

MINUTES
CULPEPER SOIL AND WATER CONSERVATION DISTRICT
BOARD OF DIRECTORS MEETING
Culpeper District Office
Culpeper, Virginia
July 18, 2023

The meeting was called to order by Chairman Lynn Graves at 10:28 AM.

DIRECTORS PRESENT:

Lynn Graves, Madison County
Tom O'Halloran, Culpeper County
Dennis Verhoff, Culpeper County
Philip Morris, Greene County
Steve Morris, Greene County
Robert Runkle, Greene County
Stephen Hill, Madison County
Robert Bradford, Orange County
Robert Brame, Orange County

DIRECTORS NOT PRESENT:

Mike Biniek, Rappahannock County
Mike Sands, Rappahannock County
Sarah Sharpe, Virginia Cooperative Extension, Greene County
Brad Jarvis, Associate Director, Madison County
Bob Williamson, Associate Director, Culpeper County
Warren Lee, Associate Director, Orange County

STAFF PRESENT:

Greg Wichelns, District Manager
Stevie Ross, Administrative Secretary

1) CALL TO ORDER

L. Graves called the meeting to order at 10:28 AM.

2) EASEMENT LANGUAGE

G. Wichelns gave the Board a brief overview of a recently published IRS notice regarding original language in conservation easements containing boundary line adjustment provisions and/or extinguishment provisions. It was brought to the District's attention through a Newsletter from the Virginia Outdoors Foundation (VOF) that was sent to Robert Bradford, Director, that there has been an IRS recommended amendment to some of the original language of easements. (See Attachment) The new proposed language gives donors the opportunity to amend original easement language by replacing it with recommended IRS language to protect themselves from potential future IRS enforcement in regard to easement extinguishment and boundary line adjustments only. The IRS has provided "Safe Harbor" language that can be used to substitute for original language that could trigger an audit. All amendments must be filed by July 24, 2023. Mr. Bradford worked with his attorney to amend his easement which is held by VOF and co-held by the District. Mr. Bradford would like the District to support his proposed changes and sign off on them today. After discussion the Board decided it would be best not to send alerts to other easements that are co-held by the District.

R. Brame moved to approve amending the language on Mr. Bradford's Easement on property owned by Glendale Farms LLC and not to send alerts to other easement owners. T. O'Halloran seconded the motion. R. Bradford abstained. (R. Brame. T. O'Halloran, unanimous)

Respectfully Submitted,
Stevie Ross, Administrative Secretary

Lynn Graves, Chairman

A handwritten signature in cursive script that reads "Lynn Graves". The signature is written in black ink and is positioned below the printed name.

Date Approved: August 1, 2023