTION TO AUTHORIZE ADHERENCE TO ADJUSTMENTS THE STATE  
MAKES TO THE PAY BANDS FOR THE VIRGINIA OUTDOORS FOUNDATION

WHEREAS, the Board of Trustees for the Virginia Outdoors Foundation (VOF) has established equivalent state role titles and corresponding state pay bands for its employees; and

WHEREAS, VOF will continue to follow the pay bands set forth by the State of Virginia for its employees; and

WHEREAS, the State periodically makes adjustments to the pay bands; and

WHEREAS, it should be recognized that at the time of these adjustments some VOF employees will then fall below the minimum pay band; and

WHEREAS, it should also be recognized that some VOF employees will be frozen at the maximum of the pay bands; and

WHEREAS, the aforementioned VOF employees should appropriately benefit from the adjustment of the State's pay bands; and now, therefore, be it

RESOLVED by the Virginia Outdoors Foundation Board of Trustees, this 16<sup>th</sup> day of November 2005, That the authorization to adhere to adjustments the Commonwealth of Virginia makes to the pay bands be, and is hereby, adopted.

ADOPTED by a vote of 6 in favor to 0 against.



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ATTEST:

G. Robert Lee, Executive Director

RESOLUTION

A RESOLUTION TO AUTHORIZE A FULL-TIME EASEMENT POSITION IN THE  
WARRENTON OFFICE OF THE VIRGINIA OUTDOORS FOUNDATION

WHEREAS, The Virginia Outdoors Foundation (VOF) holds more conservation easements than any public land trust in the United States; and

WHEREAS, additional funds have allowed VOF to hire additional easement staff to handle the substantial workloads; and

WHEREAS, the Warrenton VOF Office houses the greatest number of easements and manages all the records and technology for the Foundation; and

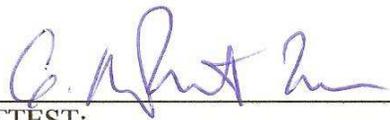
WHEREAS, it is vital to the progress of VOF and to the efficiency of the Warrenton VOF Office to have adequate staff to handle the workloads; and

WHEREAS, a full-time temporary position has been filled for approximately three months and has made a dramatic difference in the Warrenton VOF Office; and

WHEREAS, resources are currently available to convert this position into full-time permanent; now, therefore be it

RESOLVED by the Virginia Outdoors Foundation Board of Trustees, this 16<sup>th</sup> day of November 2005, That a full-time permanent position, Easement Program Assistant, in the Warrenton VOF Office be, and is hereby, authorized.

ADOPTED by a vote of 6 in favor to 0 against.



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ATTEST:  
G. Robert Lee, Executive Director

RESOLUTION

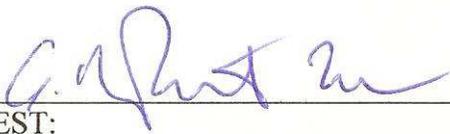
A RESOLUTION TO SET MEETING DATES FOR CALENDAR YEAR 2006 FOR  
THE BOARD OF TRUSTEES OF THE VIRGINIA OUTDOORS FOUNDATION

WHEREAS, The Virginia Outdoors Foundation (VOF) Board of Trustees typically meets at least four times a year to consider easement proposals and matters of land conservation policy; now, therefore be it

RESOLVED by the Virginia Outdoors Foundation Board of Trustees, this 16<sup>th</sup> day of November 2005, That the following dates be, and are hereby, adopted for VOF Board of Trustee meetings in the calendar year 2006.

|   |                 |
|---|-----------------|
| January 17 <sup>th</sup> , 2006<br>Policy/Legislation Coordination                        | Richmond        |
| April 6 <sup>th</sup> & 7 <sup>th</sup> , 2006<br>Policy and Easement Consideration       | Eastern Shore   |
| June 21 <sup>st</sup> & 22 <sup>nd</sup> , 2006<br>Policy and Easement Consideration      | Charlottesville |
| September 20 <sup>th</sup> & 21 <sup>st</sup> , 2006<br>Policy and Easement Consideration | Charlottesville |
| November 15 <sup>th</sup> & 16 <sup>th</sup> , 2006<br>Policy and Easement Consideration  | Charlottesville |

ADOPTED by a vote of 6 in favor to 0 against.

  
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ATTEST:  
G. Robert Lee, Executive Director