

COLUMBINE LAKE COUNTRY CLUB, INC.
BOARD OF DIRECTORS MEETING
February 13th, 2021

APPROVED

I. Call to Order

At 9:04 am, President Mark Woltkamp called to order the regular monthly meeting of the Columbine Lake Country Club Board of Directors. Given the restrictions due to the COVID-19 pandemic, the meeting was conducted as a virtual meeting using Uber Conference. Board members virtually attending were Directors Scott Wilson, Geoff Schaney, Rebecca Fine, Liza Eilers, John Joyce, Becky Brentlinger, Julie McCarty, Mark Woltkamp, Sharon Illsley, and staff members Dave Kaeding and Heike Wilson. A quorum was declared for the meeting to proceed. Administrator Wilson reported 32 homeowners were in attendance by the teleconference platform at the start of the meeting; more joined later.

President Woltkamp asked the board members if anyone had any potential conflicts of interest regarding any of the discussion topics on the Agenda. Directors McCarty and Joyce will abstain from the fire fund discussions and approvals.

II. Meeting Protocols

President Woltkamp explained the protocols for the virtual meeting to ensure the meeting would be efficient and effective for the board members and all homeowners in attendance. The stated objective was to make the virtual meeting follow the format and flow of a regular board meeting as much as possible.

III. Approval of Minutes

The minutes of the January 9th, 2021 Board of Directors meeting were reviewed. A motion was made to approve the January minutes by Director Eilers and seconded by Director Joyce and approved unanimously.

IV. Members Forum

Of the 52 owners who registered for the meeting, 32 joined the call in the beginning. 6 homeowners signed up to speak during the member forum and 2 submitted a letter to be read. Below are the homeowners that were on the call and wanted to speak with a brief synopsis of the topic they spoke about.

Katie Ellis Block 6 Lot 70: Stated that she is in favor of reopening the Clubhouse and Pool. President Woltkamp shared with Katie that the pool is on the agenda and would be discussed later on in the meeting.

Jim McComb Block 6, Lot 26: Thanked the board for all they do. Jim shared he would like to see all recreational vehicles marked for identifications and for a committee to be started to develop emergency planning/response/evacuation procedures. President Woltkamp thanked Jim for his clear and concise comments and asked him if he would head up the committee. Jim said he would be happy to be on the committee but wanted a board member to step and take this on. The BOD will discuss this at a later date.

Janice Pryor Block 6 Lot 7: Thanked the board for their hard work. Stated her concerns with the Town of Grand Lake's purchase aka GL21. President Woltkamp shared that this is on the agenda and will be discussed later on in the meeting and Grand Lake's Mayor will be sharing their plans with us at that time too.

Lynnda Gies Block 6 Lot 15: Shared that she would like the Town of Grand Lake to consider how their development will impact her home, wildlife, and construction near CLCC and would like to see some sort of barrier between us and them. President Woltkamp thanked Lynnda for her comments and let her know the CLCC board and some of the CLCC residents are also concerned with the wildlife, our water rights and would also like to see a barrier between the properties too. He also let Lynnda know that the GL Mayor will speak toward the end of the meeting.

Phil Goldstein Block 8 Lot 121: Shared that he would like to bridge the gap between folks in the community who do short-term rentals with those who do not. He offered that an STR representative could work with the community on issues and facilitate better communication with the community. President Woltkamp thanked Phil for his comments and let him know it would be wonderful if the entire community could come together on STR issues. We have owners who have very strong feelings on each side of the issue and STR issues are common in most if not all communities and it would be great if there was a good compromise for both parties. Currently, the office is tracking the STR complaints and issues we get from the community.

Sarah Gray Block Lot Block 7 Lot 17: Administrator Wilson read an email from Sarah asking the BOD if they have considered purchasing the 21-acre parcel that the Town of Grand Lake has a contract on known as the GL 21. President Woltkamp commented that the HOA is not in the real estate or property development business and if we wanted to do something like this the majority of the 609 lots would need to agree and vote to change our protective covenants which can be found on our website.

Tom Hubbard Block 12 Lot 33: Administrator Wilson read an email he sent asking what information we would gather from the trash key code, who is in charge of STR violations, and

what their salary is, he also wanted to know how much cost was associated with the boat racks and wanted to know why there is a focus on STR compliance vs owners and their guest(s). President Woltkamp shared he does not have the breakdown on the cost of the boat racks in front of him, and he would not be discussing anyone's salary, however compliance in the rules and regulations is not just in the hands of our GM Kaeding, but is the responsibility of all owners, the BOD and a number of volunteer committees CLCC has and the limited staff we have. President Woltkamp also pointed out that renters' rules can fit onto one piece of paper known as the STR placard while owners and their guests need to adhere to 4 separate governing documents that total over 70 pages. The trash key code will be addressed by GM Kaeding during his manager's report.

Scott Jackson Block 6 Lot 10 & 11: Thanked the board for their time and hard work. Scott asked why the town of GL kept the purchase of the Stanley property aka GL 21 so quiet for so long and wanted to know what other sites they had considered. President Woltkamp shared that his questions are not something the CLCC BOD could answer and should be directed to the Town of Grand Lake's Board of Trustees. CLCC BOD has asked the Mayor of Grand Lake to speak towards the end of the meeting and he may address this question at that time.

V. Financial Report

Treasurer Wilson presented the financial packet for January 2021. A motion was made to approve the January financial by Director Eilers, seconded by Director Illsley, and was passed unanimously.

VI. Manager and Admin Reports

See attachment A

VII. New Business

a. Approval to open a bank account at 1st Bank

A motion was made by Director Eilers to open a new bank account at 1st Bank with signers Mark Woltkamp, Scott Wilson, David Kaeding, and Heike Wilson seconded by Director Brentlinger and was passed unanimously.

b. Governing Docs Building Criteria ARTICLE III 3.04 update

Director Eilers presented updated language to Article 3.04 section k. The content is still the same, however we updated the language to clarify the fees and deposits. A motion was made by Director Eilers to approve the proposed updates to Article 3.04 section k, seconded by Director Schaney, and was passed unanimously.

VIII. Unfinished Business

a. Maintenance Shop & Insurance status/clean up and rebuild plans

Director Wilson shared we have received another check from the insurance company for approx. \$71K. We got \$40K for the bobcat and \$31+K for the tools lost in the shop. Travis Busse will be doing the clean-up of the property for \$8K and we're sure we will get that back from the insurance. Our insurance agent is also a CLCC owner so we feel good about that. We are waiting for some more bids on the shop.

b. Columbine Lake Fire Fund

VP Eilers presented the Fire Fund breakdown for board approval. The fund received \$67,131.00 in total, minus Go Fund Me processing fees of \$1,512.26 leaving a total of \$65,618.74 to distribute. We asked donors where they wanted to direct their donations and strictly adhered to their wishes. We will be awarding \$678.81 each to 29 homeowners/staff member that lost their homes (total \$19,685.62). The remaining amount, \$45,933.12 will be used to re-green and plant in the spring and fall as well as re-build our maintenance building. Director Joyce and McCarty both abstained as their homes were lost in the fire. Director Brentlinger made a motion to approve the distribution of the Columbine Lake Fire Fund as outlined by Director Eilers seconded by Director Schaney and was passed by the majority.

c. GL21 update

Grand Lake Mayor Steve Kudron shared many points from the purchase of the Stanley property by the Town of Grand Lake also known as GL21. Please see attachment B the email blast that President Woltkamp sent out a few days after the board meeting.

d. Clubhouse/Pool Opening

Discussions were had on the possibility to open the pool/clubhouse. A motion to reopen the pool following the protocols set by the County and with limited availability was made by Director Illsley and Seconded by Director McCarty. A roll call vote was done and the majority approved the motion.

X. Board Headcount for March 13th Meeting

All Board members in attendance plan to be in attendance for March 13th except Director McCarty and this will still give us a quorum.

XI. Adjournment

There being no further business to discuss, a motion was made by Director Joyce, seconded by Director Illsley, and passed unanimously to adjourn the meeting at 1:04 pm

Respectfully submitted,
Heike Wilson

Attachment A
Columbine Lake Country Club, Inc.
Board of Directors
Manager's Report – February 13, 2020

- Follow-up continues for the East Troublesome Creek Fire. Maintenance shop, Water quality, Harbison ditch.
- Jon Ewert-Lake/Fish. Two pikes were removed from the lake. 31" and 35"
- Trash compactor usage up 18% as compared to January 2020. The trash lock system will help CLCC limit the number of unauthorized folks from using the trash and help us educate owners, guests, and STR owners on trash protocols and safety.
- Clubhouse Staff has inventoried the entire Clubhouse. All fire extinguisher certified. Part of lessons learned.
- Building Permits still outstanding down to 90 from 193.
- Meetings attended. BOD, 2 ARC, 2 Safety Security, 2 GL21, Alarm lock.
- Between Keith and myself 30+ hours of snow removal this past weekend.
- 28 updates: 13 cleared, 2 official rebuild plans, 1 lot for sale, 1 not rebuilding, 6 considering rebuild.
- Violations/complaints= Using boat dock as a snowmobile jump North Beach, STR Lights, Lights 2, Water leaking (burned home and north beach), Sledding on office hill 2, Unbolting trash so animals are getting in (Rolloff for Holidays), STR 4 (2 parking, 2 lights, illegal trash disposal, Stopping by the office for information 3), Many trash issues (Construction material in compactor 3 including the kitchen sink, Hot ashes then trash in cans), Noise, Blue tarp, Snowmobiles looping Marigold, Destroyed recycle gate (recycled closed), Pull folks out of ditch 3, Contractor complaint (parking, dogs off-leash, picking up after dogs), Dogs off leashes 7, Dog Waste, Parking, Long term Rental (break-in), Running a stop sign

Administrator's Report

- Home Transfers: We had 4 for January with a total of 27 since July
- Assessment late charges were assessed on Dec. 19th. Currently, we have 2 outstanding and 1 who has paid the assessment part but not the late charges.
- One uncollected fine
- Boat Lottery online form has been a huge success with 168 signed up for the 145 racks available. The drawing will be in mid-March. Boat Stickers will be mailed/handed out in May.
- Most of the building permit applications have been updated to an online form.
- Newsletter topics continue to be plentiful and are being sent out on a monthly basis.
- Trash codes have been sent out to the entire community and have received several positive responses and support

- **The new STR placards have been updated to include trash codes and a QR code that gives directions to the trash. The updated STR registration and fee have been underway and have received many nice responses.**

Attachment B

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