



January 23, 2020

Dear fellow Columbine Lake Owners,

To start, I want to wish all of you a very HAPPY 2020! I hope your recent holidays were restful and joyful.

Last month, on December 14, 2019, the CLCC Board of Directors conducted a Strategic Planning Session in lieu of a regular board meeting. I want to take this opportunity to share with you the summary results of that planning session so that you know what the board, together with CLCC staff, will be focusing on this year.

To get us grounded, the first order of business in the planning session was to briefly look back at what was accomplished in 2019 for our community. It was an extremely busy and productive year, so I can only list a few of the 2019 highlights, in no particular order:

- * Hired a new General Manager (David Kaeding)
- * Completed a beautiful renovation of the Clubhouse
- * Renovated and improved the Trash & Recycling areas
- * Built a new dock for boat access on the north beach
- * Constructed new and rebuilt existing boat racks at lake access points
- * Passed an Amendment to our Covenants governing short-term rentals
- * Implemented key updates or additions to our Bylaws and Owners Regs.

Without doubt, the most challenging and time-consuming issue we faced last year was addressing the community concerns related to the rapid growth of short-term rentals (STRs) in our community over the past several years. You should all be aware that our new STR amendment resulted from a significant amount of work including an owner survey, 3 Town Hall meetings and a rare, community-wide referendum. This was no easy task for the board! While we are very pleased with the new amendment given its potential benefit to our community going forward, we do recognize that the STR issue was also very polarizing. We sincerely hope that those divisive sentiments can now be put aside so that we can get back to being one community.

For 2020, the initial focus will be on CLCC staff. First, we face an important challenge with the imminent retirement of our wonderful Administrator, Nancy Negri. Currently, we are finalizing the search to find a qualified replacement to fill Nancy's shoes. Needless to say, Nancy will definitely be missed by all! Second, we will fully support our new GM, David Kaeding, as he continues to grow in his understanding of the complexities of managing CLCC. After just a few months on the job, David has already shown a remarkable ability to grasp the challenges of his job and to develop creative and effective solutions to problems and issues. Third, we will soon begin a search for a replacement for David's former maintenance position. This Operations support position will provide backup for David and be responsible for general maintenance as well as for security and safety enforcement across the community.

Once we are fully staffed and trained, the board agreed in our planning session that in 2020, CLCC needs to bring a more consistent focus on compliance with and enforcement of our governing document rules and regulations. The board consensus was that we don't necessarily need more regulations but rather, we need to consistently enforce those regulations we already have.

In terms of other strategic plans for 2020, the board has put forth a robust agenda for the year, to include:

- * Renovation of the Office **interior** - floor, windows, doors, lighting
- * Renovation of the Office **exterior** - chinking, painting, lighting
- * Replace Clubhouse exercise room windows and install new access door
- * Build new racks on the north beach for kayaks & SUP boards
- * Continued focus on Security - new badges, key fobs for trash, cameras
- * Revise/update Governing Documents - CCIOA compliance, Owner Regs

Please recognize that the above strategic plans for 2020 do not include the normal “**business as usual**” tasks that the board and staff routinely complete on behalf of the CLCC community. This is a long list of varied responsibilities, including, but certainly not limited to: road maintenance, snow plowing, Newsletters, Annual Meeting and Election, trash & recycling management, annual budget preparation, insurances, monthly financial management, Slash & Trash, monthly board meetings, billing/collection of assessments, fish stocking, social events (July 4th parade & picnic, Labor Day Pancake Breakfast, summer concert, potlucks and game nights to name just a few), ARC oversight, website maintenance, safety & security enforcement, pool & hot tub maintenance, Clubhouse staffing, compliance with rules and regulations, communications, staff management, answering phones & emails, etc

My intention for sharing all these “business as usual” responsibilities is merely to convey to all CLCC owners that our community is really a small town, almost the size of Grand Lake in terms of houses, residents, responsibilities and challenges, but with far fewer employees. I personally want to take this opportunity to recognize and thank our paid staff (full and part-time) and our volunteer Board of Directors for doing such an incredible job of managing our CLCC “town”.

Enjoy the rest of our cold winter and hope for more snow! I look forward to seeing you around the lake or at future board meetings.

Sincerely,

Mark Woltkamp

President, Board of Directors
Columbine Country Club
Grand Lake, Colorado