

Everson Ranch Management Plan Partially Approved 04-17-21

01-21-2021 Original Draft from Staff - Short-term and Long-term Recommendations as Requested
04-10-2021 Changes by Roger C., Board Vice Chair and Conservation Committee Chair

04-17-2021 OLT Board Approved Shortterm 2021 Part Only- Pages 1-9, Not Including Finishing the Produce Processing Building. Longterm Goals and Objectives from Pages 10-12 Have Not Been Approved

Purpose

The purpose of the Everson Ranch Plan is to articulate a short-term (due to COVID19, reduced income and reduced capacity) and long-term vision for how the Everson Ranch at Orient Land Trust will be operated based on the successful track record we have completing many of the objectives of the original ranch plan and expanding the naturist visitor/guest community at the ranch through camping and events at the ranch.

Activities at Everson Ranch have evolved over the years into a full expression and embodiment of the OLT mission. Once a place with hardly any visitors, the ranch grew to a place of much enjoyment and educational value for many visitors including volunteers, campers, guests and event participants. The conservation and preservation activities at the ranch have also evolved from historic agricultural activities and livestock, to vegetable gardens and greenhouses. All with an emphasis on holistic land management, thoughtful energy practices, and soil improvement programs, as we strive to leave this little piece of Earth better than we found it.

Upon approval by the Board of Directors, the Everson Ranch Plan will be used by OLT staff as a guide for conducting operations and establishing priorities for new projects. It is anticipated that the Everson Ranch Plan will be updated periodically to provide new priorities to OLT staff as we move out of operations defined by COVID19 guidelines and progress is made towards resuming the long-term ranch management vision.

Staff Recommendations Summary

Staff recommends that we follow through on what we've invested in at the Everson Ranch: the agriculture and livestock of our heritage, the alternative energy resources, the garden, the outreach, visitor camping and educational events. Perhaps we want to look more closely at hosting different events like subject oriented camps - birding, music, wetlands, raptors, wildlife corridors? Maybe we want fewer animals for shorter periods of time?

There have been valuable investments in our ability to extend our outreach and provide opportunities for visitors, and promotion of one of our historic and connected properties. It is also relevant that we have experienced a period of good profitability, organization wide, and that the investments at the ranch have been modest and well balanced. The recognition that the ranch has not drawn on hot springs admission and accommodation revenue but ranch expenses have been met by a portion of donation

revenue, which has traditionally been pledged toward conservation, is another example of OLT's following through on its published values.

In 2021, Due to the COVID19 pandemic we will scale back the activities and expenses at the ranch to focus on growing produce in the garden and maintaining the investments we have made in growing alfalfa/hay. This work will require some paid staff but we do not plan to bring on a new full time staff member at the ranch in 2021 to replace the Ranch Manager we had for most of 2020, which will provide considerable savings on the expenses at the ranch. We ask that the board approve the 2021 Staff Ranch Plan presented here under the Short Term Proposal Vision and Objectives for 2021 section beginning on page 7.

Staff also suggests that the board could use the following two benchmarks as successful metrics for financial oversight of the program activities at the ranch. The first metric is ranch expenses as a percentage of total organization expenses and the second metric is ranch net ordinary income as a percentage of unrestricted donation income. An acceptable range for the first metric could be 10-12%. An acceptable range for the second metric could be 50-55%. The background section includes a report that shows the historical ratios for these metrics and the proposal for 2021 includes projections for these ratios.

Ranch Plan Guiding Principles: Conservation and Preservation at Everson Ranch

The Everson Ranch has been primarily operated as part of the Land Conservation activities of OLT fulfilling these important aspects of OLT's Mission Statement:

- Preserving Agricultural Lands
- Preserving Wildlife Habitat
- Preserving Open Space
- Preserving Natural and Biologic Features of the northern San Luis Valley
- Preserving Historic Features for
- Education, outreach and Enjoyment

Additionally, the Everson Ranch is an important component of fulfilling Orient Land Trust Strategic Plan including these Land Stewardship strategies and other Conservation and Preservation objectives ,

- Continually assess and mitigate negative visual and ecological impacts of activities and practices in and near OLT.
- Maintain low impact and minimal development practices through conservation easements, capacity quotas, and other limits that preserve the environmental, historic, and recreational opportunities of each location.
- Utilize agricultural best practices for irrigation and animal husbandry to support wildlife habitats and agricultural heritage.
- Promote organic farming and ranching and model chemical-free agricultural practices. Follow principles of permaculture in the production of food and fiber on agricultural land.
- Strive for off-grid energy use and a small carbon footprint for all components of OLT.

- Protect water resources.

Goals and Objectives

The following goals and objectives were developed to guide the management plan for the Everson Ranch.

Maintain integrity of soil and ecological processes

- Promote soil stability and watershed function
 - Increase retention of precipitation in order to build resilience against drought
 - Increase live vegetative cover and the amount of litter on the soil surface to reduce bare ground
- Increase diversity of age-class distribution and species diversity (recruitment for maintenance and recovery)
 - Increase cool-season grasses (density, production and diversity)
 - Promote native flora and fauna

Restore ecosystem conditions to within range of natural variability while allowing for economic uses of natural resources

- Restore wet meadows where appropriate
- Maintain a connected wildlife habitat corridor in the region
- Restore the structure and function of the riparian area
- Control invasive, non-native species where possible and prohibit the introduction of new non-native species
- Protect and improve habitat of native, endemic fish species

Maintain agricultural heritage and working landscapes of San Luis Valley by promoting ranching as sustainable agriculture-permaculture

- Maximize conversion of solar energy for production of forage
- Manage domestic livestock as a tool to modify ecosystem processes in order to maintain or improve the diversity and productivity of the rangeland resources
- Improve efficiency of water delivery mechanisms for irrigation of hay crops
- Manage the ranch through adaptive management

Background

The Everson Ranch is a 760-acre working cattle ranch which was subdivided into residential lots and placed on the market in the early 2000s. Orient Land Trust (OLT) purchased the property in September 2004 to protect it from development and permanently manage for conservation values, maintaining the agricultural heritage and open spaces of the northern San Luis Valley.

The Everson Ranch has been a working ranch since it was homesteaded in 1872, and was held by the same family for most of those years. Sheep grazing ended on the ranch in 1979. Changes in plant communities (species composition and abundance) likely occurred due to the cumulative effects of decades of sheep grazing. One of these changes is the sharp decline in forbs on the ranch. Historical land use and management on the property appears to have impacted cool-season grasses, traditionally grazed heavily in the spring as soon as they green up prior to moving onto BLM for summer grazing. The majority of grasses on the ranch are warm season.

In 2010 the ranch (along with the hot springs and the land on which the hydro-electric plant is located) were placed under an easement with the Nature Conservancy (TNC). TNC monitors the easements in late July.

Completed projects include the reservoir construction. The first reservoir was completed in 2007 and was then reconstructed in 2010 to place it entirely on OLT deeded land. The idea when constructing the reservoir was to reestablish a historic pond the Everson's maintained and for use as an irrigation source and providing head for irrigation water coming out of the reservoir. The reservoir is a buffer for irrigation distribution and is not intended to be drained. The reservoir provides increased habitat for native fish, stabilizing the water available in the event that the hydroelectric facility went down and water stopped flowing. It also increases the area available for fish to hibernate during harsh winters. The cottonwood trees surrounding the reservoir now thrive with increased available water providing nesting and/or resting habitat for both year-round and migratory birds.

In partnership with the NRCS and with Colorado Parks and Wildlife (CPW), OLT added stream meanders to the stretch of stream that runs from the hydroelectric plant to the existing meanders, replacing a straight ditch to create habitat ideal for fish. The meanders project was carried out to provide habitat for two species of fish that are endangered or protected (Rio Grande Chubb and Rio Grande Sucker).

The representatives of NRCS and CPW are very pleased with the success of the fish habitat. Unfortunately there is still a substantial amount of water that is being lost in the meanders, percolating into the groundwater. This water lost for OLT's immediate use is a challenge for OLT. Hopefully as the channel becomes more established, there will be increasing amounts of water that make it through the meanders to fill the reservoir. As this process evolves, there should be more water available for irrigating. Assuming, of course, that the volume of water draining from the springs stays the same. The meanders require routine maintenance to keep them from filling in with sediment or breaking out of the channel.

OLT also has a ten year lease with Arrowpoint Cattle of Chaffee County. This lease began in 2013. OLT leases our BLM grazing allotment to Arrowpoint. OLT must graze the land to keep this lease which is important to OLT's overall land management goals. In addition to the BLM allotment, Arrowpoint cattle also graze the hayfields after they have been cut and baled. In 2014, Arrowpoint applied for a grant from NRCS to build a fence on the south sections of ranch property to pursue a holistic grazing program modeled after the Savory Institute's grazing program of high impact, short duration grazing. While fences are unsightly to some, they provide a low impact method that allows us to test theories regarding grazing practices. Hopefully this will provide valuable information for future grazing

schedules. It is also imperative that OLT be considered a good neighbor by surrounding landowners, and cattle at large threaten our relationship adjacent properties. Thus it is imperative that fences be implemented where necessary to keep Arrowpoint cattle on OLT lands and allotments.

OLT Everson Ranch activities have included raising animals: pigs, goats, and egg laying hens for their positive impacts on the land and the sale of meat. Having animals requires irrigated browsing acreage. The small paddocks around the ranch house are being irrigated by six inch gated pipe to provide the animals with good forage and promote soil health. The BOD approved the six-inch diameter gated pipe line in 2015 and it was installed in early summer to the three, 2 to 4 acre grazing paddocks.

With board approval a bath/kitchen building was built along with a methane digester - an alternative to a traditional septic system - which set the stage for successful visitor recreation, tours, camping, educational, and other events at the ranch.

In 2020, a produce processing building was constructed and is nearly complete. The interior needs to be finished and this can be done for the amount remaining in the original proposed budget (around \$4,694) for this project which was partially approved by the board. It will take an additional \$10,000 to bring electricity to the new building. This amount has not been approved by the board and was not part of the original proposal. See recap and proposal to complete this project later in the plan.

Financial Summary of the Everson Ranch Operations Since 2013 when OLT started Operating the Ranch Full Time

While the board has been involved and has approved the expenses, projects and original ranch plan, that approval has also come with a definite message from some on the board pushing for profitability of ranch operations. This push has had an effect on planning, suggestions, and how success (or failure) has been measured. There is a tension between following the ten points of the mission statement and criticism regarding financial red ink. Both are important and this tension is probably healthy. Ideally, we would celebrate ranch activities as evidence of our commitment to the mission.

It is important to put the expenses and investments at Everson Ranch in perspective. As the summary reports below show, the overall expenses at the ranch have been paid from OLT donations which have traditionally been solicited to further the preservation and conservation activities of the organization of which the ranch is definitely an important part. And ranch expenses have only used a portion of OLT donation income. Revenue generated from the hot springs has not been used for operations at the ranch. Additionally, ranch expenses are a relatively small percentage of the organization's overall expenses. Successful ranch operations have benefited the land, animals and visitor experience at the ranch, creating positive impacts and value in excess of the dollars spent. And the dollars were spent in a responsible way in alignment with overall financial goals and fiscal responsibility.

	2013-2017 (5 Years)			
	Everson Ranch	Donations	Hot Springs	OLT Total
Income	\$42,108	\$1,017,123	\$5,670,621	\$6,729,852
Costs of Goods Sold	-\$14,495		-\$206,209	-\$220,704
Gross Profit	\$27,613		\$5,464,412	\$6,509,148
Expenses	-\$375,000		-\$4,640,218	-\$5,015,218
Net Ordinary Income	-\$347,387	\$1,017,123	\$824,194	\$1,493,930

10.02% Ranch Expenses as a Percentage of OLT Total Expenses

44.76% Ranch Net Ordinary Income as a Percentage of Donations

	2013-2020 (8 Years) Average Per Year			
	Everson Ranch	Donations	Hot Springs	OLT Total
Income	\$16,374	\$224,213	\$1,119,944	\$1,360,531
Costs of Goods Sold	-\$6,919		-\$42,552	-\$49,471
Gross Profit	\$9,455		\$1,077,392	\$1,311,061
Expenses	-\$109,824		-\$985,837	-\$1,095,661
Net Ordinary Income	-\$100,369	\$224,213	\$91,555	\$215,400

10.02% Ranch Expenses as a Percentage of OLT Total Expenses

44.76% Ranch Net Ordinary Income as a Percentage of Donations

Expenses for Capital Project Investments at the Everson Ranch 2013-2020

Tractor (2012)	\$35,000
Ranch Bath/Kitchen	\$39,700
Irrigated Pipe	\$35,432
Beehive House	\$10,117
Ranch WasteWater Treatment	\$35,817
Well	\$13,310
Produce Processing Building (Not Completed)	\$38,012
Total	\$207,388

Short Term Proposal Vision and Objectives for 2021-Approved 04-17-21

The principles and values set forth in the original ranch plan and carried over to this revised plan inform the scaled back activities that we are proposing for the plan at the ranch in 2021. We want to continue the investments we have made in garden activities and the hay/alfalfa fields, and visitor connections, recognizing cost savings from a typical average year by lowering employee expenses. The budget and financial summary below provides the financial information and parameters of the activities at the ranch that staff is proposing. Also included are the details to complete the produce processing building.

	2021 Estimate			
	Everson Ranch	Donations	Hot Springs	OLT Total
Income	\$9,738	\$158,000	\$938,600	\$1,106,338
Costs of Goods Sold	-\$6,773		-\$13,300	-\$20,073
Gross Profit	\$2,965		\$925,300	\$1,086,265
Expenses	-\$57,852		-\$1,027,689	-\$1,085,542
Net Ordinary Income	-\$54,887	\$158,000	-\$102,389	\$723

5.33% Ranch Expenses as a Percentage of OLT Total Expenses

34.74% Ranch Net Ordinary Income as a Percentage of Donations

Produce Processing Building Project Recap and Estimates of Remaining Work to Complete-Not Approved in 2021

	Description	Proposal	Approval	Expenses		
Phase 1	Cellar and Foundation	\$16,410.00	\$16,410.00	\$16,410.00	\$0.00	Phase 1 Completed
Phase 2	Roof and Walls (Exterior)	\$10,695.60	\$10,695.60	\$10,695.60	\$0.00	Phase 2 Completed
Phase 3	Interior and Furnish	\$15,599.40	\$0.00	\$10,905.93	-\$10,905.93	Phase 3 Already Completed
	Total	\$42,705.00	\$27,105.60	\$38,011.53	\$4,693.47	Phase 3 Remaining
New Phase	Electricity Upgrades				\$10,000	Remaining
					\$15,000	Estimated Total to Complete

BUDGET PROJECTIONS 2021

	Total	Everson Ranch	Hot Springs	OLT Shared	PPP Loan Forgiveness
	Jan - Dec 21	Jan - Dec 21	Jan - Dec 21	Jan - Dec 21	Jan - Dec 21
Ordinary Income/Expense					
Income					
400000 · Revenue-direct contributions UR					
400100 · OLT Misc Memberships	158,000.00			158,000.00	
Total 400000 · Revenue-direct contributions UR	158,000.00	0.00	0.00	158,000.00	0.00
410000 · Program Revenue					
410200 · Gross Sales of Inventory					
450010 · All Sales	15,600.00		15,600.00		
485041 · Ranch Product Sales	5,738.00	5,738.00	0.00		
Total 410200 · Gross Sales of Inventory	21,338.00	5,738.00	15,600.00	0.00	0.00
410500 · Admission & accommodation fees	713,000.00		713,000.00		
Total 410000 · Program Revenue	734,338.00	5,738.00	728,600.00	0.00	0.00
420000 - Rental Income					
420200 - Ranch Events Revenue	0.00	0.00			
420000 - Rental Income other	4,000.00	4,000.00			
Total 420000 - Rental Income	4,000.00	4,000.00			
450000 · Other Revenue.					
450600 · SBA PPP Loan Forgiveness	210,000.00				210,000.00
Total 450000 · Other Revenue.	210,000.00	0.00	0.00	0.00	210,000.00
Total Income	1,106,338.00	9,738.00	728,600.00	158,000.00	210,000.00
Cost of Goods Sold					
500000 · Cost of goods sold					
500010 · All Food Purchases	9,900.00		9,900.00		
500020 · Apparel	1,200.00		1,200.00		
500030 · Other	2,200.00		2,200.00		
500080 · Ranch COGS (feed,meals etc)			0.00		
500050 · Ranch Other purchases	4,373.00	4,373.00	0.00		
500090 · Ranch Seeds and Plants	2,400.00	2,400.00	0.00		
Total 500080 · Ranch COGS (feed,meals etc)	6,773.00	6,773.00	0.00	0.00	0.00
Total 500000 · Cost of goods sold	20,073.00	6,773.00	13,300.00	0.00	0.00
Total COGS	20,073.00	6,773.00	13,300.00	0.00	0.00
Gross Profit	1,086,265.00	2,965.00	715,300.00	158,000.00	210,000.00
Expense					
600000 · Employee Expenses					
610000 · Gross Wages					
610100 · Regular Payroll	579,391.06	24,800.00	554,591.06		
610200 · Overtime (x1.5 hourly)	4,625.00	942.00	3,683.00		
610300 · Holiday Overtime (1.5x)	6,248.00	330.00	5,918.00		
610400 - Bonus	16,000.00		16,000.00		
610500 · Paid Time Off	68,094.48	2,000.00	66,094.48		
Total 610000 · Gross Wages	674,358.54	28,072.00	646,286.54	0.00	0.00
620000 · Payroll Taxes					
620100 · CO Unemployment Tax	5,917.34	300.00	5,617.34		
620200 · Company 941 (SS& Med) tax	50,125.67	1,405.00	48,720.67		
Total 620000 · Payroll Taxes	56,043.01	1,705.00	54,338.01	0.00	0.00
630000 · Employee Benefits					
630200 · SEP IRA Contribution	29,000.00		29,000.00		
630400 · Staff Development	1,200.00		1,200.00		
630500 · Health Insurance Benefit	75,600.00		75,600.00		
Total 630000 · Employee Benefits	105,800.00	0.00	105,800.00	0.00	0.00
Total 600000 · Employee Expenses	836,201.55	29,777.00	806,424.55	0.00	0.00
702200 · Board Expenses					
702250 · Meeting Expenses	400.00	29.00	371.00		
Total 702200 · Board Expenses	400.00	29.00	371.00	0.00	0.00
704300 · Donor Recognition	336.00		336.00		
704400 · Dues & Subscriptions			0.00		
704410 · Association dues	8,539.80	88.00	8,451.80		
704450 · Publications & subscriptions	2,350.78	180.00	2,170.78		
Total 704400 · Dues & Subscriptions	10,890.58	268.00	10,622.58	0.00	0.00
706500 · Financial Fees					
706530 · Credit card processing fees	27,314.31	1.00	27,313.31		
706540 · Direct Deposit Fees	971.00	674.00	297.00		
Total 706500 · Financial Fees	28,285.31	675.00	27,610.31	0.00	0.00
706800 · Furniture, fixtures and equip					
720210 · Equipment	1,800.00	600.00	1,200.00		
720260 · Software	5,240.00	10.00	5,230.00		

BUDGET PROJECTIONS 2021

	Total	Everson Ranch	Hot Springs	OLT Shared	PPP Loan Forgiveness
	Jan - Dec 21	Jan - Dec 21	Jan - Dec 21	Jan - Dec 21	Jan - Dec 21
Total 706800 · Furniture, fixtures and equip	7,040.00	610.00	6,430.00	0.00	0.00
707000 · Grants and awards					
707200 · Awards & grants to individuals	750.00		750.00		
707000 · Grants and awards - Other	600.00		600.00		
Total 707000 · Grants and awards	1,350.00	0.00	1,350.00	0.00	0.00
709500 · Insurance					
709520 · Conservation Defense Insurance	138.00	12.00	126.00		
709530 · Directors & officers insurance	3,676.00	389.00	3,287.00		
709550 · Liability & Property insurance	38,500.00	6,792.00	31,708.00		
709560 · Workers compensation insurance	15,880.00	238.00	15,642.00		
Total 709500 · Insurance	58,194.00	7,431.00	50,763.00	0.00	0.00
712500 · Licenses and Permits	1,258.47		1,258.47		
713300 · Maintenance/Repair/ Improvement					
713310 · Parts and other	13,000.00	2,271.00	10,729.00		
713330 · Property Maintenance	4,450.00	1,803.00	2,647.00		
713360 · Property Improvements	1,790.00		1,790.00		
Total 713300 · Maintenance/Repair/ Improvement	19,240.00	4,074.00	15,166.00	0.00	0.00
715500 · Occupancy expenses					
715560 · Rent	1,200.00	10.00	1,190.00		
715800 · Utilities					
715810 · Electric	4,798.00	4,798.00	0.00		
715820 · Propane / Diesel fuel	1,619.82	173.00	1,446.82		
715830 · Trash Disposal	6,620.00	1,020.00	5,600.00		
715870 · Water Tests	1,800.00	0.00	1,800.00		
Total 715800 · Utilities	14,837.82	5,991.00	8,846.82	0.00	0.00
Total 715500 · Occupancy expenses	16,037.82	6,001.00	10,036.82	0.00	0.00
715600 · Office Supplies	3,600.00		3,600.00		
716300 · Postage and Delivery	3,000.00		3,000.00		
716400 · Printing & publications	1,800.00		1,800.00		
716600 · Professional fees & Consultants					
716610 · Accounting fees	9,175.00	917.50	8,257.50		
716620 · Contractors & 1099	9,000.00	2,000.00	7,000.00		
716640 · Legal fees	900.00	90.00	810.00		
Total 716600 · Professional fees & Consultants	19,075.00	3,007.50	16,067.50	0.00	0.00
716800 · Program Supplies & Expenses					
716810 · Program expenses	0.00	0.00	0.00	0.00	0.00
716850 · Program supplies	16,800.00	1,581.00	15,219.00		
Total 716800 · Program Supplies & Expenses	16,800.00	1,581.00	15,219.00	0.00	0.00
720100 · Tax, Business					
720110 · County	12,198.50		12,198.50		
720130 · Real estate taxes	5,547.00	640.00	4,907.00		
720180 · State	10,013.95		10,013.95		
Total 720100 · Tax, Business	27,759.45	640.00	27,119.45	0.00	0.00
720400 · Telecommunications					
720410 · Internet service	6,408.00	640.80	5,767.20		
720450 · Telephone	11,208.00		11,208.00		
720480 · Web Hosting	3,372.00		3,372.00		
Total 720400 · Telecommunications	20,988.00	640.80	20,347.20	0.00	0.00
720500 · Travel					
720540 · Mileage,reimb gas recpt,other	1,620.00		1,620.00		
Total 720500 · Travel	1,620.00	0.00	1,620.00	0.00	0.00
722500 · Vehicles					
722510 · Onsite Vehicle Gasoline	3,000.00	899.00	2,101.00		
722530 · Vehicle Insurance	2,776.00	700.00	2,076.00		
722540 · Vehicle License Plates	1,089.48	171.00	918.48		
722550 · Vehicle Maintenance and Repair	4,400.00	1,348.00	3,052.00		
Total 722500 · Vehicles	11,265.48	3,118.00	8,147.48	0.00	0.00
722800 · Volunteers and Membership					
719660 · Premiums for members	400.00		400.00		
Total 722800 · Volunteers and Membership	400.00	0.00	400.00	0.00	0.00
Total Expense	1,085,541.66	57,852.30	1,027,689.36	0.00	0.00
Net Ordinary Income	723.34	-54,887.30	-312,389.36	158,000.00	210,000.00
	723.34	-54,887.30	-312,389.36	158,000.00	210,000.00

Long Term Proposal Vision and Objectives-Not Approved

The Everson Ranch will continue to be a working ranch. Beginning in the 1800s, when it was first homesteaded into private property, it has been predominantly a sheep or cattle ranch. A variety of crops and flowers, as well as livestock have been raised at the ranch. When Orient Land Trust purchased the ranch in 2004 the transaction reunited the Everson Ranch with the Hot Springs lands, which had historically been one parcel owned by Roy and Faye Everson up until 1978. Working towards financial and eventual energy independence is a key goal for the ranch. As soil health and productivity are achieved, the ranch will evolve as a laboratory for research and become a source of information for ranchers looking to improve the health of their land. The ranch will be part of the public relations showcase and a credible teaching tool for sustainable, organic practices. A cornerstone of Valley View Hot Springs culture has been how people can be a real community and treat each other and the land with love and respect. The Everson Ranch vision is a natural extension of that basic ideal. OLT will continue to foster partners on the ranch like The Nature Conservancy (TNC), The USDA - Natural Resources Conservation Service (NRCS) and Colorado Parks and Wildlife(CPW) as well as schools, local land-owners, visitors and guests.

Land Conservation and Preservation Objectives at the Everson Ranch:

1. Improve hayfields and improve dry-land pasture for cattle.
 - a. Irrigation and maintenance
 - i. board approved purchase of straight pipe, valves, and gated pipe to distribute the water to an increasing acreage with a target of 55 acres of hayfield irrigated by this method.
 - ii. Harvesting of hay-Irrigated hayfields in 2017 and 2018 totaled about 30 acres - three of five small fields. The cutting and baling of the native grass hay has been contracted to others as well as performed by OLT staff when expertise and equipment allowed.
 - iii. Use cattle to restore the grazing acreage to a healthier state with planned impacts to introduce more organic material into the soil to improve soil ecology with a more concentrated but shorter interval of hoof impact to stimulate the growth of grasses and forbs.
 1. Explore other possibilities for enhancing soil health.
 2. Explore a variety of livestock (pigs, chickens, goats, sheep, ducks, other?) to provide diversity and for restoration and mitigation of weeds and invasive plant species.
 3. Develop, implement and revise as needed Monitoring plan to measure soil health.
2. OLT has its own label for selling organic, healthy meats and produce.
 - a. Animals processed for meat
 - b. Everson Ranch Goodness logo created for use in sale and marketing of Everson Ranch products



3. Renovation and New Facilities at the ranch
 - a. Building on the success of gardens growing food and ornamentals at the ranch, we built a produce processing building that is nearly complete and greenhouses could be expanded for seasonal and even year-round growing.
 - b. Restoring and adding to the infrastructure to provide storage and accommodations for materials and personnel. The Bunk House, Beehive, and Dance Hall are existing structures that can be upgraded and restored. The reclamation and stabilization of these buildings is in process and these efforts can continue at a slow pace as time and money allow.
 - c. Evaluate and prioritize remodeling and upgrading of existing interiors as well as complete other construction and maintenance. There are other existing structures with potential.
 - d. For structures that are deteriorating, consider rebuilding in the same footprint and style using existing weathered materials for those aspects that are visible and new materials underneath and in those less visible aspects.
4. Increase plantings (trees).
 - a. Fruit trees have been planted, dead cottonwoods have been cut and dead sections have been pruned.
 - b. Increase woodlot plantings for a wider dispersion of trees and for a broader ecosystem as contrasted with narrow rows.
5. Gardens and food production
6. Continue partnership with CPW and NRCS to maintain the meanders as an endangered fish species habitat.
7. Maintain OLT Grazing leases with the Colorado State Land Board. Continue or forge new partnerships that provide beneficial grazing of cows with an emphasis on soil restoration and carbon sequestration in the soil.

Visitor Space Enhancement and Visitor Services Management

Guiding Principles: Visitor Services Program at the Everson Ranch

While the activities at Everson Ranch have been primarily part of the Land Conservation Program of OLT , Visitor Services Program activities have grown over the last few years and fulfill the preservation of land and resources “...for the enjoyment of current and future generations” aspects of the mission.

Additionally, Visitor Services at Everson Ranch are guided by these important goals and strategies from Orient Land Trust Strategic Plan including ,

- Provide a welcoming family-friendly environment.
- Promote naturism along with social and environmental awareness.

Visitor Services Program Objectives at the Everson Ranch

8. Camping at the Everson Ranch
9. Rental of Everson Ranch facilities and Camping to Groups
10. Complete, Maintain and Encourage use of the Bike Path to Everson Ranch

Research, Education and Outreach

Guiding Principles: Education and Outreach at the Everson Ranch

Additionally, Education and Outreach are guided by these important goals and strategies from Orient Land Trust Strategic Plan including ,

- Encourage collaboration with scientists, universities, government agencies and others for scientific studies of OLT resources including geology, biology, hydrology and energy.
- Develop and demonstrate conservation models and programs that teach thoughtful use of limited resources, including energy, water, material goods and land, to reduce each individual's impact on these resources and to adjust for environmental changes such as drought.
- Provide regular educational programs and activities for guests of all ages.

Education and Outreach Program Objectives at the Everson Ranch

11. Continue to provide tours of Everson Ranch facilities and activities
12. Outreach events including meals for hot springs guests to showcase ranch foods and practices
13. Continue and expand (as demand grows) kids Science Camp activities at the Everson Ranch
14. Explore and expand on adult presentations that highlight the unique biologic features of the Everson Ranch, as well as OLT's Land Conservation activities.
15. Implementing grid tied photovoltaic energy production