

2020 Grand Elk Fall Newsletter

October 2020
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Introducing the new OA Board

HOA Board

Our new Owners Association Board began this month!

The GE Board had two positions open for a three- and four-year terms. We received three candidates for the two positions and therefore, conducted a balloted election. The results were due October 1, counted October 2 and announced October 3.

Our new Board members are –

- Bill Holdampf is currently working as an Engineering and Subcontract Manager and brings experience working on previous owner association boards. He and Amy spread their time mainly here (75%) in Grand Elk.
- Nate Burns is currently working as a Territory Manager and brings experience working on previous

owner association boards. He and Vanessa live full time in Grand Elk.

The new Board held their first meeting to determine roles, provide training, and set expectations of the Board members.

The Board will hold its first Owners Association meeting later this month and begin working on prioritized items for the 2020/2021 business year.

Thank You – Joe Press, outgoing OA Board Member

Sharon Silva, David Hall

The Board would like to thank Joe Press our outgoing President for his hard work and dedication over the last seven years on the Board and various committees. Your committed service to the Grand Elk Community has been truly valuable. The work We are excited that Joe will stay on and continue to work on some of the many outstanding Grand Elk activities and we are fortunate to have you continue on.

Thank you for the support you have shown for the community!

Message from the outgoing President

Joe Press

After serving 7 years on the Grand Elk Owners Association (GEOA) Board, my term officially ended on Friday, October 2, 2020, with the announcement of the current year's Board election results. It has been an interesting period to say the least.

While many HOA boards deal primarily with "ordinary" issues such as supervising the management company, maintenance of common areas, and enforcement of various covenants, in May of 2013 GEOA became the proud owner and operator of a golf course, bar and restaurant and club house. In 2013, the golf course was still struggling from the effects of the real estate market downturn from some years prior and while we were optimistic, survival was the order of the day.

Today, we can proudly say we not only survived but are thriving. Our owners have approved a revenue structure that is diverse and will provide funding for the future maintenance and growth of our facilities. Real estate development over the past several years has been robust and shows good momentum for the future.

In what can only be described as the strangest of years (see COVID-19), our 2020 golf season through September has recorded over 17,000 rounds vs 11,000 in 2019. Even with the additional procedures and inconveniences created by COVID and the astounding increase in volume, Grand Elk golfers received the highest level of service throughout the season. Our food and beverage service accomplished a great turn around in

results this year, again despite the restrictions of COVID. I believe we currently have the best staff top to bottom since I became a board member.

I am not taking credit for the successes and progress we have achieved as there are too many others that have participated. I just hope I was of some help.

The new board members will soon see that the GEOA is a complicated enterprise with many moving parts. Best wishes to them on a successful term. I'm sure it will be an interesting one.

Coronavirus Updates

Cooped up and concerned about the post-Covid future, many have moved to Grand Elk permanently and it seems others may have acquired a taste for rural life after sheltering in place these last months. These changes may have prompted an increase in home sales or switching to Granby as a primary residence rather than a secondary home. As a result, the growth necessitated the Owners Association to purchase two new mail boxes due to the increased demand.

Additionally, the golf course met an increased demand for golf rounds. The Grille along coronavirus restrictions for limited seating, was financially better off than expected even with a limited menu this season.

The Social Committee and Grille got creative and held new virtual activities for the community to participate in.

The big question now for Grand Elk to answer, is what will the winter season bring? How will the Grille and the GE community events be operated with social distancing and limited seating?



Annual Meeting – Questions and Answers

The Board and Club

This is a two-part series --

Question: Why do we have bad debt expense at the levels noted and what are we doing about this. Seems like we have leverage to collect ALL dues and assessments so I don't understand why we would have any significant bad debts?

Answer: GE has some members that have stopped paying any dues on their lots. Collections are pursued via a collection agency. GE also has the option of foreclosing but the value of the lot in most, if not all, cases is less than the cost to foreclose and sell the lot. Those long-term bad debts are written off periodically.

Question: Why the qualification that the beginning reserve balance of \$795,086 is "Not Audited"? Are any of these numbers "audited"?

Answer: That was just one that was tagged for the presentation. These are not audited numbers.

Annual Meeting – Questions and Answers Cont'd.

The Board

Question: What is driving the projected increase in the Contributions to the Reserves from 2019 actual of 86,318 to 2020 projected of \$895,404?

Answer: Increases generated by implementation of Community Investment Fee, General Assessment Revenue and net income from both businesses.

Question: The year end 2019 consolidated net income reported in the financial statements posted online indicate a net loss of (209,372) based on combining the loss reported by GEOA and GE.

Answer: Increases generated by implementation of Community Investment Fee, General Assessment Revenue and net income from both businesses.

Question: The year end 2019 consolidated net income reported in the financial statements posted online indicate a net loss of (209,372) based on combining the loss reported by GEOA and GE.

Answer: Increases generated by implementation of Community Investment Fee, General Assessment Revenue and net income from both businesses.

Question: With Covid, how are these meets up happening (book club)?

Answer: Meetings and Social Committee events were held virtually using Zoom or GoToMeeting. The Book Club held their session at the Grille. Since the Book Club has been a small group, they have been able to social distance sitting 6 feet apart wearing masks.

Question: We need to remind ALL golfers that they should be respectful of homeowner's properties and that they are not part of the golf course and it is not their right to freely enter properties and peruse them as they see fit. Also, when golfers damage a homeowner's property it's their responsibility to do the right thing and take care of the damage. Very disappointed by the overall behavior of many (not all) golfers on the course as a whole this year. I hope this is not a trend to follow in future years.

Answer: The Club is looking at the feasibility of adding a statement on the GPS system similar to the lightning warning that states it is the golfer's responsibility for property damage and remind them to be courteous to our neighbors. Additionally, don't hesitate to call the Golf Shop to report infractions. The Golf Shop will send someone out!

Question: How was the \$130,000 from Payroll Protection Program accounted for in the budget? Was this counted as revenue?

Answer: The PPP loan is not added into the golf course budget at this time and it was not counted as revenue.

Question: Can we get a copy of the presentation please.

Answer: All presentations can be found either on the website grandelkliving.com or the RMG Appfolio.



GE Golf Club

Larry Burks, General Manager

September saw the last of the tournament season with the final Nine & Dine, the Aloha Open and Chilly Open. The leagues will continue as weather permits. Our past golf season was a good one with increased golf rounds up from 11,000 to 15,000 through mid-September.

The Grand Elk Golf Course will be closed on Tuesday, October 6th and Wednesday, October 7th for fall aerification of the greens, and preparation for the Winter. The course will re-open on Thursday, October 8th. Unfortunately, the golf season will eventually come to an end. The plan is to remain open until at least October 18 and then see what Mother Nature brings for the rest of October.

The Spa and Grille will be closed from November 2 through the 13th in order to conduct maintenance procedures.

[Make a visit to the Golf Shop –](#)

[ALL CLOTHING IS NOW 35% OFF!](#)



“Thanks for your help and patience with this process...the DRB is constantly working on procedures to clarify regulations and help applicants with reaching the final approval.”

“Thanks so much! I appreciate you being on top of it and getting us responses.”

GE Committees

Committees will begin the 2020/2021 season and new members will be appointed. GE members interested in creating a greater community please complete the attached Committee Application and note your interest in the following GE Committees.

- Golf
- Social
- Safety
- Landscape
- Strategic Planning
- Marketing
- Short Term Rental

Locate all GE Owners Association documents such as Club and GE rules and regulations, rental registration forms, and violation forms at:

- www.grandelkliving.com
- www.associationonline.com
- owner portal on Appfolio at
- <https://resortmg.appfolio.com/connect>

GE Design Review Board

The Design Review Board and The Design Review Guidelines and Regulations have been created to ensure that all new construction and improvements to existing properties at Grand Elk follow a common set of rules, with the intent of stimulating a rich and diverse variety of creative architectural styles, drawn from a common palette of materials, which blend together to form a superior mountain residential community, compatible with the beauty of its natural setting.

Here are a few of the recent testimonials:

New
“ Neversummer Construction has found Grand Elk to be a hidden gem in Grand County and the Design Review Board and Grand Elk Owners Association have been a great group to work with.”

Brad Line
Neversummer Construction

“My experience working with the Grand Elk Design Review Board has been nothing but pleasurable. Their shared interest in creating a sense of place is represented in the community they've helped to shape.”

Kevin Sietmann, architect





New Member Profiles

Lynda and Jeff Sneddon

Lynda and Jeff purchased a house in Grand Elk in October of 2015. They became full time residents in June 2019 moving from Casper, Wyoming.

Lynda and Jeff grew up in Indiana and they met while attending Indiana State University. Jeff's career with the Federal Government took them to Littleton, Colorado, Casper, Wyoming and Mammoth Hot Springs, the headquarters of Yellowstone National Park. Jeff worked for various government agencies while Lynda taught special education and general education at the elementary and secondary level.

Lynda and Jeff enjoy spending time with their two children and grandchildren. As a family they like to hike, bike, golf, ski and snowshoe. Lynda recently joined the Grand Elk Social Committee. Both Lynda and Jeff look forward to attending future social events and meeting neighbors from the community.

This Month's Events

October 2020

Social Committee

Grand Elk Golf Club

Mountain Family Food Drive

Donation boxes are located in the Grille.

October 11, 2020

Social Committee

Book Club

Meet at the Grille at 4 p.m. for the book discussion.

November 2020

Social Committee

Mountain Family Toy Drive

For more information email grandelksocial@gmail.com

November 12, 2020

Grille & Social Committee

Virtual Wine Tasting 5:00 p.m.

Contact the Grille to RSVP for the second virtual wine tasting. \$20

December 5, 2020

Grille & Social Committee

Tree Lighting 4:00 p.m.

Join us at the Grille for our annual tree lightening ceremony.