GRAND ELK®

Update from the Board

FALL 2026

Hello, Grand Elk neighbors!

We've been enjoying beautiful fall color as golf season has ended, and soon snowfall will usher in the winter season along with seasonal social activities and a cozy comfort food menu when the Grille reopens on November 18.

Board Member Changes

With recent changes to the Board, we extend our sincere thanks to Paul Malone whose term expired in September, and to Nick Sisneros who resigned in October due to the sale of his property. We appreciate the time and care they have dedicated to Grand Elk. We are delighted to welcome Ed Francis to the Board and look forward to working together on behalf of our members to shape Grand Elk's future. We also invite members interested in serving our community to volunteer for the remaining Board vacancy, which will be filled by appointment. If you would like to be considered, please contact the Board at grandelkliving.com/contact/.

Member Communications

You spoke, and we listened! At the Annual Meeting, members asked for clearer, more consistent updates that reach every member of record across our communication channels. Here's what's changing:

- Alex Weldon has updated our email lists, fixed system settings, and launched "The Weekly Elk" for Golf Club news and Social Committee events, plus an opt-in Grand Elk Text Club. To keep weekly updates out of spam, add course@golffacility.com to your safe senders.
- Thanks to Social Committee volunteer Nina Prybula, social event announcements are being coordinated across Golf Club updates, the Grand Elk Community Facebook group, and grandelkliving.com.
- Starting in January, this newsletter will arrive six times a year instead of quarterly.
- We'd also love to see you at Board meetings—in person or remotely! Thanks go out to the 10+ members who joined us on October 27. The 2027 schedule will be posted on the community calendar at grandelkliving.com once confirmed; meeting minutes are available in your Smartwebs Resident Portal's document section.

Irrigation System Update

Thank you to everyone who raised irrigation concerns at the Annual Meeting. We understand the worry about potentially large repair bills following last fall's system blowout and want to clarify the costs.

An annual allowance of $25,000 is budgeted for repair and maintenance to the existing irrigation lines, sprinkler heads, etc. Through September, irrigation repair and maintenance

spending totaled $19,269 remaining below the $25,000 budget allowance. Our in-house agronomy team handled the work, so labor costs are not included.

This spring, a golf course irrigation specialist will audit our nearly 25-year-old system. The findings will help us plan future improvements alongside our water rights initiatives, with a clearer picture of what the system needs.

2027 Reserve Study Update and Budget Preparation

The 2nd annual Reserve Study update from Association Reserves is complete. The results are an important input into the 5-year Capital Plan budgeting process which is underway now by the Board for the Owners' Association and Troon for the Golf Club under the Board's direction. It serves as a vital decision support tool in balancing reserve spending for replacement needs vs. new amenities. The GEOA Reserve Study documents are available to all members in the Smartwebs Resident Portal.

Clubhouse Enhancements

The kitchen expansion project is designed to improve capacity, efficiency, and functionality that translates to an enhanced dining experience. It's also an important first step toward future clubhouse expansion. The project is expected to go out to bid this week to interested contractors. Once bids are received and reviewed, we will evaluate the capital budget considerations and contractor qualifications.

Strategic Planning for Grand Elk's Future

The Board's June strategic planning retreat laid the groundwork for Grand Elk's next one to five years. Building on that work, we are developing action plans for three key priorities: Amenities and Capital Projects, HOA Governance, and Golf Club Operations.

Our next step is to build on the direction established through the Board's June retreat, incorporating new Board members' perspectives and contributions as we continue the development of specific goals, timelines, and next steps. Together, we'll carry that work forward into action for our community.

Upcoming Events

- Toy Drive | Nov 7 – Dec 5
- Shop Hop | Nov 14
- Grille Reopens | Nov 18
- Ugly Sweater Party | Dec 12

Please do not reply to this email, as the mailbox is unmonitored. We're excited about what's ahead at Grand Elk—thank you for being part of this community!

Grand Elk Board of Directors

Joe Press, President
Nick Morroni, Vice President
Ed Francis, Secretary
Cindy Logan Baumann, Treasurer and Interim Member at Large