



WINTER 2025

Updates from the Board and DRB

Greetings Grand Elk Neighbors,

Your new Board is eager to share what we have been working on to maintain and further enhance our community and the enjoyment of the Grand Elk lifestyle. We're bringing back the quarterly newsletter to keep you informed!

Troon® 5-Year Management Agreement

Our first priority as a new board was to determine the best strategy for managing Grand Elk Golf Club. We vetted several leading golf course management companies to identify the best fit for us now and in the future. At the conclusion of that process, we announced the continuation of our relationship with Troon®. Now under a 5-year agreement, Troon Golf manages golf operations, agronomy, food and beverage as well as sales and marketing. They bring a wealth of resources, and we can't wait to see what we can accomplish together in taking our club to the next level in the coming years.

Troon® Advantage Perks

Our members can now enjoy reduced green fees for themselves and up to three guests at more than 200 participating Troon courses. Get the details at [Troon Advantage](#). Book tee times directly from your grandelk.com member login. Questions? Call the golf shop at 970-887-9122.

Clubhouse Amenities

We know the Grille, pool, spa are popular amenities and a convivial community gathering place. As the clubhouse is now over 20 years old, we have been experiencing the impact of failing systems and old equipment. We understand your frustrations and expectations that our amenities are in working order for your enjoyment. These issues are being addressed, as well as reserve budgeting for replacements and capital projects to enhance our amenities.

Pool: The pool committee has been working diligently to assess the extent of the pool issues, and to determine necessary repairs. Colorado Pool Doctors are scheduled for further diagnosis and repairs starting in March. We will continue to update members as more information is available as to timing or re-opening.

Spa: New heaters were installed last month; however, additional issues occurred last week involving the auto-fill line and valves that impacted temperature and water level. Repairs were completed by Monday, and it's now back to 103 degrees. It is being monitored daily for temperature and cleaning, and the staff is instructed to cover it each night.

Clubhouse: New gas furnaces are installed, so it's once again a warm and cozy spot to enjoy a night out at the Grille! The crawlspace was enhanced to include a new grease trap, and mechanical repairs. We are working on a new drainage system with new sump pit and pump, along with completely sealing and conditioning the crawlspace which should solve the musty smells that occasionally show up in the basement!

XC Ski Grooming: A new side-by-side vehicle and grooming track system have been purchased to ensure the cross-country ski track remains in great shape for the remainder of the winter! The vehicle will also be used by the golf course management team during the summer.

Planning for the Future

We've commissioned an updated Reserve Study to help us plan for infrastructure needs and future capital projects. The good news? Grand Elk's reserves have grown significantly, from \$810,000 in 2019 to around \$3 million today! Thanks to new home construction, the Community Investment Fee, and net income from golf club operations. A stakeholder workgroup will now review the study to incorporate the recommendations into our reserve spending, capital budgets, and strategic planning efforts. Stay tuned for more to come!

Financial Updates

We're working with Troon and CMC to streamline our budgets for both the Owners Association and the Golf Club, aiming to finalize by the end of February.

As you may recall from a report shared at the last annual meeting, there are outstanding tax issues from prior years. So far, we've resolved the state sales tax issue and brought federal income tax filings up to date. We've made significant progress in resolving prior payroll tax issues and expect completion by mid-2025.

Drainage Issues

A recent study by Alpine Meadows Design evaluated the existing stormwater infrastructure through the development and made recommendations for repairs and upgrades to the system. The board is reviewing this study to determine what actions are necessary.

Update from Nick Miller, DRB Chair

The Design Review Board (DRB) is composed of new members as the previous ones have decided not to continue. We appreciate your patience during this transition. We understand

the urgency for Owners to get decisions quickly and are working to improve the process and communication from the DRB to the Grand Elk Owners.

Although new builds have decreased recently, we are seeing many additions and improvements to existing homes. We hope to see more new build proposals soon with spring approaching. New builds with remaining landscaping to complete should do so for final inspection. For homeowners making landscaping improvements, please fill out the [DRB Forms](#) online and send them to us.

We now meet every other Tuesday to minimize project delays. We are updating the Guidelines for clarity and improving communication with Owners and Builders to ensure procedures are understood and followed, reducing conflicts and response times. We are also exploring software systems to enhance submittals, reviews, and approvals.

If you have any questions or submissions, please send them to:

DRBchair@grandelk.com

DRBreview@grandelk.com

Stay Connected

Members are always welcome to attend GEOA board meetings. Dates are posted on the [community calendar](#). You may also reach out to the Board through the [website](#). Please do not reply to this email as it is an unmonitored mailbox. Thanks for your support! We're excited about the future of Grand Elk.

Grand Elk Board of Directors

Joe Press, President
Nick Sisneros, Vice President
Nick Morroni, Secretary
Paul Malone, Treasurer
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