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TO: All CLCC Owners

FROM:  Mark Woltkamp

SUBJECT:  Grand Lake Purchase of Stanley-Simpkins Property - UPDATE

Date:  February 22, 2021

Hello fellow Columbine Lakers,

As we communicated to all of you in December, the Town of Grand Lake is in the process of purchasing 21 acres of private land that borders CLCC near the southeast corner of our community.   This land is referred to as the Stanley-Simpkins property.  At some point following their purchase of the property, the Town of Grand Lake intends to annex the 21 acres.

25 individual CLCC lots share a common boundary with the Stanley-Simpkins property being purchased.  This represents about 4% of the total 609 lots in CLCC.  These 25 CLCC lots are located along Primrose Lane, Holly Place, Columbine Drive and Kinnikinnick Drive.

In addition to the land, the Stanley-Simpkins purchase agreement with Grand Lake also includes 1/3 interest in the water rights of the Howard Ditch, which runs along Primrose Lane and is one of the outlets of Columbine Lake (the other being the natural Little Columbine Creek).

Both the purchase of the Stanley-Simpson’s property by the Town of Grand Lake and the financing mechanism to enable the purchase to occur were recently approved by the Grand Lake Board of Trustees.  The real estate closing is currently scheduled for March 31, 2021.  Despite the many rumors circulating for the past several months, the Grand Lake Board of Trustees has stated that, at this time,  they do not have definitive or approved plans for the eventual use and development of the property.  The town intends to hire a consultant to help them identify development options to present to the public.

In order to identify and address the impacts that this purchase by the Town of Grand Lake will have on our own community, the CLCC board sanctioned a committee made up of board members and CLCC homeowners.   (At that point, the 21 acres was already under contract by the Town of Grand Lake).  This CLCC committee is referred to as the GL21 Committee and is being led by Directors Becky Brentlinger and Sharon Illsley.  Our GL21 Committee members have been actively engaged in all of the civic and legal proceedings related to the pending purchase and have been reporting their concerns and issues to the CLCC board. In addition, the committee and the board have consulted with our HOA attorneys for legal guidance.

As your board President, I have had several meetings over the past several months with the Mayor of Grand Lake, Steve Kudron, to discuss CLCC concerns.  The direct CLCC concerns primarily focused on two areas:

          1) The Howard Ditch water rights and the potential impact on our lake, and

          2) The potential impact to the 25 CLCC lots/homes that border the 21 acres as a result of the eventual development of the property.

The objective of my meetings with Steve were always to find common ground, to maintain a good working relationship with the town and to look to find mutually agreeable solutions for our respective communities.

In our meetings, Steve Kudron expressed his desire was to work with CLCC to develop solutions to address our specific concerns.  He is supportive of our community and stated clearly that he wants to maintain very good relationships with CLCC.  Steve and I verbally agreed to jointly develop written “protections” for our lake and for a non-development barrier along our shared boundary.

In order to personally update the CLCC board, the GL21 Committee and participating homeowners, Steve was asked to attend the most recent CLCC Board meeting held on February 13.  He spoke for over 30 minutes about his vision and plans for the 21 acres to be purchased by the town.  The CLCC Board greatly appreciated Steve’s frank comments and explanations.    I will briefly summarize below the most important of Steve’s comments from the board meeting:

1). He reaffirmed his willingness and intentions to provide CLCC with written protections for the water level of Columbine Lake relative to the Howard Ditch water rights.

2) He reaffirmed his full support of the creation of a non-development barrier along the shared boundary to protect views, wildlife and privacy of CLCC properties.  He stated that the high ground-topography of the land along the boundary with CLCC should facilitate establishment of the non-development barrier. Such a barrier would be binding and be a part of the property covenants regardless of who ultimately owns or develops the land.

3) He stated that, initially, the most likely use of the land will be for the relocation of Grand Lake’s Maintenance Facility, currently located in town near the Post Office. He felt that such a facility would be similar in nature and scope to facilities already within or near CLCC, including our own Maintenance Facility at the horse pasture and those maintenance facilities of Three Lakes Water and Sanitation and the Rec District Golf Course, both located just outside our community.  According to Steve, the most logical location for the Maintenance Facility will be the flat ground away from the boundary with CLCC.

4)  He stated that it would make no sense to relocate the town’s “pay-as-you-throw” trash disposal facility to the 21 acres given the distance from the town. (This was one of the most concerning rumors for CLCC owners).

5) He stated that his vision is to have a public-private partnership develop lower or reasonable cost individual homes for the use of GL professionals/workers who today can’t afford to buy into CLCC or other similar housing areas in or near Grand Lake.   He mentioned occupations like park rangers, policemen, fire fighters, teachers, etc.  He stated that it is not his vision to build high-rise or multi-story apartment buildings on the property.

6). He stated that the town has no intentions at this time to purchase the adjoining 8 acres that Tom Stanley owns and currently has on the market for sale. This 8 acre parcel does not border CLCC property.

7). He stated that the primary road access into the 21 acres will be the existing right-of-way along CR 471, coming off of Golf Course Road.

8) He acknowledged that traffic will certainly increase and that traffic issues need to be studied and addressed for the area.

9) He stated the the existing home on the 21 acres belonging to Tom Stanley (located just west of the Elk Creek Campground) will likely be sold separately by the town along with some of its acreage.

10) He stated that he will commit to keep the lines of communication open between the town and CLCC to ensure no surprises..

So....in conclusion, there is still much work to be done by the CLCC Board and the GL21 Committee to ensure that the protections discussed verbally are translated quickly into written, legal documents for the benefit of our community.  All CLCC owners will be made aware of any further developments as they arise.

Thank you for your attention to this important matter.

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