“I’m ready to give up on the work of the ranch, and I know that the people that are taking it over will do a good job and maintain pretty much what we’re doing today.”

-Rex Coffman
Nothing says ‘summer morning’ more than the cascading trill of a meadowlark. For me, growing up in a rural subdivision in Old Snowmass that was plunked down in a former ranch meadow, meadowlarks were the clarion call of cool summer mornings and lazy afternoons. As my early life progressed along decidedly ranch-y paths, there were always meadowlarks. I didn’t know how much a part of me they were until my soundtrack changed in college to the splash of wet tires in the city. When I eventually found my way back to Colorado, I landed in town and spent my free time in high, beautiful places. But they weren’t the ranches and meadows of my youth, and there were no meadowlarks.

It wasn’t until I began working at Aspen Valley Land Trust many years ago that meadowlarks came back to me – or I to them. This happened, of course, while visiting ranches with the landowners who were working to conserve them. One of the first of those was the Coffman Ranch outside Carbondale.

In my first season at AVLT, I met Rex and JoAnn Coffman as they were preparing to donate a conservation easement on part of their historic family ranch. As Rex showed me around on the ATV and turned me loose to explore and record the natural wonders of this beautiful little ranch, I realized I had come home again. I was transfixed by the gentle beauty of the meadows, the graceful cottonwoods, the rushing river, the hidden wetlands, and tip-toeing deer – but it was the music of the meadowlark that triggered a visceral, bone-deep recollection of my youth and a realization of what I was missing. How lucky I was to have had a childhood full of meadows, dirt, animals, and wildlife, despite growing up in a subdivision.

Last August, life and work came full circle at the closing table, where I sat alongside Rex, Jo, and their children to sign the sale papers of the Coffman Ranch to AVLT. I felt blessed and obliged to continue honoring and caring for this special place. And to share it with others, who perhaps miss the meadowlarks of their past, or who may never have had the joy of seeing one sit on a fence post and sing its heart out.

This report is dedicated to all of the children, ranchers, farmers, lovers of nature, and people from all walks of life with whom we hope to share places like the Coffman Ranch and their meadowlarks and joy for years to come. Thank you for joining us.

Suzanne Stephens, Executive Director
For 65 years, Coffman Ranch has been a haven for wildlife, water, biodiversity, and agriculture. Now, it will continue to be just that – and so much more.

When Rex and JoAnn Coffman sold their working ranch to AVLT in August 2021, they invited us into their lives, their history, and their future. They entrusted 141 acres of critical wildlife habitat, decades of deep agricultural roots, and three-fourths of a mile of Roaring Fork River frontage to this forever mission of protecting and stewarding land.

While the day-to-day tasks at the ranch look different than the past 55 years of traditional land conservation, our vision is the same. We seek a future where land, wildlife, and people flourish together, and where land is a treasure to be passed on forever.

Thanks to the Coffmans and the generous support of this conservation community, this ranch will be the most impactful tool in our kit to catalyze the next 55 years of protecting and stewarding land in the Roaring Fork and Colorado River valleys.

This is more than a beautifully diverse and rich landscape. It is more than dense riparian and wetland habitat. It is more than a quiet place of inspiration. It is our future generations’ link to our past. It is where our beautifully diverse community will go to connect with conservation and one another. With your support, Coffman Ranch will be a welcoming place for this community to discover and build deep connections with land, wildlife, and water.

Now is the time to steward this family ranch, honor its history, and protect its natural resources. It is time to create a forever home for AVLT. This is a once-in-a-lifetime opportunity to benefit the community by protecting and caring for this ranch for the good of all, human and wild.

There is much work to be done, here at Coffman Ranch and across our region. We celebrate all that the Coffmans and this community have made possible over the last year. Thank you!
THANK YOU FOR PROTECTING COFFMAN RANCH!

LEAD DONORS

BF Foundation
Bob and Jane Clark
Colorado Division of Conservation
Steve Damerow and Robin Wynn
Matt and Ellen Dubé
Foremost Fund
Garfield County
Gates Family Foundation
Glickman Family Fund
Great Outdoors Colorado
William L. Hutton
Jim Campbell and Sandy Jackson
Carris and Jill Kaufman
Ted Levine and Lucia Swanson
John and Laurie McBride
Nona Niland
James and Hensley Peterson
Pitkin County
Stewart and Lynda Resnick
Pitkin County Conservation Service
Greenway Foundation
Pitkin County Natural Resource Commission

Visit avlt.org/coffman to learn more about Rex and Jo, the Coffman Ranch campaign, and how you can help bring a community vision to life.

2021 GOAL: PROTECT

State of Colorado
Natural Resource Conservation Service
Pitkin County
Great Outdoors Colorado

2024 GOAL: COMMIT

$14,000,000

2023 GOAL: ENGAGE

$12,000,000

2022 GOAL: STEWARDSHIP

$8,400,000

Community Support
$7,000,000

As of 7/8/2022
THE CLASSROOM IS OPEN – WIDE OPEN

More students, more places to connect to, and more to come!

After one of the most challenging periods in our collective history for schools, teachers, and students, Chapin Wright Marble Basecamp opened its gates for outdoor education again last year.

In 2021, more students than ever accessed the unplugged, high alpine, immersive learning experience at Basecamp. In addition to welcoming students and teachers back, AVLT achieved milestones that will allow this property, and properties across these valleys, to continue serving more schools.

After years of planning and designing, Gunnison County approved a new land use permitting for Basecamp that will allow expanded use of the aspen-shrouded property. With generous support from Great Outdoors Colorado, this infrastructure will be completed before this fall’s first group hike up the hill to Basecamp.

Coffman Ranch was also home to several outdoor learning pilot programs as part of AVLT’s plan to provide places to learn from the mountain tops to riverbanks where schools, nonprofits, and our partners can connect more kids to nature.

And while Basecamp and Coffman will see more infrastructure improvements and new programs in years to come, it is what these places represent that matters. While we are all reeling and healing from these historic years, we are reminded of the power of nature and learning in the outdoors.

If just one student experiences the healing of a running river, of shivering aspen leaves, a hawk overhead, or a quiet moment under the shade of a cottonwood, we will all be better for it. Thank you for making it all possible and changing lives.

Photo courtesy of Bridges High School
STRATEGIC CONSERVATION PLAN

With your help, AVLT completed a three-year process and released this region’s first Strategic Conservation Plan that outlines ambitious goals and priorities for the next decade. Bringing this plan to life will only be possible with your support, innovation of conservation tools, deepening partnerships, and creating new collaborations.

We are facing the compounding crises of climate change and loss of biodiversity. We also need to confront deep environmental and social injustices. There is much work to be done and it will take each of us to protect what matters most.

PRIORITYs

EQUITY

CONSERVATION GOALS

LEGEND

AVLT Protected Land
BLM Land
USFS Land
Local/State Land
Other Conserved Land
AVLT Service Area
Rivers/Creeks

DESIREd OUTCOMES

• Double our conservation impact by protecting an additional 40,000 to 50,000 acres of important land.
• Protect and enhance access to parks and trails in 3-5 high-need areas. Create 5 new miles of public trails.
• Strengthen partnerships with municipalities and public agencies to foster collaborative conservation.
• Partner with groups that work with underserved community members to provide 3-5 additional engagement opportunities per year on conserved properties.
• Commit to ongoing community engagement that reduces barriers to participation and creates safe, fun, and meaningful ways for Latino and/or Hispanic and underserved community members to provide input.

See the full plan and how you can get involved at avlt.org/conservation-plan.
THANK YOU, DONORS!
You turn ideas into reality
You protect all that is special about the places we love. Every dollar you give is an investment in clean air and water, your local community, and future generations. Thank you.

List includes gifts from 1/1/2021 – 1/10/2022. We apologize for any misprints or omissions. Please contact avlt@avlt.org for any corrections.

Gave for last 5-9 consecutive years
Gave for last 10-14 consecutive years
Gave for last 15-19 consecutive years
Gave for last 20+ consecutive years

AVLT’S STEWARDSHIP CIRCLE

Help us build capacity and save more priority land, now, while we have the chance. Joining the Stewardship Circle, you can help create a healthier future for our wild and human communities.

AVLT’S STEWARDSHIP CIRCLE CORE

AVLT’s Stewardship Circle Core is reserved for the dedicated supporters who have made a four-year pledge to the Stewardship Circle. This leadership gift enables us to care for all the special places forever protected over the past 55 years.

Contact us at info@avlt.org or (970) 965-8840 to learn more about how to join the Stewardship Circle or Stewardship Circle Core and invest in the future of these valleys.

STEWARDSHIP CIRCLE FOUNDERS

<table>
<thead>
<tr>
<th>Level</th>
<th>Supporters</th>
</tr>
</thead>
<tbody>
<tr>
<td>$100,000 &amp; over</td>
<td>Anonymous</td>
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<tr>
<td>$25,000</td>
<td>BF Foundation</td>
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<tr>
<td>$10,000</td>
<td>Champion</td>
</tr>
<tr>
<td>$5,000</td>
<td>Conservator</td>
</tr>
<tr>
<td>$1,000</td>
<td>Steward</td>
</tr>
</tbody>
</table>

(levels based on annual giving)

FOUNDER
- $100,000 +
  - John and Laurie McBride
  - Matt and Ellen Dubé
  - Curtis and Jill Kaufman
  - Stewart and Lynda Resnick
  - Town of Carbondale

GUARDIAN
- $25,000 +
  - Bob and Jane Clark
  - Nona Niland
  - The Mesdag Family Foundation

CHAMPION
- $10,000 +
  - Alpine Bank
  - Sohrab Amini, M.D.
  - John and Chuck Baehm

Founder
- $100,000 +
  - Anonymous
  - John and Carrie Barron
  - Jim Campbell and Sandy Jackson
  - The Kristina and William Carro Foundation
  - The Eistenhain Foundation Inc
  - First Western Trust
  - Ted Levine and Lucia Swanson

Guardian
- $25,000 +
  - Dee Blue
  - Matt and Ellen Dubé
  - Curtis and Jill Kaufman
  - Stewart and Lynda Resnick
  - Town of Carbondale

Champion
- $10,000 +
  - Alpine Bank
  - Sohrab Amini, M.D.
  - John and Chuck Baehm

CONSERVATOR
- $5,000 +
  - Alpenglow Foundation
  - Anonymous
  - Sue Anschutz-Rogers
  - James Arney and Sally Golden
  - Aspen Snowmass Sotheby’s International Realty
  - Donna Diani and Ian Piroskop
  - David Ellis
  - Lucy and Ernie Fyrwald
  - Michael Kendrick and Gail Minzer
  - Richard and Marianne Kipper Foundation
  - Gary and Jill Kresni, Community Education Fund
  - Michael and RoseAnn Leiner
  - Susan and Fred Lodge
  - Gerry Pace, Silt River Preserve
  - Dipika Rab Pechham and Doug Pechham
  - Spring Valley Ranch-Seligman Family Foundation
  - Stagner Advised Fund at ACF
  - Patry Tisch
  - Peter and Robin Van Domelem

STEWARDS
- $1,000 +
  - Anonymous
  - BF Foundation
  - Foresight Fund
  - Glickman Family Fund

SUSTAINING MEMBERS
- $10,000 +
  - Anonymous
  - BF Foundation
  - Glickman Family Fund

BECOME A SUSTAINING MEMBER TODAY AT AVLT.ORG/MONTHLY!
2021 SUPPORTERS

TRAILBLAZER SUPPORTERS
($500-$999)

The Anchorage Foundation
Alot and Bonnie Adair, in honor of Bruce and Della Arias
Jan Austin
Michael Behrendt and Jan Causer
Thomas and Sallie Berndt
Eric Barry
Mark and Amy Benshovsky
Adriana and David Bonifield
Bouldinridge Mountain Sports
Melodict and Dan Bullock
Toni and Tony Caine, in honor of Fred Lodge
Confidence Architecture
David Curin
Daniels Family Charitable Fund
Sandra and Clifford Devoy
Carol Doiry, in honor of family and friends
Bob and Nancy Emerson
Equus Private Wealth Management
Jillian Gilbs
Peter and Mike Gilbert
Sally and Todd Granger
Gosman Family Advised Fund
Ted Guy
Bill and Leslie Hartman
Kristin Henry
Cassidy Henry
Sherry and Richard Harrington
Paul Hoenmans and Judith Steinberg
Melody Jankovsky and Rob Tress
Maureen and Arthur Rothman, Lathrop Strang Memorial Fund,
in honor of Mike and Lesia Rehl
Cari and John Shurman
Lathrop Strang
Strang Memorial Fund,
in honor of Tim McFlynn
PROTECTOR SUPPORTERS
($250-$499)

Sean Angert
Becky Ayres
Charlie and Susan Bartis
Dawn Burton
Jody and Mary Bausch, in honor of Bert Purser
Elizabeth Bixler and Simon Hambridge
David Becker
Gary and Rose Bensen, in honor of Nat and Julie Rickerbush
Priska and Ed Bethorken
Allan Bendsky
Tom Berthiaume and Cheryl Kashutawa, in memory of Marc Kashutawa
Clarence Blackbird
Dwight and Michael Brady, Lathrop Strang Memorial Fund, in memory of Mike and Louisa Shilling
Jill and Michael Briggs
Chris and Andrea Bryan
Tom and Judy Cadamore
Michaela Carpenter, in honor of Wilber Norell
Anne Austin Clayton, in memory of William Clayton
Debby and Gabe Collins
Sunny Conley, Spirit of Unlimited Loving
Memories
Robert and Karen Davis
Brendy Drake
Deborah and Scott Fifer
Marie Fingerdal
Fritz Family Fund
Marcus and Tony Fuentes, in honor of Harold Grant Stephens
Perez and Barbara Gay
Scott Hanley
Laura Hansen
Adelle Huse, Hause Family R3 Fund
Brian and Hannah Hippe
Gail and Phil Holstein
Wayne and Jo Ives
Susan Jackson
Leslie and Patrick Johnson
Anna Johnson
Sandy and Pete Johnson
Gerard and Maury Kaplan, in honor of Ted and Joyce Levine
Valery and Kamee Kelly
Kinsella Family Fund
Cil Klumpers
Tracy and Glen Lamer
Angela Longley
Howie Mullancy Family
Ann Mahaffey
Julia Marshall, in memory of Mike and Dorothy Marshall
Stewart and Stephanie McConaughy
Tom and Linda Melberg
Dumar Moods, Steve’s in Willers
Krisen and Rob Morey
Thomas and Shirley Morgan
Marjory Moogers and Frank Peters
Leslie and Bill Nevins
Rosemary and Pat Patterson
Platema Family Foundation
Cynthia Pollock
John and Lesia Rehl
Julia and Nate Rowland, in memory of Chumuck Bazell
Susan and Kevin Ryan
Kirk Scales
Pet Spremuller
Suzanne and Jeff Stephens
John Sedgwick and Lee Beck
Bridge Strang
Tripp and Gabriella Surro
R. Bailey Tongue Jr
Jennifer and George Tempor, Lathrop Strang Memorial Fund, Hause Family R3 Fund
Red Hill, in honor of John Coffman

A WILDLIFE WONDERLAND, FOREVER PROTECTED

Last winter, the Ringer family conserved their 240-acre White Owl Ranch, just south of New Castle along Garfield Creek. Rolling hills covered with shrublands, meadows, and pastures are now protected for wildlife, seasonal cattle grazing, and the community’s scenic enjoyment, forever.

White Owl Ranch provides vital habitat for elk, mule deer, black bears, mountain lions, raptors, migratory birds, and a multitude of other species. The ranch is primarily surrounded by public land, which connects the property to the Garfield Creek State Wildlife Area. The conservation of this ranch, together with other conserved private lands, serves an important role in creating corridors for wildlife to move freely.

As this wildlife conservation continues freeing their young here, the Ringers will also continue raising their three boys on this ranch, and provide a piece of Colorado’s natural character for all future generations to enjoy.

"The rich diversity of animals and the unbridled views are a constant reminder that we have made a very rewarding decision." - Matthew Ringer
THANK YOU,
VOLUNTEERS!

Last year, there were more opportunities than ever for our community to help steward and commit to the places you love. Whether with Roaring Fork Outdoor Volunteers, the OUR LANDS art show, at Coffman Ranch, or AVLT fundraising events, thank you to everyone who gave a hand last year! We could not do this work without your help.

DOUG GRAYBEAL

Doug Graybeal, a long-time supporter and former board member, went above and beyond orchestrating the Aspen Chapel Gallery’s OUR LANDS art exhibit in 2021. Doug worked with each artist to organize a contribution of an additional painting to be sold with one-hundred percent proceeds benefitting local conservation. Doug helped coordinate opportunities for the artists to access conserved private properties to capture the value of conservation. We appreciate all of Doug’s donated time, energy, and talent!

VOLUNTEER OF THE YEAR

OUR LANDS ART SHOW

Over the course of two years, ten local artists visited properties conserved through AVLT from Aspen to Rifle and captured the essence of these special places. The Aspen Chapel Gallery hosted an exhibit of these artists’ work last fall with proceeds benefitting AVLT. Seeing all of the talent shared and the beauty of these forever protected places at the OUR LANDS exhibit was an inspiring and humbling experience for which we are so grateful!

THANK YOU,
IN-KIND DONORS

Judy Anderson
Richard Arnold
Aspen Mini Donuts
Aspen Tree Service
DHM Design
Francesca’s Pasta Market & Emparadas
Free Range Kitchen
Gran Farnum
Mark Fullen
Holland & Hart, LLP
George Hendrix
JAK Innovations, LLC
Karp, Neu, and Hanlon PC
MANAUS
Mama’s Kitchen
Ann L. Ramsey
Robert J. Ross
Brad Tucker
Waterlaw: Patrick, Miller, Noto
Theresa Zelenka

Painting of Coffman Ranch courtesy of Tamie Lane

Painting of Coffman Ranch courtesy of Tamie Lane
DHM Design has been a dedicated supporter of conservation in this region for many years and has generously provided time, skill, and expertise to numerous AVLT projects. The DHM team understands the necessity of preserving the essence of the West and leveraging this uniqueness to create healthier spaces to share with all community members and future generations.

In 2021, DHM donated 273 hours of professional services for four AVLT projects as well as general consultation and support. We are incredibly grateful for this astounding contribution, a history of partnership, and a promising future of collaboration.
Land conservation is one of the few investments that can last forever. By planning a gift to Aspen Valley Land Trust, you will help ensure the protected open lands, wildlife habitat, clean water, and local agriculture that is here today will be here for future generations. By planning a legacy gift to conservation, you can help protect these special places and the benefits they provide for both human and wild lives. Some of your options include:

- Leaving a simple bequest through your will.
- Designating a gift through your life insurance plan or retirement account.
- Donating a gift of real estate that can be conserved or sold to benefit conservation.

To learn more about how you can invest in the future of our valleys, contact Jeff Davlyn at jeff@avlt.org.

### 2021 Financials

**CONSOLIDATED STATEMENT OF FINANCIAL POSITION**

For the year ending December 31, 2021 (based on audited financial statements and includes Coffman Ranch)

<table>
<thead>
<tr>
<th></th>
<th>2021</th>
<th>2020</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CURRENT ASSETS</strong></td>
<td>207,328</td>
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<tr>
<td>INVESTMENTS</td>
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<td>4,111,462</td>
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<tr>
<td>RESTRICTED INVESTMENTS</td>
<td>1,010,099</td>
<td>384,175</td>
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<tr>
<td>INVESTMENTS HELD ON BEHALF OF OTHERS*</td>
<td>1,316,849</td>
<td>1,187,009</td>
</tr>
<tr>
<td>PROPERTY &amp; EQUIPMENT, net of depreciation</td>
<td>4,763,824</td>
<td>945,895</td>
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<tr>
<td><strong>TOTAL ASSETS</strong></td>
<td>$11,919,034</td>
<td>$6,925,904</td>
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<thead>
<tr>
<th></th>
<th>2021</th>
<th>2020</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CURRENT LIABILITIES</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Accounts Payable &amp; Accrued Expenses</td>
<td>32,923</td>
<td>3,020</td>
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<tr>
<td>Amounts Held on Behalf of Others¹</td>
<td>1,316,849</td>
<td>1,187,009</td>
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<tr>
<td>Short-Term Loan¹</td>
<td>1,202,923</td>
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<td><strong>TOTAL LIABILITIES</strong></td>
<td>$2,552,695</td>
<td>$1,190,029</td>
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<thead>
<tr>
<th></th>
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<th>2020</th>
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</thead>
<tbody>
<tr>
<td><strong>UNRESTRICTED NET ASSETS</strong></td>
<td></td>
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<tr>
<td>Operating Investments</td>
<td>1,845,435</td>
<td>2,007,862</td>
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<tr>
<td>Board Designated Stewardship Investments</td>
<td>2,273,273</td>
<td>1,958,490</td>
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<tr>
<td>Land (Coffman Ranch, Marble Basecamp)²</td>
<td>4,059,991</td>
<td>226,550</td>
</tr>
<tr>
<td>Net Property, &amp; Equipment</td>
<td>356,654</td>
<td>374,156</td>
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<tr>
<td>NET ASSETS WITH DONOR RESTRICTIONS</td>
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</tr>
<tr>
<td>Temporarily Restricted Cash &amp; Investments</td>
<td>485,807</td>
<td>823,638</td>
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<tr>
<td>Land Held Permanently for Conservation</td>
<td>345,179</td>
<td>345,179</td>
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<tr>
<td><strong>TOTAL NET ASSETS</strong></td>
<td>$9,366,339</td>
<td>$5,735,875</td>
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<thead>
<tr>
<th></th>
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<th>2020</th>
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<tbody>
<tr>
<td><strong>TOTAL LIABILITIES AND NET ASSETS</strong></td>
<td>$11,919,034</td>
<td>$6,925,904</td>
</tr>
</tbody>
</table>

¹ Investments held on behalf of others: Sutey Ranch Management Fund is an endowment held on behalf of BLM exclusively for management of BLM’s Sutey Ranch; AVLT also held less than $25,000 for Highwater Farm in 2020-2021 as its fiscal sponsor.

² Short-Term Loan for purchase of Coffman Ranch was paid off in full April, 2022.

³ Coffman Ranch was purchased for $6.5M in August, 2021; a conservation easement immediately granted to Pitkin County reduced its booked value to $3.8M.

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**2021 Revenue**

<table>
<thead>
<tr>
<th></th>
<th>2021</th>
</tr>
</thead>
<tbody>
<tr>
<td>Contributions and Special Events</td>
<td>81%</td>
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**2021 Expenses**

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<thead>
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<th></th>
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<th>2020</th>
</tr>
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<tr>
<td>Administration</td>
<td>12%</td>
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<tr>
<td>Fundraising</td>
<td>18%</td>
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</tr>
<tr>
<td>Conservation and Education Programs</td>
<td>70%</td>
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Photo courtesy of George Hendrix.