Goshen Farm Preservation Society Annual Membership Meeting Minutes
January 21, 2026

Called by:	Erik Wallace	**Type of Meeting:**	Board of Directors Annual Membership Meeting
Facilitator:	Erik Wallace	**Recorder:**	Sharon Biondi
Date:	January 21, 2026	**Time:**	7:30 PM
Location:	Zoom Teleconference and In person at the CSC Clubhouse		
BOD Attending:	Erik Wallace, Barbara Morgan, Rebecca Benner, Roy Benner, Sharon Biondi, Shannon Beauchamp Lepthien, Bob Nestruck, Jessica Corliss, Lori Runk and Linda Paez Attended via Zoom: Christy Folderauer, Dirk Schwenk, and Terry Brandon		
Members and Guests Attending:	Lou Biondi, Larry Jennings, Marcia Dudley, Jeanne Klingler, Rose Mary Stocker, Peter Johnson, Eva Nettleton, Stephen McKerrow, Laura Murray, Linda Anastasia, Michael Buchet and Steve Knaut Attended via Zoom: Catherine Salam, Susan Brandon, Rebecka Britt		

1. The Annual Membership Meeting was called to order on Wednesday, January 21, 2026 at 7:30 PM by President Erik Wallace.
2. President Erik Wallace welcomed all Members and thanked them for making the effort to join us virtually on Zoom and in person at the CSC Clubhouse as we appreciate membership participation at the Goshen Farm Preservation Society, Inc. (GFPS) Annual Membership Meeting. He explained that this was not a Board of Directors Meeting but the Annual Membership Meeting to review the business conducted by GFPS over the last year, to approve the GFPS budget, approve By-Laws changes, and to elect the Board of Directors for 2026.
    a) President Wallace introduced himself and the Board Members present in person to those attending.
3. Certification of a Quorum
    a) President Wallace certified that we have a list of all the Members attending virtually on Zoom and in person and have reached a quorum at this Meeting. As of this Meeting date according to the Membership Chair, we have 123 Members. We need 10% attendance, which is 12 Member attendees. We have 22 members present and 6 Members on Zoom for a total of 28 attendees. We meet our quorum requirement.
4. Review of Minutes – January 15, 2025, Annual Membership Meeting
    a) President Wallace asked for any changes, additions, or corrections to the Minutes. **Lou Biondi made a motion to approve the January 15, 2025 Annual Membership Meeting Minutes. Michael Buchet seconded the motion. The motion carried.**
    b) President Wallace explained to the Members attending that later in the Meeting, we will go into Closed Session to elect the Officers and the President will make

Committee Chair assignments. While we are in Closed Session, the Members can remain on the Zoom link and those attending in person can stay and enjoy refreshments. After the Closed Session, we will reconvene and announce the new Officers and Chairs. The Board will entertain comments and answer general questions when the Meeting is opened to the floor.

5. President's Remarks and Annual Report of the Board of Directors (sent via MailChimp and copies provided at the in-person Meeting)
   a) President Wallace asked if there were any questions or corrections on the President's Annual Report to the Membership. Hearing none, President Wallace mentioned some of the highlights of the year.
      i) FY 2025 was marked by continued operational leadership, strengthening of strategic partnerships and steady progress toward Goshen Farm's long-term preservation and development goals. A major focus was advancing the African American Heritage Preservation Program (AAHPP) driveway restoration grant in close coordination with Anne Arundel County Public Schools, the Maryland Historical Trust (MHT) and the Financial Development Committee. GFPS continues discussions in preparation for the 2026 Maryland Legislative Bond Initiative for future water and sewer infrastructure, and strategic alignment of priority capital projects including the Tenant House, chimney restoration and future pavilion development.
      ii) Administrative accomplishments include: strengthening board governance and compliance processes, completing and publishing Ann Brice Worthington's memoir as a new GFPS fundraiser, updating Event Use Policies, Application, Fee Schedule and Agreements for implementation in 2026, and submitting multiple grant applications supporting preservation and environmental initiatives.
   b) Vice President's Remarks
      i) Vice President Barbara Morgan reported major accomplishments included the successful copyrighting, production, and secure storage of Ann Brice Worthington's book, Goshen Farm 1853-1935: The Tydings Brice Family, A History and Extended Memoir, resolved publications issues with The Caper, and supported GFPS's historical materials. Board operations were enhanced through the organization of governance documents, updated officer and director records, and improved event coordination through a shared calendar.
   c) President Wallace invited Committee Chairs to mention highlights of their Annual reports to the Membership. Only a brief summary of each committee's work and accomplishments are included in these Minutes. For more detailed descriptions, go to the GFPS website, www.goshenfarm.org or use the "Contact Us" button to request the 2025 Committee reports.
      i) Ad Hoc African American Heritage Committee (AAHC) At-Large Member Linda Páez and her Committee spent many months researching the twelve (12) enslaved people who lived and labored at Goshen Farm and the Farm's history indicating that there had been run-away slaves. Linda had assistance of the History & Research Chair, Scott Powers, and Member Gerry Lockwood. Using the information gathered, Linda applied for inclusion of GFPS on the National Park Service Underground Railroad "Network to

Freedom" website and as an official site. The committee was successful. Linda has partnered with many organizations including the Banneker-Douglass-Tubman Museum, the Maryland Commission on African American History and Culture (MCAAHC), Asbury Broadneck United Methodist Church and Blacks of the Chesapeake Foundation. Last, Linda shared a quilt with the Members present that was researched and created by Member Fran Bents explaining that each quilt square indicates a route for enslaved people to run away. Linda's research on the descendants of the enslaved at Goshen Farm continues. Note: If approved by the Membership tonight, the African American Heritage Committee will become a "Standing Committee".

ii) Building & Maintenance Chair, Lou Biondi, concentrated on advancing major infrastructure projects essential to the long-term preservation and safe public use of Goshen Farm. These major projects include the driveway improvement project, the chimney stabilization and fireplace repairs at the Historic Goshen Farm House, and the highly complex first floor foundation stabilization project.

iii) Communications Chair, Shannon Beauchamp Lepthien, managed GFPS's digital presence through Facebook (social), MailChimp (email) and WordPress (website) and maintained consistent communication with Members and the community regarding events, policies and Farm activities. Shannon created a "Contact Us" button on the website and directs requests to the appropriate Committee Chair for response. She expanded news related to the African American Heritage Committee on our website. As part of her community outreach, she submitted monthly GFPS articles for The Caper (the Cape St. Claire community newsletter). Last (but not least) Shannon created custom graphics for all events and managed promotional content across all digital platforms.

iv) Events Co-chairs, Barbara Morgan and Christy Folderauer – Barbara reported that the twenty events held at the Farm brought in $992.00 from Event Use/Rental fees and donations. These were individual Member planned events including a large baby shower and Axis Church and Gloria Dei! Lutheran Church held outdoor worship events. There were twelve (12) planned events at the Farm including our Summer Concert Series, Cape JOM (Jam and Open Mic) – Open Mic Nights showcasing local talent, Broadneck High School students participating in Environmental Literacy studies at the Farm and holding their Family Day in May. Annual GFPS events in 2025 included Java & Jazz/Tea & Tunes in March, Spring Open House in June, Cape St. Claire Strawberry Festival in June, Summer Concert Series June - September, and Wine Down at the Farm & Silent Auction in August. Lastly Barbara designed a survey of the GFPS Membership on current events, new events and activities to plan for 2026.

v) Educational Outreach Chair, Terry Brandon, continues to connect students to nature, support local food access to food-insecure families, strengthen school partnerships, and prepare the next generation of environmental stewards through consistent, meaningful hands-on learning experiences. Examples of these activities and programs are the Goshen Farm Hoop House and Sharing

Garden Programs assisting My Brother's Pantry, CSC Elementary STEM Night, Broadneck High School Signature Field Days, Wilderness 101 at Goshen Farm, and many hands-on field trips for students and scouts. Terry thanked Jessica Corliss for her work to secure a grant from the Parole Rotary Club for improvements to the Hoop House.

vi) Financial Development Co-Chairs Jessie Corliss and Lori Runk focused on strengthening Goshen Farm's internal revenue systems and expanding our external funding opportunities to support long-term sustainability. They approached 2025 as a foundation year, emphasizing systems, research, making recommendations for Membership growth, improving revenue from property use, increasing event income and preparing for future capital projects and grant opportunities. Early accomplishments were reviewing and recommending a clear property-use fee schedule and Property Use Application to standardize rental and site-use requests as part of an Ad Hoc committee. Jessie completed extensive research on feasibility of rehabilitating the Tenant House, extending public water and sewer to the Farm and evaluating readiness for a private fundraising campaign for a proposed pavilion construction. As regards grants, GFPS was awarded the Maryland Historical Trust (MHT) African American Heritage Preservation Program (AAHPP) grant for $51,000 for driveway improvements. Jessie is also working on a Keep Maryland Beautiful grant application for $46,000.00 and a MHT Museum Assistance Program.

vii) Garden Chair, Bob Nestruck shared that the Sharing Gardeners were contributing to donations to My Brother's Pantry. Bob also stated that there were four (4) plots available in the Sharing Garden. The Goodies sales held at the Farm for products produced by Sharing Gardners, and the Henson Hall Garden volunteers organized by Tracy Smith and the Colonial Kitchen Garden organized by Fran Bents brought in $5,000.00 to GFPS. Sharing Gardener, Billie Grant, donated strawberry plants from his home plot to give away at the annual Cape St. Claire Strawberry Festival for donations and we hope to start our own strawberry patch for use at next year's Festival. Bob praised the Gardeners for all their hard work. Member Laura Murray stated the clients at My Brother's Pantry "...really appreciate the fresh produce."

viii) Grounds Chair, Roy Benner, stated that GFPS has benefited from 32 Eagle Scout projects and 1 Gold Award project since the inception of this program in 2011. Currently in 2025 there are 2 Eagle Scout projects in progress: Ryan Glubke, an Eagle Scout Candidate, built three (3) Mobile Solar Panel Systems with storage batteries and controllers which provide light where electricity is not available and Eagle Scout Candidate, Nick Tubio, built a small children's cabin and small picnic table in the Nature Play Space dedicated to young children generally less than 7 years old. Roy continues to meet with Anne Arundel County Department of Public Works on the Mitigation Project. This project includes removing two acres of invasive trees and vines and planting 3.5 acres of native trees, shrubs and native ground cover. The planting will be completed by fall of 2027. Roy continues to monitor the Forest Stewardship Agreement that was signed in 2024 which makes recommendations for the 18

acres of forest at Goshen Farm for 10-12 years. Roy, Erik and others moved the Apiary to the lower field and reconstructed the protective fence around the Apiary. Roy stated that the Pavilion that is in early planning stages will be located in the area where the Apiary used to be located. Roy reported that the infestation of the Spotted Lanternfly decimated the vineyard. The Spotted Lanternfly during its various stages is primarily hosted by the Tree of Heaven. The Trees of Heaven will be removed by the Mitigation Plan work.

ix) Membership Chair, Becky Benner, noted that she continues to send out Membership renewal letters in November and as the Membership dues are received, sends out welcome materials and acknowledgments while ensuring accurate integration of member records into the GFPS's digital communication platforms. Becky also receives new Membership applications throughout the year and sends out all the materials as she does with renewing Memberships. Becky noted that after the Membership Survey results came in to the Events Chair, some of the old events (that brought in little revenue) were ended and new suggested events were added. Several Memberships were lost due to this change. Becky stated that the Chesapeake Crossroads Heritage Area (CCHA) inclusion of GFPS among its heritage sites has continued to give GFPS many more opportunities to apply for grants. Becky worked with Roy and the Grounds Committee on monitoring and meeting monthly on the Mitigation Plan. A serious priority for Becky, Members of the Sharing Garden, the Grounds Chair and the Financial Development Chair is the issue of mobility at the Farm. This Ad Hoc Committee has begun an Accessibility Plan for Sharing Garden Members in wheelchairs, on walkers, canes and those who have difficulty with mobility in general to get from the gravel parking lot to the Sharing Garden and within the Garden. The committee is researching a grant(s) to proceed with this phase of the Accessibility Plan. Roy is building six raised Sharing Garden beds for accessibility.

x) Security Chair, Dirk Schwenk. In 2025 Dirk advanced Goshen Farm's transition toward a modern integrated security infrastructure. The Farm now has expanded wireless and solar-powered camera coverage for the Henson-Hall Garden, Hoop House, Sharing Garden blind spot and the Tenant House. Interior security was strengthened through the selection of smart alarm systems with mobile alerts, expandable door and motion sensors and improved access control. These upgrades have improved site safety, enhanced monitoring and protection of Goshen Farm's historic assets.

xi) Volunteer Committee, Lori Runk. Lori will be assuming responsibility for the activities of the Volunteer Committee. She stated that she will be reaching out via email and SignUpGenius to the Membership in the next month.

d) President Wallace asked if there were any questions regarding the Committee Chairs' Annual Report to the Membership.

i) Member Michael Buchet asked the Financial Development Chair how she will balance core function versus retail activities so we do not lose our 501 (c)(3) status with the IRS. Erik responded that the Board and our Treasurer monitor this "line" very closely. Jessie responded that the Member Survey guided her

committee and the Events Committee when planning events to raise monies and GFPS activities for Members. An example of this are the classes for Members (and Nonmembers for a small fee) such as "Preparing a Garden for Winter", and a lecture and activities regarding "Genealogy – Finding Your Roots" (including the research that was done on the twelve (12) enslaved persons who lived and labored on the Farm). These events and activities support our core function and Mission Statement.

ii) Member, Laura Murray asked if GFPS was going to approach the AA County Board of Education about a longer lease (currently our lease is 25 years). Erik responded that we can renegotiate a new lease in five years and plan to do so should grant opportunities that we are investigating indicate that we will require a longer lease in order to qualify.

iii) President Wallace encouraged those attending who have not read the 2025 Annual Report to Membership to do so and have a better insight into the many work projects that were accomplished in 2025 and the work and planning involved for these committee chairs and volunteers who assisted them.

iv) President Wallace summed up some of the highlights of 2025. Negotiating a twenty-five (25) year lease with the Board of Education of Anne Arundel County made it possible to acquire the approval of the MHT and AAHPP grant of $51,000.00 for driveway improvement. Erik stated that while we do not receive funds from AACPS, they have been very supportive of all of the requests we have put forward to them for permission and letters of support to move forward on projects such as the Mitigation Plan, the Driveway Improvement Project and the Underground Railroad site. Erik and Jessie recently spoke with Jane Cox, the new Chesapeake Crossroads Heritage Area (CCHA) Executive Director. Jane is excited about the GFPS projects and activities as a (CCHA) member heritage site and is very supportive in helping promote grant opportunities for GFPS. Lastly Erik mentioned that GFPS is going forward with an application for a $60,000.00 Maryland State Legislative Bond Initiative to finish the work on the First Floor Stabilization Project and Sealing the Farm House (windows, doors, etc.).

6. Treasurer's Report for December 31, 2025– Christy Folderauer (copies provided under separate cover)
   a) Christy reported that the total in the GFPS checking account was $55,319.80 and $114,985.87, in the savings account. Christy has been serving on the Board as Treasurer for four and one half years. She stated that it is a pleasure to serve with this hard-working group of dedicated Board Members.
   b) Lou Biondi made a motion to approve the December 31, 2026 Treasurer's Report and Bob Nestruck seconded. The Motion carried.
7. Naming of vote tabulators
   a) Members, Marcia Dudley and Fran Bents agreed to count ballots with assistance from President Wallace.
8. Presentation of the GFPS, Inc. 2026 proposed budget (sent via Mail Chimp and copies provided to in-person Member attendees)
   a) President Wallace directed Members to the printed budget.

b) President Wallace stated that GFPS has adopted an activity-based budgeting process which is presented here. Each Committee will have its budget reviewed and approved at the February Board of Directors Meeting and funds approved in those budgets can be spent without further consultation with the Board. If something large comes up that is not in the budget, we have an Emergency Expenditure Policy and if the expense is over the Emergency Expenditure limit, the Chair must ask the Board for approval for something that is outside their committee's budget at the next Board Meeting. President Wallace explained the color coding on the budget. The green areas under Grants (Government Funds) are contingent funds where GFPS has or plans to request grants or Maryland Legislative Bond Initiatives. President Wallace asked if there were any questions regarding the budget.

(1) Member, Linda Anastasia asked about the grant request for Water and Sewer Project referred to in the budget. Erik and Roy stated that we have two (2) wells – one is the original well for which an Eagle Scout Candidate created a well house structure (used primarily for educational purposes) and the other well is the more functional well that can only support our Gardens. Erik responded that research indicated that the cost of water and sewer for the Farm would be approximately $250,000.00. GFPS will be approaching the Maryland State Legislature in late 2026 to discuss and apply for a Legislative Bond Initiative regarding Sewer and Water at Goshen Farm.

ii) An unidentified Member asked about funds for the Hoop House. President Wallace stated that Terry put through a request for improvements to the Hoop House such as lighting and weatherization relating to controlling the extremes in temperature in both summer and winter months. Grants are being researched for this work as well as educational activity expansion related to the Hoop House. Erik stated that $500.00 was added to Terry's maintenance budget. An additional grant is being sought for additional Hoop House innovations for $2,800.00 and as is in the early stage, is not in this budget.

9. Explanation of how the online vote was conducted

a) President Wallace stated that GFPS is fortunate to have Barbara Morgan as our Vice President and Shannon Beauchamp Lepthien as our Communications Chair. Barbara chose a new cost-free software, Google Forms, in 2026 for voting online. Coordinating with Shannon, they were able to include on the ballot the candidates for the election, the Budget questions, and the By-Laws changes. Also included were non-ballot questions related to Members who would be willing to chair committees and Members who would be willing to serve on committees. This is invaluable information to advancing growth for GFPS. The link to the voting website was emailed to the most current list of Members on January 12, 2026.

b) The data for the ballots cast online were downloaded on January 20, 2026 and online checked against those Members of record as of January 15, 2026 by the President, the Membership Chair and the Vice President.

c) President Wallace stated that we would break for a moment to count the online ballots and ballots from those present at this Meeting. While this was occurring,

Lori Runk announced that GFPS would be hosting the Lucky Trivia Night Fundraiser on March 16th. Members need to book a table for the event (4-6 people per table). It will be $25 per person. There will be trivia questions about Goshen Farm, Cape St. Claire, gardening and more. Light refreshments and specialty coffees prepared by Rose Mary and Stephen Stocker will be served. For details check our website.

d) President Wallace stated that in reviewing the online ballots, we had a total of thirty-five (35) valid ballots. We had eleven (11) paper ballots from tonight's Meeting. We had a total of forty-six (46) ballots cast.

10. Vote on Board of Directors and Budget

a) President Wallace reported that we had four (4) Directors that were up for reelection. In 2025,we have fourteen (14) Director positions filled, Scott Powers resigned as History & Research Chair leaving us with thirteen (13) positions, four of which were up for reelection.

i) The Members running for reelection to the Board were Terry Brandon, Barbara Morgan, Christina Folderauer, and Erik Wallace. All of these candidates received forty-six (46) votes for and none against. The budget was approved with forty-six (46) votes for and none against. The change to the number of Board of Directors to fifteen (15) was an Amendment to our By-Laws which passed forty-five (45) votes for and one (1) vote against. This increase in our number of Board of Directors does not mean that we will have fifteen (15) Board Members, it just sets a new cap on the number. Two additional By-Law changes -African American Heritage Committee be changed to a Standing Committee and Security Committee be changed to a Standing Committee were voted on positively with each having forty-six (46) votes for and none against. The last two By-laws changes were adding additional duties to the Treasurer. The first amendment added quarterly financial reports and received forty-six (46) votes for and none against. The second amendment for additional Treasurer duties insured that the Budget is presented and approved at the GFPS Annual Membership Meeting. This amendment received forty-six (46) votes for and none against.

b) **Sharon Biondi moved that we accept the proposed GFPS, Inc. 2026 proposed budget, the By-Laws changes and the reelection of four (4) Board Members. Bob Nestruck seconded. The motion carried**.

11. Closed Session

a) President Wallace stated that the Board would move into Closed Session at 8:55 PM to elect Officers and then assign Chairs and At-Large positions.

b) **Barbara Morgan made a motion to move into Closed Session. Sharon Biondi seconded and the motion carried.** President Wallace let the Members who were on Zoom know that we were moving into Closed Session and those Board Members who were in the Closed Session remotely, would go to the second link that they were sent. He stated that we would be in Closed Session about 15 minutes and then return to announce the Officers and the Committee Chairs for 2026. We will hold a Question and Answer (Q&A) Session and have comments from the floor. Members and guests could stay, have refreshments or were free to leave.

12. Annual Membership Meeting reconvened at 9:10 PM.
13. Announcement of Election of Officers by President Erik Wallace
    a) Erik Wallace – President
    b) Barbara Morgan – Vice President
    c) Christy Folderauer – Treasurer
    d) Sharon Biondi – Secretary
14. President Wallace also announced that all Committee Chairs present agreed to serve another year. Linda Páez agreed to continue as African American Heritage Committee Chair and Dirk Schwenk agreed to continue as Security Committee Chair. He also stated that Lori Runk will serve as Volunteer Coordination Chair. The Chairs for 2026 are as follows:
    a) Linda Páez – African American Heritage Chair
    b) Louis Biondi – Building and Maintenance Chair
    c) Shannon Beauchamp Lepthien - Communications Chair
    d) Terry Brandon - Educational Outreach Chair
    e) Barbara Morgan/Christy Folderauer - Events Co-Chairs
    f) Jessica Corliss – Financial Development Chair
    g) Roy Benner - Grounds Chair
    h) Scott Powers – Open (Scott retired as History & Research Chair and has moved out of state.)
    i) Becky Benner - Membership Chair
    j) Dirk Schwenk – Security Chair
    k) Bob Nestruck – Sharing Garden Chair
    l) Lori Runk – Volunteer Chair
15. Open Q&A Session and comments from the floor
    a) There were no questions or comments from the Floor.
16. Adjournment
    a) Michael Buchet moved to adjourn, and Lou Biondi seconded. The motion carried. The Meeting adjourned at 9:12 PM.