

*TinMountain*  
CONSERVATION  
CENTER

# ANNUAL REPORT 2024-2025



Tin Mountain Conservation Center

1245 Bald Hill Road, Albany, NH 03818

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## Tin Mountain Conservation Center's Mission

To promote an appreciation of the natural environment among children, adults, and families through hands-on programs in schools, at camps, and in the community and to demonstrate responsible stewardship of natural resources through land protection, research, sustainable forestry, agriculture, and energy.

# From the Board Chair and Executive Director

In 2024–2025, Tin Mountain engaged in a strategic planning process that brought together staff, board members, volunteers, donors, members, and community partners. Thanks to the generosity of an anonymous foundation, we were able to work with a consultant, Paper Crane Associates. This process offered a valuable opportunity to reflect on what the organization does—and why—as well as how it can position itself for even greater impact and resilience in a changing world. This work is organized around our four programmatic areas: Conservation and Stewardship, Youth Education, Research and Community Science, and Community Engagement.

Through this process, Tin Mountain identified four strategic goals for the next three years:

1. Deepen our efforts to inspire stewardship of the natural world within our community
2. Strengthen our role as a regional conservation leader
3. Execute a successful transition into our organization's next chapter
4. Secure our financial sustainability for the next 45 years

One of our favorite take aways from the process follows.



## Tin Mountain's Theory of Change

### If Tin Mountain:

- Delivers hands-on environmental education to students of all ages
- Offers accessible nature programs that engage families and lifelong learners
- Conducts and shares applied conservation research and community science
- Protects and stewards 2,000+ acres of land and 20 miles of public trails
- Models sustainability through energy-efficient facilities and land use practices

### Then we will:

- Build critical thinking, environmental literacy, and observational skills
- Spark curiosity, confidence, and care in young people through time outdoors
- Increase understanding of and engagement with natural systems across our communities
- Inspire volunteerism, stewardship, and financial support from individuals, partners, and the broader community
- Improve land management and conservation outcomes through applied science, partnerships, and community science
- Make the outdoors more inclusive, restorative, and relevant for all

### So that:

- More people of all ages and backgrounds develop a lifelong connection to nature
- Our region benefits from a growing culture of environmental responsibility and well-being
- Tin Mountain continues to thrive as a regional leader in environmental education, research, and conservation.



Thank you for your generous support. Nature - There's No Better Classroom!

*Elizabeth Seabury*  
Board Chair

*Joi Bankins*  
Executive Director

*\*A full copy of our strategic plan can be found on our website.*

# Highlights

## Nature's PlayScape

The long-awaited Nature's PlayScape was completed last summer by Chris Tanguay of Maine Dry Stone. Chris did an artful job of creating a variety of play areas in which children can climb, run, and slide, all on tree logs and stumps, rocks and boulders that lend themselves to providing opportunities for children to play in an exploratory fashion. It has been well received by young families and summer campers as they have been exploring the many opportunities at the Nature's PlayScape.

## Commitment to the North Country

While TMCC has long had a strong and visible presence in the Mount Washington Region, many may not realize that our educational reach stretches north to Coos County. In 2024, that connection was strengthened thanks to schools' willingness to partner with TMCC to secure funds to support science education and outdoor experiences. Every student at Ed Fenn Elementary in Gorham received Tin Mountain Conservation Center programming ranging from wildlife adaptations to a night-time astronomy field trip thanks to the school securing a grant to cover the costs of programs. Another generous donor supported programs K-8 in Berlin Elementary and Middle Schools grades where 1st-3rd graders learned about local geology and snow science while 9th graders at Gorham Middle High School tested water quality on the Peabody River in the WMNF. We look forward to continuing this work in the coming years and expanding to even more grades in Coos County.

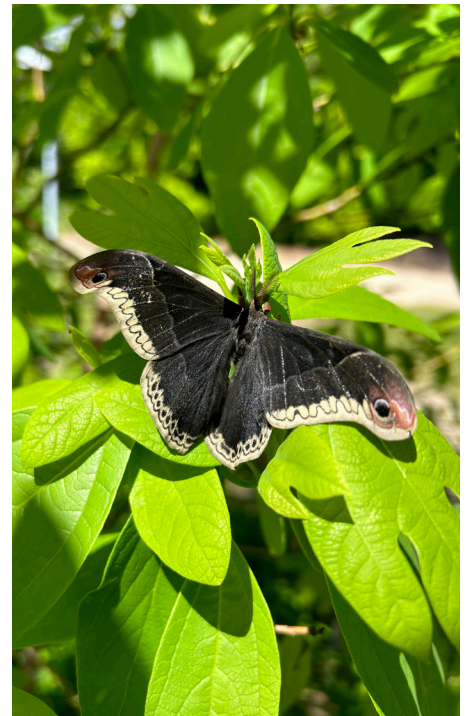
## Conservation Stewardship Program

As part of the Conservation Stewardship program of Natural Resource Conservation Services, we planted close to 50 native shrubs throughout the field edge and Accessible Nature Trail to enhance wildlife diversity on the Tin Mountain property. Shrubs included elderberry, winterberry, kinnikinnick, serviceberry, red osier dogwood, silky dogwood, black chokeberry, tamarack, and nannyberry.



## Mount Washington Auto Road Bicycle Hillclimb

The 52nd Mount Washington Auto Road Bicycle Hillclimb was a resounding success with over 400 riders taking on the challenge of riding their bicycles up Mount Washington. A group of 100 riders raised over \$54,000 in support of TMCC. Thank you to the riders who raised these funds as well as those who supported them.



## Third Annual Butterfly Count

July 2025 was our third year hosting a Conway Area Butterfly Count, one of seven circle counts in New Hampshire. Thirty local volunteers, including some regional experts, split into seven teams. They visited 29 sites, netting and identifying 25 species and 670 individual butterflies. That number is considerably down from past years, which seemed consistent with other NH circle counts. It also lined up with observations of various expert lepidopterists around New England who attributed this drop mostly to a cold, wet month of May while noting it came amid a decades-long, continent-wide decline in butterflies generally.

# Financial Statement

## October 1, 2024 - September 30, 2025

Fiscal Year 2025 was a landmark year marked by exceptional growth in grant and restricted revenue. This progress was driven by targeted funding for major capital improvements—including the new Nature’s PlayScape, roofing, and heating repairs—along with several generous and unexpected estate gifts. While overall programming experienced a strategic realignment, our school-based initiatives achieved remarkable expansion. The organization’s long-term sustainability was further strengthened by a 26% increase in endowment assets and the successful completion of the Nature’s PlayScape project.

### Statement of Activities for the Year Ended September 30, 2025

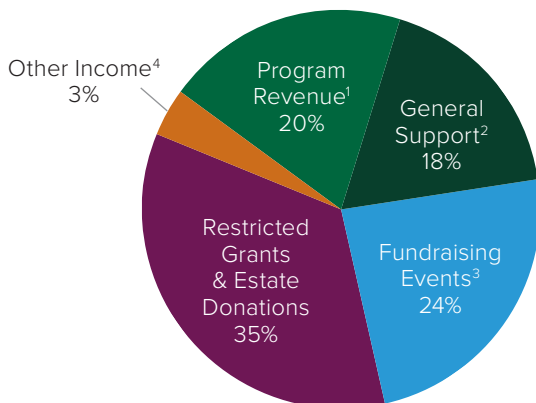
REVENUE	9/30/25	9/30/24
Program Revenue <sup>1</sup>	280,949	351,398
General Support <sup>2</sup>	248,071	310,593
Fundraising Events <sup>3</sup>	337,331	339,224
Restricted Grants/Estate Donations	486,932	125,075
Other Income <sup>4</sup>	39,994	44,858
<b>Total Operation Revenue</b>	<b>\$1,393,277</b>	<b>\$ 1,171,148</b>
Unrealized Endowment Gain(Loss)	150,655	181,340
<b>Total Revenue</b>	<b>\$1,543,932</b>	<b>\$1,352,488</b>
EXPENSES		
Program Related	906,925	803,907
Fundraising	197,660	198,156
Administrative	270,041	260,252
<b>Total Expenses</b>	<b>\$1,374,626</b>	<b>\$1,262,315</b>
Disposition of Assets	13,632	19,181
<b>Change in net assets</b>	<b>\$155,674</b>	<b>\$109,354</b>

### Statement of Financial Position September 30, 2025

ASSETS	9/30/25	9/30/24
Cash, Unrestricted	(83,352)	(45,930)
Cash, Restricted	260,321	354,022
Accounts Receivable	21,075	45,519
Other Current Assets	4,205	6,728
Long Term Pledges Receivable	-	-
Endowment	1,393,710	1,109,266
Property and Equipment	2,613,390	2,598,611
<b>Total Assets</b>	<b>\$4,209,349</b>	<b>\$4,068,216</b>
LIABILITIES		
Payables and accrued expenses	49,222	63,764
Net assets, unrestricted	2,611,212	2,645,047
Net assets with donor restrictions	1,548,915	1,359,405
<b>Total Net Assets</b>	<b>\$4,160,127</b>	<b>\$4,004,452</b>
<b>Total Liabilities</b>	<b>\$4,209,349</b>	<b>\$4,068,216</b>

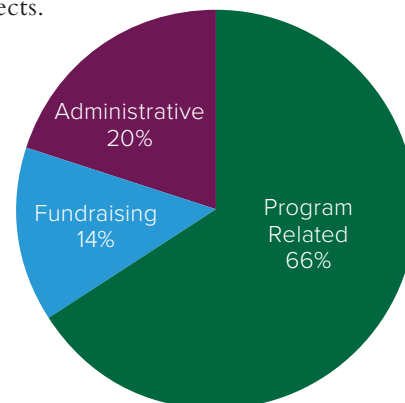
### Revenue

We secured dedicated support for the Nature’s PlayScape and for essential infrastructure repairs to our roofing and heating system. A major highlight was the receipt of \$216,000 in unexpected estate gifts. The 26% growth in our endowment further reinforced our financial stability, positioning the organization for continued impact in the years ahead.



### Expenses

Administrative and fundraising costs remained well-managed, ending the year slightly below the previous period. In contrast, program-related expenses increased due to two intentional strategic choices: funding critical research in advance of new grant cycles and the effective deployment of restricted funds received in prior fiscal years to complete major projects.



<sup>1</sup> Schools, Camp, Nature Programs, Conservation Projects. <sup>2</sup> Membership and donations. <sup>3</sup> First Season, Hillclimb Bike Race. <sup>4</sup> Rental income, merchandise sales, miscellaneous.

## Grants and Restricted Gifts

### Annual

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New Hampshire Charitable Foundation  
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### Audio Visual Support

Robert and Dorothy Goldberg Charitable Foundation  
Gibson Woodbury Fund

### Research Grants

#### Brook Trout Habitat

New Hampshire Moose Plate,  
(Conservation and Heritage License Plate Program)

#### Forest Management

USDA (Natural Resources Conservation Service) Environmental Quality Incentives Program  
Conservation Stewardship Program

### Nature PlayScape

Anonymous  
Bengt and Kathryn Karlsson

### In support of North Country Schools

New Hampshire Charitable Foundation's Melinda Richmond Fund  
New Hampshire Charitable Foundation's Neil and Louise Tilotson Foundation

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## Memorial Tributes



### Tom Albert

Tom's legacy at Tin Mountain Conservation Center is felt in every corner of our woods and throughout the organization. A Trustee from 2018 to 2024 and Board Chair in his final year, Tom guided us through a pivotal era. He helped us navigate the uncertainty of a pandemic, hire our research

manager, and launch a \$1.3 million capital campaign to secure the land across the street and build our Accessible Nature Trail and Maintenance Barn. Through it all, he remained our most passionate advocate.

An avid birder, Tom was a fixture at every outing. For the past two springs, our "Ducks and Donuts" program concluded at his family homestead in North Fryeburg. There, donuts in hand, Tom was in his element, joyfully identifying the bluebirds, palm warblers, and barn swallows as they made their seasonal return.

The American chestnut seedlings Tom gifted us years ago are now thriving at the Nature Learning Center. We will always remember him through those trees and the birds that surround us. We invite you to visit his memorial bench, a gift from his family, resting peacefully on the shore of Chase Pond.

### Bob Santoro

Bob was a whirlwind of energy, bringing passion to Tin Mountain. As one of our first—and proudest—lifetime members, he was a mainstay of our volunteer community. Whether he was landscaping the grounds, decorating for the First Season Auction, or serving as the "official bow maker" for our wreath-making programs, Bob's dedication was as tireless as it was creative.

His vision truly came to life at the Fryeburg Fair. A delightful perfectionist, Bob transformed our displays into immersive landscapes, rigging water pumps to create flowing streams and carefully placing live trees from McSherry's Nursery throughout the display. He was never quite finished until that final, perfect layer of mulch was in place.

Bob's first connection to Tin Mountain began with his son, Dawson. Wanting Dawson to experience the same magic of summer camp that he had as a child, Bob enrolled him early on. That initial spark grew into a fifteen-year journey, with Dawson attending camp every summer and ultimately becoming an Explorer Camp counselor. Bob was a true "idea guy" whose enthusiasm was contagious, and we deeply miss the vibrant energy he brought to TMCC.



## Memorial Tributes



### David Condoulis and Kim Bowker

David Condoulis and Kim Bowker were cherished friends of Tin Mountain for many years. As one of the lead carpenters on the crew that built our Nature Learning Center and intern cabin, David’s craftsmanship is woven into the very fabric of our

campus. An avid birder, outdoor enthusiast and craftsman, he poured his heart and soul into this place—a dedication that remains visible in every detail of our buildings.

With a professional background in alternative and solar energy, Kim’s arrival was quite literally energizing. From the moment she moved to the Mount Washington Valley, she dove into our community, serving as a dedicated Trustee from 2018 to 2024. Kim consistently brought her signature smile and unwavering enthusiasm, not only to each board meeting, but to everything she did at Tin Mountain.

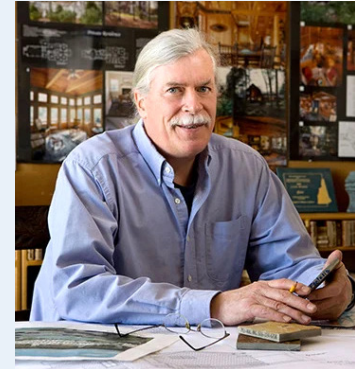
Today, two trees stand at Tin Mountain in their memory. A sturdy White Oak honors David, a reminder of his strength, reliability, and the “solid” nature of everything he built and who he was. Nearby, a Prairie Fire Crabapple

reflects Kim’s “firecracker” personality, its brilliant spring blooms echo the contagious enthusiasm and resilience that she so freely shared with the world.

### Christopher P. Williams, Architect

Tin Mountain’s Nature Learning Center, stands as a living testament to Architect Christopher P. Williams’ philosophy. He approached this project with the heart of a conservationist and the precision of an artist. Working closely with the building

committee, it is through his masterful use of local timber, solar orientation, and sustainable materials, that Chris demonstrated how human innovation can live in harmony, like a natural extension of the Albany woods. Chris also designed the space to be a “teaching tool” — a place where the solar orientation and exposed beams taught visitors about energy and craft. Through his work, he gave Tin Mountain an indoor “nature’s classroom” that inspires curiosity in every child who walks through its doors. Chris’ vision remains etched into the very timber and stone of the places we love — a legacy in wood and light.



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## Legacy Gifts

Long-term planning ensures that your personal legacy will live on for years to come. A legacy gift to Tin Mountain Conservation Center helps Tin Mountain continue and expand our mission of environmental education, outdoor recreation, and conservation research. Joining your friends as members of the Barbara Rockwell Henry Legacy Society furthers Tin Mountain's vision to foster future generations of environmental stewards and responsible outdoor enthusiasts.

Legacy gifts may be given to remember or honor a loved one and may be in the form of a Bequest, Charitable Trust, IRA gifts, or donation of stocks, bonds, or other assets. Please consider one of the many options for remembering Tin Mountain in your estate plans.

To learn more please contact Executive Director, Lori Jean Kinsey at 603-447-6991, or email [Lkinsey@tinmountain.org](mailto:Lkinsey@tinmountain.org)



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Hadley Champlin

### Heather McKendry

Anonymous Gift

### Jason Salgo

Judith Blum

### Elizabeth Seabury

Bradley and Virginia Nossiff

### Seth Rockwell

Christie Fountain

### Tara Taylor and T.O Currier

Lakin Williams

### Ronald Zager

Leo Moses

### Gail Zimmerman

Lori Jean Kinsey

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