



Webinar Chat Log

Caught Holding the Bucket. January 22, 2026

00:18:11 Abi Locatis Prochaska, Land Trust Alliance: We recommend the Native Governance Center's Guide to Indigenous Land Acknowledgement for anyone who wants to learn more about building a full land acknowledgement practice. <https://nativegov.org/news/a-guide-to-indigenous-land-acknowledgment/>

00:19:06 Kirk Siegel, Mahoosuc Land Trust: Kirk Siegel, Mahoosuc Land Trust

00:19:40 Johnny Robinson (he/him): Watching from Berkshire County, MA, the homelands of the Stockbridge-Munsee Band of Mohicans

00:19:57 Dave Fuss, Indian River Land Trust: Dave Fuss, Indian River Land Trust, homelands of the Ais.

00:20:04 Karen Bassler, Gathering Waters: on Ho-Chunk Nation lands

00:20:14 Ben Garden: I'm not able to type an answer in question 3 of the poll-anyone else?

00:20:34 Ben Garden: Never mind- good now!

00:20:41 Doug Brown - BNRC: Replying to "I'm not able to type..."

I wasn't able to type the full org name

00:21:38 Kirk Siegel, Mahoosuc Land Trust: Mahoosuc Land Trust: we live and work on the unceded lands of the Ammoscongong and Pequawket bands of the Abenaki people

00:21:44 Lori Benson: Lori Benson, Wareham Land Trust

00:22:07 Abi Locatis Prochaska, Land Trust Alliance: If you had problems with or missed the Risk Management Credit poll and need to contact Tom, his email is tkester@lta.org

00:22:23 Kyle Koch, MCHT: Kyle Koch, CE Steward, Maine Coast Heritage Trust

00:22:50 Conservancy for Charles County: Hal Delaplaine, Conservancy for Charles County

00:23:14 Ricki Garden: Ricki Garden, Stewardship Coordinator, Central Colorado Conservancy. Hello everyone!

00:23:36 Kyle Koch, MCHT: Reacted to "Ricki Garden, Stewar..." with 👍

00:24:10 Ricki Garden: Replying to "Kyle Koch, CE Stewar..."

Hi, Kyle!!

00:24:24 Tom Kester, ARMS Operations Manager: Reacted to "Never mind- good now..." with 👍

00:25:07 Kyle Koch, MCHT: Replying to "Kyle Koch, CE Stewar..."

@Ricki Garden hello!

00:25:20 Abi Locatis Prochaska, Land Trust Alliance: Please put questions in the chat at any time!

00:26:47 Carolyn Klocker, Sharon Land Trust: Reacted to "Please put questions..." with 👍

00:27:39 Carla Dods: Are there slides to see?

00:27:39 Amanda Bly (Teton Regional Land Trust): Amanda Bly, Nicole Cyr, and Tamara Sperber joining from Teton Regional Land Trust in Eastern Idaho :)

00:28:18 Tom Kester, ARMS Operations Manager: Replying to "Are there slides to ..."

Yes, Alex is sharing slides

00:30:12 Doug Brown - BNRC: Hey! That's me and my photo!

00:30:15 Johnny Robinson, BNRC (he/him): Reacted to "Hey! That's me and m..." with 😄

00:30:23 Marianne Iarossi, The Trustees: Reacted to "Hey! That's me and m..." with 😄

00:30:28 Joe Barbaree, Athens Land Trust: Reacted to "Hey! That's me and m..." with 🎉

00:30:30 Christopher Biondi: Reacted to "Hey! That's me and m..." with 🙌

00:30:33 Mary Doucette, Buzzards Bay Coalition, She/Her: Reacted to "Hey! That's me and m..." with 🎉

00:30:35 Max Winebrenner (ID) (Palouse Land Trust): Reacted to "Hey! That's me and m..." with 🎉

00:30:42 Nicole Cyr (Teton Regional Land Trust): Reacted to "Hey! That's me an..." with 👍

00:30:50 Mindy Mock, Piedmont Land Conservancy (NC): Reacted to "Hey! That's me and m..." with 👍

00:31:00 Ben Garden: Replying to "Kyle Koch, CE Stewar..."

Ricki- you don't see many folks with the last name Garden. Two of us on one webinar!

00:31:18 Rebecca's iPhone: Reacted to "Hey! That's me and m..." with 👍

00:33:08 Robert Delap (Hudson Highlands Land Trust): my stomach is sinking just imagining discovering that big ol pile

00:35:26 Abi Locatis Prochaska, Land Trust Alliance: Replying to "my stomach is sinkin..."
Yeah, that would be a bad sight to see.

00:44:43 Abi Locatis Prochaska, Land Trust Alliance:


00:45:33 Max Winebrenner (ID) (Palouse Land Trust): Only 2 days is impressive

00:45:50 Kyle Koch, MCHT: Reacted to "Only 2 days is impre..." with 👍

00:45:52 Nicole Cyr (Teton Regional Land Trust): Reacted to "Only 2 days is imp..." with 🧠

00:45:53 Ardath Dixon (she/her) - Cape Elizabeth LT: Reacted to "Only 2 days is impre..." with 👍

00:46:24 Eric Thum: Why didn't you hire a company do the work?

00:49:10 Yesenia Leon: Does the conservancy have separate stewardship and enforcement funds?

00:49:34 Johnny Robinson, BNRC (he/him): You might have addressed this, but how did you initially determine exactly who was responsible?

00:49:41 Chris Long: Reacted to "Why didn't you hire ..." with 👉

00:51:28 Emily Merlino: Reacted to "Does the conservancy..." with 👉

00:54:03 Elan Lipschtiz: did you check with your insurance company to get any assistance from you general liability insurance with repairing the damages?

00:54:26 Chris Long: Reacted to "Does the conservancy..." with 👉

00:58:33 Karen Bassler, Gathering Waters: How did you select the attorney to represent you - was it someone you worked with on other matters?

01:01:10 TTOR: 2 questions: Can you talk more about the experts you consulted and got approved by TF? What, if any, was the CE holders involvement?

01:01:40 Conservancy for Charles County: How unusual was this violation in your It's experience?

01:02:51 Robert Delap (Hudson Highlands Land Trust): what's the relationship with the violating party like these days?

01:03:11 Robert Delap (Hudson Highlands Land Trust): Reacted to "Only 2 days is impre..." with 

01:03:12 Chris Long: Did you not hear from the violator at all until settlement? And likewise to Robert's question above, how did the longer-term relationship change after they had to pay that large amount?

01:03:21 Ardath Dixon (she/her) - Cape Elizabeth LT: Reacted to "what's the relations..." with 👍

01:04:00 Andrew Addressi: You mentioned one limitation of your records were visual photographs of the tracks. Did you have any recent high quality aerial imagery that supported your case? I wonder how that evidence might have supported your case.

01:04:23 Kristin O'Brien, SVT: We just went through a major violation lawsuit (we won!!) and I completely agree with everything you said especially to document everything and stay organized!

01:04:30 Abi Locatis Prochaska, Land Trust Alliance: Reacted to "We just went through..." with 🙌

01:04:34 Mary Doucette, Buzzards Bay Coalition, She/Her: Reacted to "We just went through..." with 🙌

01:05:17 Robert Delap (Hudson Highlands Land Trust): Reacted to "👍👍👍👍👍👍👍👍👍👍..." with 👍

01:05:34 Doug Brown - BNRC: Reacted to "We just went through..." with 🙌

01:06:11 Lori Benson: when first approached the violators did they deny that they had done it? Go on the defensive? Become hostile? Do you have a relationship with them today?

01:06:24 Chris Long: Replying to "Did you not hear fro..."
(Ah I misunderstood as I joined late, and I thought the violator was the landowner of the CE)

01:07:51 Wildlands Trust: Reacted to "We just went through..." with 🙌

01:08:11 Jessica Grigg BTA/BOLT Inc.: Reacted to "We just went through..." with 🙌

01:09:31 Josette Markline MD Env Trust: Love Lens!

01:10:04 TTOR: How did you discover the pile? do you monitor your fee lands?

01:10:27 Nicole Cyr (Teton Regional Land Trust): Reacted to "How did you discov..." with 👍

01:10:50 Yesenia Leon: Reacted to "How did you discover..." with 👍

01:11:08 jdenlinger - Lancaster Farmland Trust: Was the neighbor a longtime landowner or a someone who recently purchased the property? Some of our most challenging stewardship issues we encounter develop from "new" landowners...

01:11:50 Melissa Houser - SFCT: Reacted to "Was the neighbor a l..." with 👍

01:11:53 Nicole Cyr (Teton Regional Land Trust): Does anyone have experience with 3rd party trespass on a CE that was not surveyed?

01:12:00 Wildlands Trust: Reacted to "Was the neighbor a l..." with 👍

01:12:09 Elan Lipschitz: Was the violation close to a trail? Or road?

01:12:37 Abi Locatis Prochaska, Land Trust Alliance: Replying to "How did you discover..."

Practice 12C goes over inspecting land trust properties at least once per calendar year:

<https://landtrustalliance.org/resources/learn/topics/land-trust-standards-and-practices/standard12/practice12c>

01:12:57 Elan Lipschitz: just wondering how easy it would be for a volunteer monitor to observe the violation

01:13:44 Jessica Grigg BTA/BOLT Inc.: Did the neighbor get educated about the invasives?? How terrible and what a good job you did?

01:14:29 Kristin O'Brien, SVT: Reacted to "We just went through..." with 🙌

01:14:30 Chris Long: Replying to "Does anyone have exp..."

We've had a few hard-to-determine areas and wound up remarking a line to prove it for the resolution

01:14:35 Chris Long: Replying to "Does anyone have exp..."

I forgot the name of the webinar, but LTA had one last year about surveys/boundaries that had an idea of a survey fund that land trusts can tap into to remark even just one linear feature to help spur resolutions [From Abi – It was [Identifying and Protecting Fee and Conservation Easement Property Boundaries](#)]

01:15:12 Nicole Cyr (Teton Regional Land Trust): Reacted to "I forgot the name ..." with 👍

01:15:22 Chris Long: Replying to "Does anyone have exp..."

(clarification we had the encroaching party pay for the remarking, but the LTA webinar had an idea of a land trust fund do it to show good faith and also save \$ in long term)

01:15:41 SLT Office Admin: do you prepare staff and volunteers for de-escalation if neighbors become hostile?

01:15:49 Chris Long: Replying to "Does anyone have exp..."

it was a few hundred dollars for a single line, vs. thousands in possible legal fees and the like, and the landowners wound up paying to move the fence

01:15:59 Dave Fuss, Indian River Land Trust: Thank you, Alex! It was helpful and instructive to follow the case study from violation to resolution and reflection. Good job and thanks for sharing!

01:16:03 Max Winebrenner (ID) (Palouse Land Trust): Reacted to "Thank you, Alex! It ..." with 🙌

01:16:03 Claire Finucane- Ice Age Trail Alliance (she/her): Thank you Alex, very informative presentation!

01:16:05 Wildlands Trust: Reacted to "Thank you, Alex! It ..." with 🙌

01:16:18 Robert Delap (Hudson Highlands Land Trust): that was great, alex. sorry you had to go through it, but so glad you shared

01:16:31 Nick Wildman- DNRT: Thank you!

01:16:39 Elan Lipschtiz: Thank you for sharing your experience!

01:16:52 Rosalind Page-Ammonoosuc Conservation Trust:thank you so much!

01:17:31 Joe Barbaree, Athens Land Trust: Incredibly helpful, thank you!

01:17:43 Dan Hester: Sincerely appreciate the presentation and excellent advice suggestions.
Thanks!

01:17:54 jdenlinger - Lancaster Farmland Trust: Thanks, @Alex Metzger! Well-done.

01:17:57 Chris Long: thanks yall

01:18:00 kdawdy: Thank you so much!