


A wide-angle landscape photograph of Columbine Lake. The lake is the central focus, reflecting the sky and surrounding greenery. In the foreground, several houses with red and green roofs are partially visible through evergreen trees. The middle ground shows a dense forest of tall evergreen trees along the lake's edge. In the background, there are large, rugged mountains under a bright blue sky with scattered white and grey clouds. A large black diamond shape is overlaid on the center of the image, containing a light blue rectangle with text.

**Columbine Lake  
Country Club  
Annual Meeting 2026**



We honor those that served  
and paid the price. We thank  
those they left behind.

A scenic view of a lake with mountains in the background and a person in the foreground. The person is wearing a blue jacket and a black cap, looking out over the water. The background features a dense forest of evergreen trees and several small buildings, possibly cabins, nestled among the trees. The mountains in the distance are covered in snow and have a blueish tint. The sky is a clear, pale blue.

# **CLCC Vision Statement**

**“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.”**

# Welcome to Grand Lake Fire Chief Seth St. Germain





# President's Remarks

Katie Ellis - President



## Thank you, CLCC Staff!

Jonas Pearson

David Kaeding

Donnie Kern

Vince Verbel

Will Reddy

Kent Barth

Mike Reed

Kristi Neilsen

Jaden Bonnett

Gary England

# Your Board Members

Thank you, Chris Atencio and Mary Johnson for your service on the board.



**Katie Ellis**  
President



**Josh Sewell**  
Vice President



**Janna Sampson**  
Treasurer



**Mary Johnson – Secretary**  
**Chris Atencio**



**Scott Walter**

# Board Announcements

Member Regulation rewrite complete!

Member Survey deployed and responses shared

Board meetings have been moved to the  
THIRD Saturday of the month

New integrative mosquito control strategy – Thank you  
Lake committee!



## Board Focus

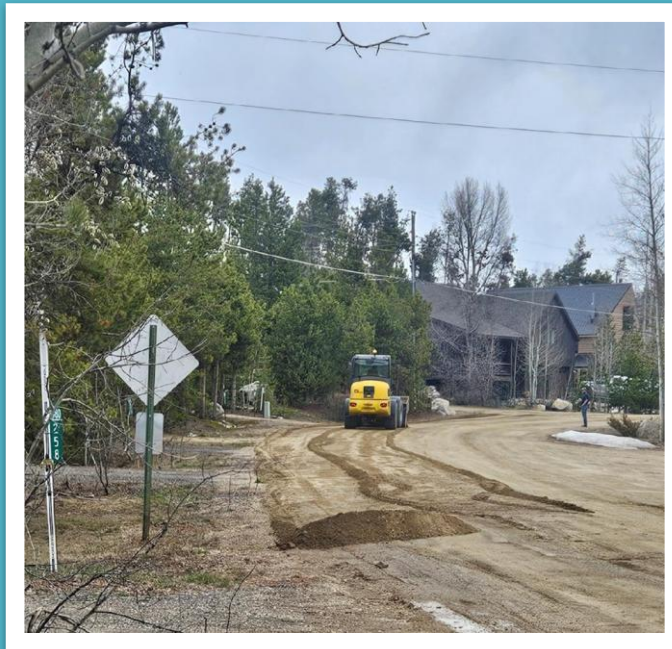
Environmental Stewardship

Increase Member Involvement

Improving communication

Fiscal Responsibility

Employee training and development



# 2026 IMPORTANT DATES

## May 22- June 3 Voting Open!

Ballots (via SurveyMonkey) for voting on the budget and candidates, and approving 2025 annual meeting minutes are now in your inbox. Please check your spam folder and contact the office if you have not received it. Complete your ballot by June 3rd.



## July 18 - 19 - Slash & Trash

Time to wrap up your spring cleaning. Join us for the annual community clean up event; large item removal, electronic recycling, slash disposal and more! You may even find CL treasures that need a new home!



## July 2, 3 & 5 - Camp Columbine

Crafts, activities, and special projects for kids of all ages! Spend 4<sup>th</sup> of July week with new and old friends.

Thank you Atencio Family!



## July 31 - Annual HOA Dues

Billing for the annual HOA assessments will be completed through Appfolio in mid-June. Payment is due by July 31. Assessments can be paid in two halves: by July 31 and November 30.



## July 4 - Annual Parade and BBQ!

One of the best days of the year in CLCC! Join us for a parade around Columbine Lake, and a day of fun at the beach with, community, food, and drink! Celebrate America's 250<sup>th</sup> birthday with us!



## Sept. 6 - Pancake Breakfast

Join us for the CLCC secret recipe pancakes, Bloody Marys and mimosas!



## July 1 - 17 - Early slash drop off

Slash drop off is available at the horse pasture. Take advantage of this extra time to remove your dead and dying trees, and mitigate your lot for fire prevention. Follow all instructions posted on site.



## WANTED: Your event here

Want to host a BINGO night, potluck, game night, trivia, regatta, hike, or kid beach day...? Contact the office.



# How you can get involved

## **Volunteer**

**Come to meetings**

**Participate in  
Committees**

**Attend workshops**

**Plan a social event**

**Send us your comments**

**Offer your specialty skills**

## **Be an engaged member**

Utilize your Appfolio portal to stay informed  
Clear your lot of dead and dying trees and fire hazards


Activate your lap swim code with the office  
Plan ahead: Apply for your ARC permit early

Review the new Member Regulations

Be kind to our staff and your neighbors

Sign up to volunteer – sign up sheets available today!

**Get your CL merch!**

**Thank you to the CLCC Merch committee!**

Monte and Carla Mead  
Julie McCarty  
Vince Verbal  
Rob Lanning

We have a wide variety of affordable merchandise available at [ColumbineLake.com](http://ColumbineLake.com)  
Check out the store and get your CL swag today!

**Limited edition 4<sup>th</sup> of July design is available until June 1<sup>st</sup>!**





# 2026 Treasurer's Report

Janna Sampson, Treasurer

Fiscal Year Update  
Budget Trends  
Proposed 26/27 Budget  
Reserve Fund and Capital Projects

# Current Fiscal Year update

Budget projections are based on actual financials through April 2026 and estimates for May-June 2026



**Income Projection:  
Received an extra \$8,073**

\$4,315 in unanticipated fines and late fees collected

Interest earned slightly over budget

No outstanding Homeowner delinquencies



**Expense Projection: \$19,300 under budget by end of year**

Lower than budgeted operating costs in all categories except Operations.

Savings from general & employee insurance costs, legal fees, trash removal and no outside plowing needed

Operations over budget due to hot tub/pool chemical cost increases and trout stocking costs. The road maintenance budget will be over due to two applications of mag chloride in same year.



**Based on projections, a possible budget surplus of about \$27,300**

The board will continue discussing allocating anticipated surplus funds to things that matter most to homeowners: The roads, fish and other amenities.

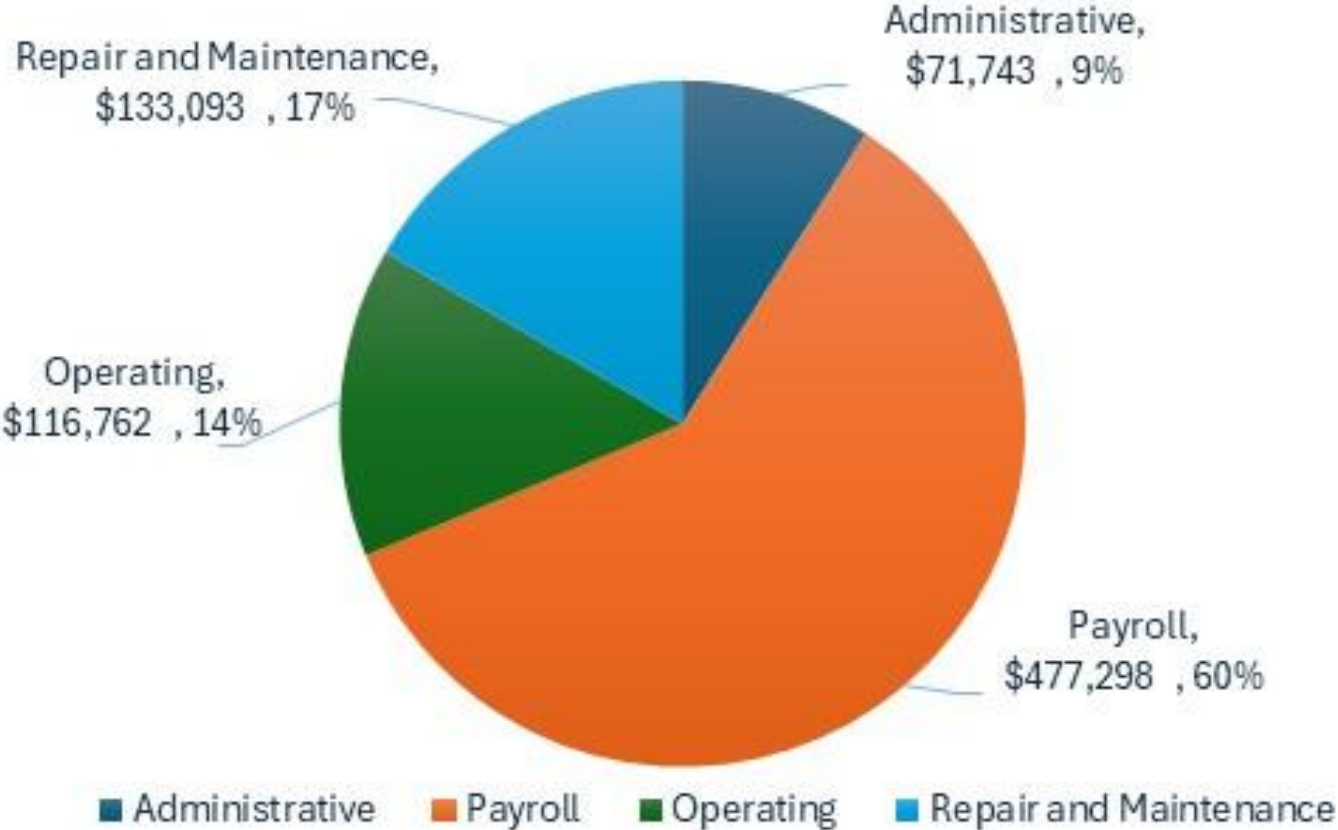
Any surplus will be transferred to reserves for future projects and improvements after the financial audit is completed this coming fall.

**Fiscal Year: July 1, 2025- June 30, 2026**

# Breakdown of expenses in the 4 Operating Budget categories

Based on 2026 end of year projections (10+2)

## 2026 Spending by Category



# 2026 | 2027 Proposed Budget Highlights

## Income

- ❖ Assessment increase of \$26 or 1.87%. **Single Lot \$1,420 | Second Lot \$1,085 | Third+ lot \$710**
- ❖ Lower anticipated interest rates leading to a decline in budgeted interest income.
- ❖ Transfer fees and building permit fees will continue to go to reserves. These are our main sources of reserve funding in addition to transfer of any operating budget surplus.

## Expenses (compared to 2025/2026 budget)

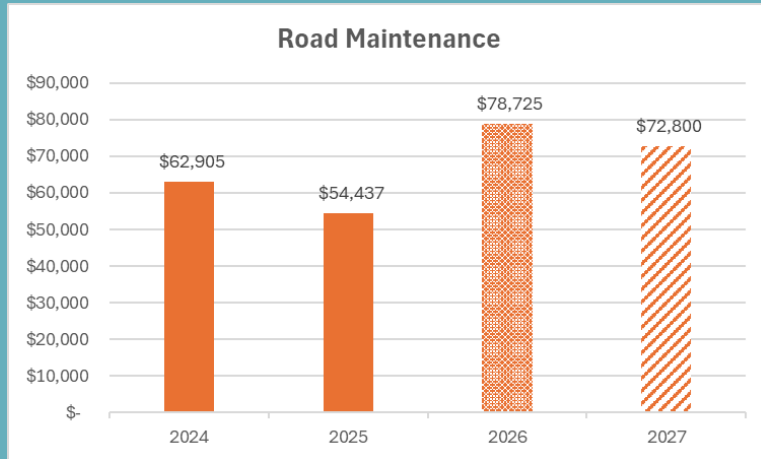
- ❖ Administrative expense budget increasing by 1.6%  
Insurance increases continue to impact our administrative budget. We are budgeting a 15% increase mid-year. Thankfully, increases have run less than budgeted the last two years. Also, budgeting for a full audit this year as we are changing auditors due to the retirement of our prior provider.
- ❖ Payroll expense budget increasing by only 1.5%, 60% of the budget  
Employee insurance costs came in under budget by 9.8% in 25/26. Projecting a 15% increase mid-year but budget down 3% relative to last year's budget.
- ❖ Operating expense budget increasing 3.9%, inflation continues to drive up costs  
Electricity budget up 17.8% due to higher usage and 6.8% rate hike. Other utilities budgeted to increase by 5%. Trout stocking budgeted at \$28,000, planning two stockings, one this fall and one in spring 2027.
- ❖ Repair & Maintenance budget up 3.2%  
Increased road maintenance budget to \$55,000 to adequately fund necessary regular maintenance. Trash costs budgeted down by \$10,000.



\*2024 & 2025 Actuals  
 \*2026 Projected Expenses (dotted)  
 \*2027 Proposed Budget (striped)

# Major expense categories, year-over-year trend

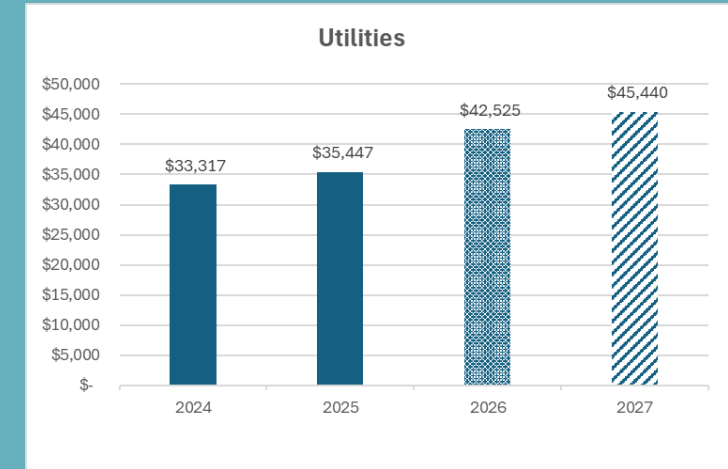
The categories below reflect about 81% of the total operating budget. We work hard to control costs in to make up for any increases that cannot be reduced.



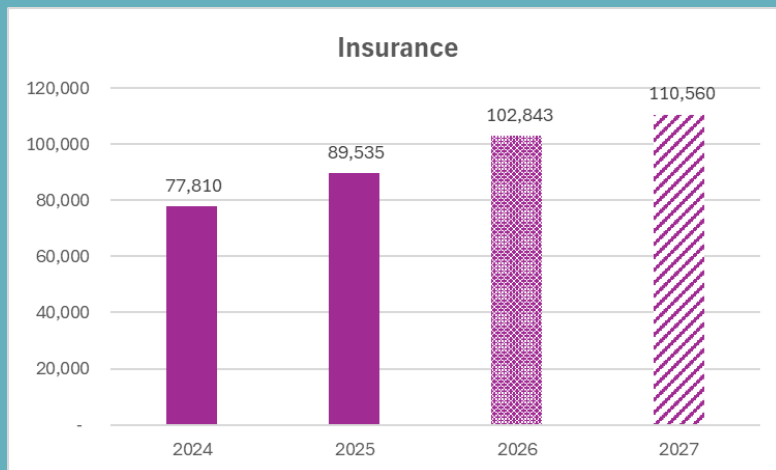
Road maintenance includes vehicle expenses, contract plowing, road grading/material and mag chloride. We have reduced the gas budget by \$1,000. No contract plowing needed in 2026. We will continue to address road repairs in the operating and reserve budgets.



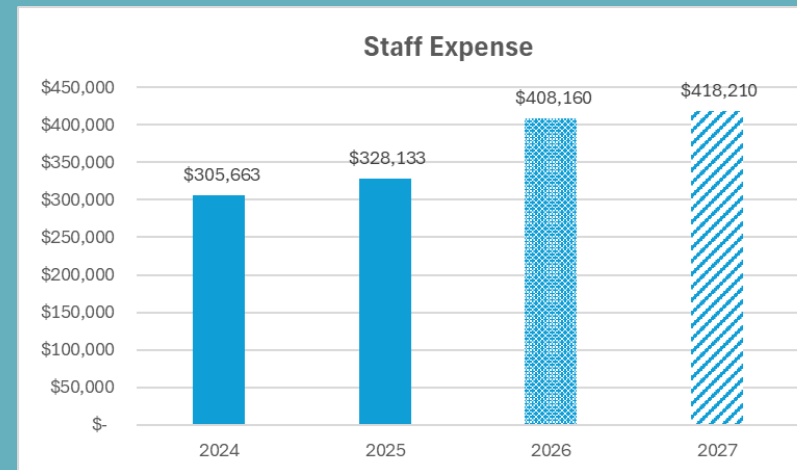
Trash costs are down since switching to Ranch Creek Waste and installing the new compactor. A full year with the new compactor should further reduce costs.



In 2027, electric costs are anticipated to be higher due to rate increase and higher usage for the dehumidifier. Other utilities are up & projected to average a 5% increase.



Both HOA and employee insurance continue to increase. We reassess every year prior to renewal. We have planned for a 15% increase for both at mid-year.



CLCC employees are a critical and valued asset to the operation of our community. 2026 & 2027 reflect a full year of manager salary, cost-of-living increases for all staff and budgeted performance related compensation.

2024 & 2025 both have 2+ months of manager absence.



# Reserve Fund Update

## **Reserve Fund Balance (as of 4/30/2026) \$783,203**

- ❖ 2025 operating fund surplus of \$115,388 transferred to reserves
- ❖ Final payments have been made for the final trash building; net cost was \$48,228 after subtracting insurance payments from Waste Management totaling \$73,392. Total cost was \$121,620.
- ❖ Total reserve contributions YTD \$133,076 including transfer fees, building fees and interest.
- ❖ Anticipate receiving some additional transfer fees before fiscal year-end
- ❖ Estimated balance at end of 2026 FY is \$742,400
- ❖ Any 2026 operating surplus will be transferred to reserves at the completion of the audit in fall 2026.

## **Investments**

- ❖ Current CDARs balance of \$364,878 with average APY of 2.72%
- ❖ *Funds are reinvested based on projected need and in a laddered schedule.*
- ❖ *Money Market Account at Blue FCU earning 3% interest*
- ❖ *Money Market Account at UBB is earning 3.25%. Insured Cash Sweep account earns 2.25%.*

# Reserve Fund Projects

## 2026 Completed Projects

- ✓ New trash building
- ✓ Culvert & road repairs
- ✓ Little Columbine Creek headgate replacement

## 2026 Projects In-Progress

- Clubhouse Deck tear off and repair
- Road repair & culvert replacement
- Lagoon Dock replacement with path
- Boat Rack additions



## 2027 Projects Planned

*Upcoming projects may be delayed to future years as actual needs change. The reserve schedule is a constantly evolving project plan.*

- ❖ Clubhouse renovation – carpet & blinds
- ❖ Playground Equipment
- ❖ Road & culvert repairs
- ❖ Pool plaster
- ❖ 2 new pool windows that open
- ❖ Office exterior restroom update
- ❖ Boat Rack additions
- ❖ Fences
- ❖ Possible Truck & Plow replacement



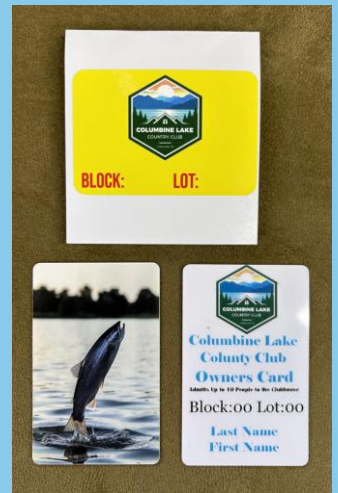
**State of Operations  
General Manager - Jonas Pearson**



## Housekeeping & Announcements

We encourage homeowners to use Appfolio for payments, applications, and communications. You can also update your contact information in the portal. 98% of homeowners utilize their Appfolio portals. Please ensure your address, email, and phone numbers are up to date.

RFID Owner cards are coming soon! This upgrade will allow convenient scan-in access to our private facilities.



## Administrative

- Filed and re-organized all ARC documents in office
- HOA and Real Estate documents added to website
- CLCC T-shirts and merchandise website
- Updated and enhanced Newsletters
- Annual Meeting mailers and Boat Rack Lottery well organized and efficient
- Improved overall office professionalism and efficiency
- Diligently investigated dehumidifier incident and resolved repairs and responsibility
- Trash facility planning, permitting, contracting, executing

### BIG THANK YOU to the ARC!

The ARC is getting a facelift! The team has worked hard to overhaul and improve the permitting and intake process. Meetings are held the **second** Wednesday of the month at 2pm. Please ensure your application is complete, along with color samples for expedited permit approval.

# Trash Rebuild

**There is a new trash facility if you haven't seen it!**

- Demolition, removal, and disposal of old dilapidated structure
- Removal and disposal of numerous high liability trees
- Aided contractor in site layout, grade work, drainage, and setting elevations
- RMSF water-proofed foundation
- Silverline Structures erected building
- Communications line relocated and buried
- New electric line installed to the Gazebo
- Brand new compactor installed in a clean, secure, and structurally sound building
- Drainage and culverts-Installed Wi-fi, fence, bulletin boards, cameras, lights, concrete aprons, steel bollards, heated door mat, and exhaust fan
- Continuing plans for facility include planting trees, bushes, and flowers on the N side of the building. Painting bollards and doors.



# Clubhouse, Pool, and Spa

- Donnie and Jonas completed CPO course and received certification
- Re-formatted pool chemical sheets and re-calculated all doses
- Re-calculated all pool and spa dimensions
- Cleaned, reorganized, and built new shelving in chemical storage room
- Plans to purchase bulk chemicals starting in the new fiscal year with targeted savings of 20%-30%
- Periodically install new aerator to raise ph naturally in the pool
- Replaced main pool pump
- New foosball table, new elliptical machine, new TV
- Demolition, removal, and disposal of clubhouse deck
- Renovation and repair of small remaining deck, railing, and siding on clubhouse





# Lake Management

Three Fish Stockings of Sportsman's Mix, including brown, brook, and tiger trout

Lots of positive comments from fishermen

Fyke nets not productive- (recommend introducing Mid-May vs April)

2 Pike bounties YTD

82 total Pike in 24' / 86 total Pike in 25'

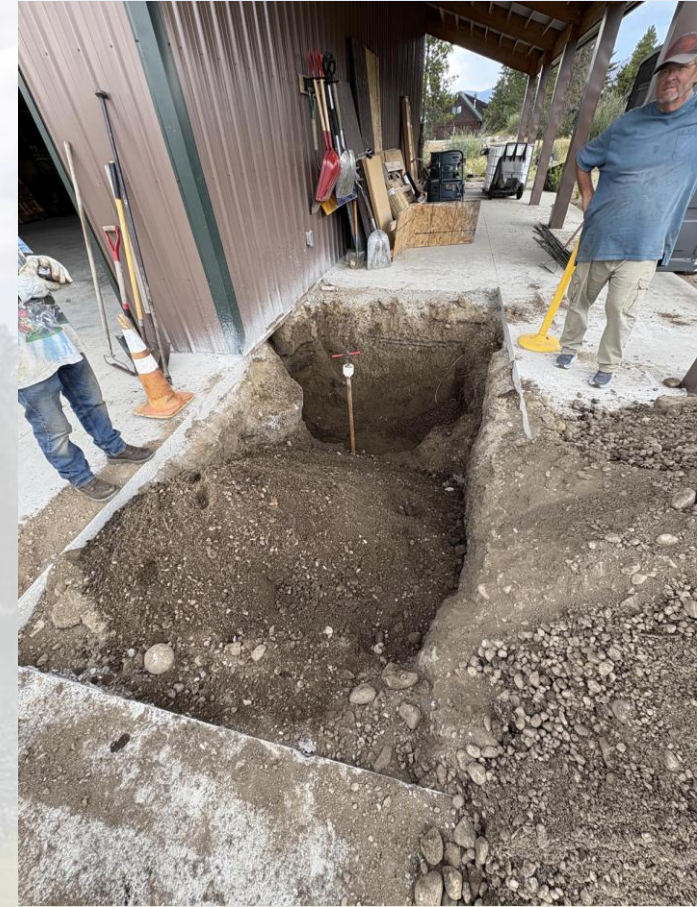
Both primary headgates on the lake were repaired and replaced. (Town of GL covered \$80,000 expense for the Howard Ditch culvert and headgate, CLCC covered \$15,000.00 for Little Columbine headgate and culvert repair.)

Fabricated catch screens for new headgates/ installed new highly visible post to mark the 0 level of the lake (improved efficiency at keeping lake levels from fluctuating dramatically)

Implemented new mosquito strategy with Vector utilizing bti pellets to target larvae (results are to be observed)

# Grounds

- Roads- 20 loads of road base and a full application of Mag Chloride, plus grading
- Water spigot and concrete at shop
- Welded and repaired various equipment, trucks, and implements
- Wi-Fi expander installed at shop
- Repainted all community road signs / built new flower boxes, and bat houses out of upcycled material from the old trash structure
- GEM electric vehicle donated to CLCC in recognition of services rendered



## Events/ Volunteers

- Slash and Trash will be opening early again this year! Starting on July 1<sup>st</sup> members will be able to start bringing SLASH ONLY, NO TRASH, down to the shop to deposit into one of the large, designated roll-off containers.
- Pancake Breakfast was well attended last fall and we are expecting another great turn-out, please remember to join us on Sunday, September 6<sup>th</sup>, from 10:00am to noon at the gazebo located behind the clubhouse.

## Upcoming Projects

- Additional boat racks installed at office location
- Dig out boat ramp and re-level dock at office
- Remove old, wooden, walkway across lagoon and replace with dirt/gravel pathway
- Culvert replacements
- Beach improvements
- Re-surface pool and spa/ upgrade filter housing for pool
- New flooring and blinds for clubhouse



Shout-out and huge thank you to CLCC Board and Staff, ARC Members, vacating BOD members, Woody, and to our homeowners!

A scenic view of a lake with a picnic table in the foreground and mountains in the background. The image is used as a background for the text.

# **Meet your Board Candidates**

**Frank Grillo  
Katie Ellis**



# Member's Forum



**Thank you for coming!**

**Water Board Q&A**

**Meet and Greet at the Gazebo.  
Refreshments to be served.  
Meet your board members,  
candidates, and neighbors!**