



*We are a covenant-based community with fair, balanced and consistent standards.  
We are focused on the preservation and enhancement of our tranquil mountain environment,  
lake and recreational amenities.”*

## *Letter from the President*

Q3 2018 (Sept 2018)

Greetings to all fellow Columbine Lakers,

In the July Board of Director's meeting, I was elected by the rest of the board to be your new President. I just want to say that it is an honor to hold this position and I want to assure you that I am very passionate about Columbine Lake and will work tirelessly with the board to continue to enhance our fantastic community.

The first thing I want to do is again express gratitude for the heroic effort by our Grand County firefighters and first responders who saved our community from devastation by the fire in June. There is no doubt our community dodged a serious bullet as a result of their hard work. I also want to thank Chris Atencio, our General Manager, and Nancy Negri, our office administrator, for their excellent work in keeping us all informed. Chris also went above and beyond the call of duty in making sure the evacuation was completed in a timely, safe and organized manner. Finally, thanks to all of YOU for your donations of almost \$8,000 to the Grand Lake Fire Protection District!

On behalf of the entire Board of Directors, I would like to take this opportunity to share with you what we will be focusing on, together with CLCC management and staff, over the next year. Our month-to-month business efforts may adjust to current events, but our top priorities represent the strategic objectives that drive all of the board's efforts in support of the CLCC vision statement above. Our top strategic priorities are as follows:

- 1) Maintain **Financial Integrity, Strength and Transparency** related to community monetary resources. Simply put, we will be excellent stewards of the revenues you entrusted to us.
- 2) Invest in and **Improve Key Community Infrastructure Resources**. As you may recall from our budget discussions, we are going to significantly improve the appearance and functionality of our Trash & Recycling area; we will address long-standing deficiencies in our office facility to improve both the comfort and safety of our staff; and finally, we will undertake needed updates within the interior of our Clubhouse. Of course, we will continue to ensure our community roads are well maintained and safe year round.
- 3) View all of our efforts through the lens of **Safety and Security**. Our community has changed significantly over the last several years – more homes, increased population density and new demographics (more children). This requires increased vigilance on safety and security issues, including, but not limited to, vehicle speed, traffic density, parking, underage and unlicensed drivers, fire safety, animal safety, drone usage and access to our community and infrastructure. We now have a standing Safety & Security Committee that is focused on issues like these.
- 4) Address the challenges and issues related to ever-increasing **Short-Term Rentals**. The impacts of short-term rentals touch virtually every aspect of Columbine Lake – financial, infrastructure, safety and security, staffing and most importantly, our sense of community. Communities all

across Colorado, the U.S. and the world are grappling with short-term rental issues as we speak, so we are not alone. Grand Lake has recently instituted regulations to manage county-wide short-term rentals, including those within CLCC. We are not saying that all short-term rentals are bad, because they are not. But they all do have some level of impact on our community. We now have a standing Short-Term Rental Committee to address the CLCC impacts. This committee, whose members include both Board members and representatives from the community, is working closely with Grand County. We are focused on identifying all CLCC short-term rentals, putting improved structure and framework against the issues and ensuring compliance with both Grand County and CLCC regulations.

- 5) Improve **Communications** within our community. We heard from several people at our annual meeting that they would like to see better communication of board issues, community plans, meeting agendas, etc. To that end we will focus on better utilization of our website and our email capabilities to ensure all homeowners are regularly reached. But as always, communication is a two-way street. We will soon introduce a new website mechanism that also allows for improved communication from homeowners to the board as only a few homeowners come to our monthly board meetings to provide input.
- 6) Finally, identify, update and correct **Language Deficiencies in our By-Laws and Homeowner Regulations**. Some of our policies are old or outdated and some contain language that is not clear or prescriptive. The obvious risk is that unclear policies cause inconsistent compliance and potential liabilities. This is an ongoing effort that again, touches on all aspects of our community.

In closing, I will just say on behalf of the entire board, that we hope your summer has been fun and relaxing and that our upcoming winter will be very cold and exceptionally snowy! We desperately need the moisture, as we always say in Colorado.

It was great to see so many of you at our recent Pancake Breakfast! See you around the lake.

Sincerely,

*Mark*

Mark Woltkamp  
CLCC Board President

**CLCC BOARD:**

Mark Woltkamp, President  
Liza Eilers, Vice President  
Vince Verbel, Treasurer  
Marilyn Binkley, Secretary

John Amerman, Director  
Rebecca Fine, Director  
Geoff Schaney, Director  
Scott Wilson, Director  
John Joyce, Director