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December 7, 2020

Purchase of Stanley/Simpkins Property by Town of Grand Lake

As many of you may be aware, the Stanley/Simpkins property, a 21+ acre parcel, bordering the SE corner of CLCC, is being purchased for annexation by the Town of Grand Lake. Specifically, the parcel borders 25 CLCC private properties located along Holly Place, Kinnikinnick Rd. Primrose Lane, and Columbine Dr.

Recent publications indicate that the Town of Grand Lake is considering many options for use of the purchased parcel, including:

- *moving their maintenance facility there*
- *developing parcels for dorm-style seasonal housing and other housing*
- *adding to the snowmobile trail system.*

The CLCC Board of Directors (BOD) has established a committee of board members and homeowners to monitor and ensure that CLCC interests and relevant concerns are being considered as the purchase progresses. The BOD will update the members of CLCC at each monthly meeting.

As you are a CLCC owner we want to make sure you are aware of this purchase. The purchase is set to close on or before December 22. The 21+ acre purchase agreement includes a provision for the Town of GL to also purchase and annex an additional adjoining 8 acre parcel within 6 months of the first purchase closing. The entire combined purchased property of 29 acres will then be annexed as part of the Town of GL. Grand Lake has contracted with a Bonding agency, to protect Certificates of Participation (\$30k) which will pay for this parcel purchase. This contract to purchase the property adjacent to CLCC includes a 1/3 interest in all of the water in the Howard Ditch, which exits Columbine Lake under Columbine Drive and runs along/under the south side of Primrose Lane before turning south and exiting CLCC property near the end of Primrose (above the west end of the Elk Creek Campground).

The CLCC BOD has reached out to the Town of Grand Lake to discuss plans for this purchase. We are motivated to understand what is happening with the purchase and to be able to voice concerns as it relates to the impact on CLCC property and homeowners, such as:

- What are the general plans for the development of this property?
- Types of housing being considered: residential development, employee housing, housing density, unknown others?
- Setback and maximum height regulations for both commercial and/or residential development.
- Location of the maintenance shop, and how/where heavy equipment will access the shop.
- Details regarding water rights and the preservation of our Columbine Lake water levels.
- Consideration for environmental impact (e.g. have any studies been conducted regarding wildlife passage through this property such as the Dept of Wildlife, the Rocky Mountain Elk Association, or with the Colorado Wetland Information Center?)
- Provisions for a "buffer" zone between the communities such as an open space perimeter where the parcel abuts CLCC property, for wildlife passage and reduction of noise and light pollution.

For CLCC owners and the CLCC HOA to have any potential influence with the Town of Grand Lake regarding the development and use of this land, it is imperative that the Grand Lake officials and planners immediately hear about concerns from as many potentially impacted homeowners and members of CLCC as possible. This development will be a significant change to our entire community, and your input may add to some level of influence over the outcome and ensure our concerns are at least heard and considered. So, if you would like to ask questions or voice concerns about this purchase, the **Town Hall meets on the 2nd and 4th Monday of each month, and the next meeting is scheduled for Dec 14.** Info pertaining to those meetings can be found at <http://www.townofgrandlake.com/agendas-and-minutes.htm>. If not attending, you may also send a letter with questions or concerns to the Board of Trustees, Town Hall PO Box 99, Grand Lake, CO 89447, or email town@TownofGrandlake.com.

If you would like to discuss this with one of the CLCC Committee members, please send your contact information to office@Columbinelake.com with your request.

Mark Woltkamp
President, Board of Directors