



GRAND LAKE BOARD OF TRUSTEES WORKSHOP AND MEETING AGENDA

Monday, March 23, 2026 at 4:30 PM

Town Hall Board Room – 1026 Park Avenue

*The Town of Grand Lake upholds the Six Pillars of Character:
Citizenship, Trustworthiness, Respect, Responsibility, Fairness and Caring*

Please join my meeting from your computer, tablet or smartphone.

<https://us06web.zoom.us/j/84666396634>

You can also dial in using your phone.

United States: 346-248-7799

Access Code: 846 6639 6634



WORK SESSION 4:30 PM

1. Call to Order
2. Roll Call
3. Conflicts of Interest
4. Items of Discussion
 - A. Rocky Mountain Folk School Update
 - B. Town Brands & Logos

EVENING MEETING 6:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Announcements
4. Roll Call
5. Conflicts of Interest
6. Mayor's Report
7. Manager's Report
 - A. March 23, 2026
8. Public Comments (Limited to 3 Minutes)

9. Consent Agenda

A. Accounts Payable- March 23, 2026

B. Meeting Minutes- March 9, 2026

10. Financial Review

A. February 2026

11. Items of Discussion

A. **QUASI JUDICIAL (PUBLIC HEARING)** Consideration of Resolution 28-2026, Approving a Preliminary Development Plan Application for a New Mixed-Use Development Located at 900 Grand Avenue

B. Consideration of Resolution 25-2026, Approving a Memorandum of Understanding with Grand County Housing Authority for Property Management Services in Connection with the Space to Create Property

C. Consideration of Resolution 26-2026, Approving a Memorandum of Understanding with Grand Lake Creative District Regarding Construction of the Space to Create Project

D. Consideration of Resolution 27-2026, Approving a Memorandum of Understanding with the Rocky Mountain Folk School Regarding Leasing of the Space to Create Grand Spirit Maker Building Within the Space to Create Project

E. Direction on Grand Lake Branding and Logo Standards

F. Consideration of Basketball Hoop and Backboard Replacement at Grand Lake Center

12. Future Items for Consideration

13. Adjourn Meeting

MEMORANDUM

Meeting Date: 3/23/2026

To: Town of Grand Lake Board of Trustees
From: Steve Kudron, Town Manager

Re: Workshop Town Logos

Trustees:

At the February 9th, 2026, the Board participated in a workshop regarding your ideas on our brand and some of the past history regarding the logos and brand images.

I am providing the Brand Book and Trademark details. Staff would like the Board to arrive at consensus on the statements and images the Town uses in Marketing and Communications for all Town imagery.

Staff recommends some consolidation of primary colors across the different marks (Green/Blue/Beige/Black consistency) I've included possible uses with the logos.



[Business Home](#)
[Business Information](#)
[Business Search](#)

[FAQs, Glossary and Information](#)

Confirmation

Your filing and payment were successful. Print this receipt for your records.

Payment

Amount Paid: \$30.00
Type: CREDIT
Last 4 Digits: 2500

Filing Details

Date and Time: 01/23/2015 02:54 PM
ID Number: 20151050494
Document Number: 20151050494

Email my receipt

Where can I go from here?

- [File another form for this trademark](#)
- [Set up secure business filing](#)
- [Get email notifications for this entity](#)
- [Go back to the summary](#)
- [Take our website survey](#)

Stamped filing

Document must be filed electronically.
Paper documents will not be accepted.
Fees & forms are subject to change.
For more information or to print copies
of filed documents, visit www.sos.state.co.us.

ABOVE SPACE FOR OFFICE USE ONLY

Statement of Trademark Registration of an Estate, a Trust, a State or an Other Jurisdiction

filed pursuant to § 7-70-102 of the Colorado Revised Statutes (C.R.S.)

1. (Complete the following statement by marking the applicable box. Caution: Mark only one box.)
The person delivering this statement is

- an estate.
- a trust.
- a state.
- a jurisdiction other than a state.

2. The true name of such person is Town of Grand Lake

3. The principal address of such registrant and, if different, the mailing address of such registrant are

Principal (street) address 1026 Park Avenue
(Street number and name)

Grand Lake CO 80447
(City) (State) (Postal/Zip Code)
United States
(Province - if applicable) (Country)

Mailing address P. O. Box 99
(leave blank if same as street address) (Street number and name or Post Office Box information)

Grand Lake CO 80447
(City) (State) (Postal/Zip Code)
United States
(Province - if applicable) (Country)

4. (Mark the applicable box and complete the statement. Caution: Mark only one box.)

- Such person does not maintain a registered agent in this state and the mailing address to which service of process in any proceeding based on a cause of action with respect to the statement of trademark registration may be mailed pursuant to section 7-70-108, C.R.S. is

P. O. Box 99
(Street number and name or Post Office Box information)

Grand Lake CO 80447
(City) (State) (Postal/Zip Code)
US
(Province - if applicable) (Country)

OR

Such person maintains a registered agent in this state and such registered agent's name and address are

Name
(if an individual) _____
(Last) (First) (Middle) (Suffix)

OR

(if an entity) _____
(Caution: Do not provide both an individual and an entity name.)

Street address _____
(Street number and name)

(City) CO (State) (Zip Code)

Mailing address
(leave blank if same as street address) _____
(Street number and name or Post Office Box information)

(City) CO (State) (Zip Code)

The person appointed as registered agent has consented to being so appointed.

5. (Mark the applicable box and complete the statement. Caution: Mark only one box.)

The trademark is a standard character trademark and the characters constituting the trademark are
The Soul of the Rockies

OR

The trademark is a special form trademark and a description of the attached drawing is

6. A detailed description of the goods or services in connection with which the trademark is used is

Marketing, advertisement, brand logo

The class into which such goods or services fall is 035 Advertising and Business
(Class)

7. A description of the attached specimen sufficient to identify the nature of the specimen is

Brand Logo

8. The date of first use in commerce of the trademark in this state by such person or such person's predecessor in interest is 09/01/2014
(mm/dd/yyyy)

9. The registrant identified above is currently using the trademark in commerce in this state and such registrant believes, in good faith, that such registrant has the right to use the trademark in connection with the goods or services listed above and such registrant's use of the trademark does not infringe the rights of any other person in that trademark.

10. (If applicable, adopt the following statement by marking the box and include an attachment.)

This document contains additional information as provided by law.

Notice:

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that such document is such individual's act and deed, or that such individual in good faith believes such document is the act and deed of the person on whose behalf such individual is causing such document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S. and, if applicable, the constituent documents and the organic statutes, and that such individual in good faith believes the facts stated in such document are true and such document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the Secretary of State, whether or not such individual is identified in this document as one who has caused it to be delivered.

11. The true name and mailing address of the individual causing this document to be delivered for filing are

Lund	Martha	J	
<small>(Last)</small>	<small>(First)</small>	<small>(Middle)</small>	<small>(Suffix)</small>
P. O. Box 99			
<small>(Street number and name or Post Office Box information)</small>			
Grand Lake		CO	80447
<small>(City)</small>	<small>(State)</small>	<small>(Postal/Zip Code)</small>	
United States			
<small>(Province - if applicable)</small>		<small>(Country)</small>	

(If applicable, adopt the following statement by marking the box and include an attachment.)

This document contains the true name and mailing address of one or more additional individuals causing the document to be delivered for filing.

Disclaimer:

This form/cover sheet, and any related instructions, are not intended to provide legal, business or tax advice, and are furnished without representation or warranty. While this form/cover sheet is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form/cover sheet. Questions should be addressed to the user's legal, business or tax advisor(s).

GRAND LAKE, COLORADO SIGNATURE GUIDELINES



GRAND LAKE: THE SOUL OF THE ROCKIES™

Grand Lake logo and **GRAND LAKE: THE SOUL OF THE ROCKIES™** tagline are trademarked and not to be reproduced in any form without express written consent from the Town of Grand Lake, Colorado.

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1. Signature Guidelines

Grand Lake: The Soul of the Rockies Logo Signature Guidelines are intended for use in various print and digital applications such as town stationery, brochures, event posters, web site, town signage, and promotional items to name a few. The signature may only be used with the written approval by the Brand Steward, which is designated by the Town of Grand Lake Board of Trustees, via Appendix B Terms and Conditions.

2. Grand Lake Branding Program

Brand Promise

We are Grand Lake. Colorado's authentic mountain lake town, the source of your inspiration, the Soul of the Rockies. Choose your path; memories happen the moment you take your first step. This is your life. Breathe deep, get outside, and live it.

Note: The Brand Promise is the paragraph that describes what Grand Lake is today, and what it will be twenty years from now; both what we are, and what we aspire to become. This is the statement that will inform future marketing, advertising, design, and special event decisions. This is the promise we make to visitors, potential residents and businesses regarding the experience they will have here. Business prospects should read this and think, "Gee, there's a business opportunity for me here. I want to open my business in Grand Lake." People planning events should think, "I want to hold my event there." People looking for a weekend getaway, summer vacation, winter retreat, or second home should think, "I want to be there."

Tagline

The Soul of the Rockies is the tagline and can be incorporated into the logo signature. When using text only (no logo) the correct usage is **GRAND LAKE: THE SOUL OF THE ROCKIES™** in the headline font style noted on page 5.

Logos:



GRAND LAKE: THE SOUL OF THE ROCKIES™

3. Signature Use

Full Color (4cp)

USAGE GUIDELINES:

The 4-color process (4cp) version of the Grand Lake Logo should be used on all full-color printed material. It should be sized no smaller than 2." in height by 2.48" width.





Green: 0d3d36		Border: Green: 0d3d36	
White: f1f1f2		Background: White: f1f1f2	
Blue: 00b4b8		Water: Blue: 00b4b8	
Tan: c2865f		Sky: Tan: c2865f	

One Color Black

USAGE GUIDELINES:

The One-Color version of the Grand Lake Logo must only be printed in Black or Screens of Black. It should be sized no smaller than 2" in height by 2.48" width.



Black: 090400	
White: f1f1f2	

4. Fonts

Font Guidelines for Logo

The following fonts must be used in conjunction with the design construction of Logo.

Headline Text – Grand Lake Colorado

Font: Brandon Printed One Shadow

GRAND LAKE COLORADO™

Subheads and Body Copy – The Soul of the Rockies

Font: Anodyne

THE SOUL OF THE ROCKIES™

Font Guidelines for Tagline

The following fonts must be used in conjunction with the design construction of the tagline.

Tagline – Grand Lake: The Soul of the Rockies (used without the logo)

Font: Brandon Printed One Shadow

GRAND LAKE: THE SOUL OF THE ROCKIES™

5. Sizing and Safety Zone

USAGE GUIDELINES:

The Grand Lake Logo must not be skewed or stretched in any way. Should be sized to 1:1.24 (no smaller by 2" in height by 2.48" width)

Non-Bleed Size: is smaller than Trim Size and will have a white border around the logo. All non-bleed uses of the logo will be created at these exact dimensions listed above.

Bleed Size: is the trim size plus an additional 1/8 inch of artwork on all sides. This extra 1/8 inch is meant to be trimmed off after printing if need, which ensures the logo will go all the way to the edge of the finished product.

To obtain approval, these guidelines must be strictly followed.

YES



SAFETY ZONE
Nothing should be printed within the borders of the dashed line.

Non-Bleed size
Bleed size

TM

TM

NO



6. Using a Background Color

USAGE GUIDELINES



YES



NO (white background on color logo is prohibited)

7. Using the Logo Online

USAGE GUIDELINES

The Full Color version of the Town of Grand Lake Logo must be used for all digital applications. Its usage should strictly follow all of the above guidelines.

YES



GRAND LAKE: THE SOUL OF THE ROCKIES™

NO



8. Signature Use Request and Approval

Request

To request the use of the Grand Lake Logo Signature Use, submit an application for The Town of Grand Lake's Brand Steward.

Application Fee

A \$20 application fee must be submitted with request for approval. The check needs to be made out to Grand Lake Chamber of Commerce. See Appendix B for details

Approval

All products using the Grand Lake Logo Signature must be approved by the Town of Grand Lake's Brand Steward prior to production. The supplier must enter into an agreement (see **Appendix B Terms and Conditions**). The Town of Grand Lake's Brand Steward reserves the right to approve or disapprove any product submitted. Submitted mockup or proof of the samples are required and will not be returned.

Items and all required forms will be submitted to the Town of Grand Lake's Brand Steward. The Grand Lake Branding Committee will meet regularly to determine if product(s) or promotions will be approved.

Once approval is granted and all forms are signed and submitted, the official high resolution Grand Lake Logo Signature will be provided. The Town of Grand Lake's Brand Steward will send an approval email to the applicant letting them know the status.

If denied, the product may not use the Grand Lake Logo Signature. Inappropriate, adult oriented and generally offensive products will not be considered.

Sales

Once approved, the wholesaler, distributor, or sales rep may begin selling this product both in state and nationwide.

The types of items that will be considered include, but are not limited to:

- Baseball Cap
- Blanket
- Bumper stickers
- Buttons
- Canvas Bag
- Christmas Ornament
- Clothing
- Coasters
- Coffee Table book
- Decal / Cling
- Hats
- Key Chains
- Lapel Pin
- Maps
- Metal Canteen
- Mugs
- Patch
- Pens / Pencils
- Place cards
- Post Cards
- Posters
- Rocks / Stones
- Stuffed Animal
- T-Shirt
- Water bottles
- Website

The following items will be used within the Grand Lake municipality area and not limited to:

- Marketing Materials
- Banners
- Facility signs
- Town publications
- Way-finding signs
- Website

The following items will be used within the Grand Lake municipality area and will only use the Town of Grand Lake's Seal:



- Envelopes
- Letterhead
- Maps
- Uniforms
- Town cars, trucks & equipment
- Street name signs
- Memorial benches

Inappropriate, adult oriented or generally offensive products will not be considered.

9. Quality Control

The Grand Lake Logo and **GRAND LAKE: THE SOUL OF THE ROCKIES™** tagline are trademarks of The Town of Grand Lake. Prior approval for its use is required in all instances.

To obtain approval, submit a detailed proposal outlining the intended use of The Grand Lake Logo and **GRAND LAKE: THE SOUL OF THE ROCKIES™** tagline, mockup or proof of item and the application. Mail, email, or fax your completed proposal to Town of Grand Lake's Brand Steward at the address listed below. Permission to use the Grand Lake Logo will be granted in writing:

Town of Grand Lake's Brand Steward
Attn: Grand Lake Chamber of Commerce
PO Box 429
Grand Lake, CO 80447
Tel: 970-627-3402
Fax: 970-627-8007
Email: Samantha@grandlakechamber.com

Appendix A Grand Lake Logo Signature Use Application

Please check the applicable answer to the following questions, providing details where indicated. Mail this completed application, the signed Terms and Conditions (Appendix B), and a mockup or proof sample to Grand Lake Chamber of Commerce Attn: Town of Grand Lake's Brand Steward PO Box 429 Grand Lake, CO 80447

There is a one-time non refundable \$20 fee. All Checks should be made out to: Grand Lake Chamber of and mailed to PO Box 429 Grand Lake, CO 80447. For questions regarding the fee please call the Brand Steward at 970.627.3402

1. This application for permission to use the Grand Lake Logo Signature is in respect to:

Print marketing/promotional material and/or informational or educational literature; for example: advertising in a newspaper, magazine, newsletter; event invitation or program; brochure or leaflet; poster; direct mail piece, etc. Please briefly describe.

Electronic publications; for example: a website, online newsletter, or video. Please briefly describe: _____

Retail Item Please briefly describe: _____

2. The intended reproduction of the signature is in:

Color

Black only

White only (reversed in a dark background color)

3. Either a mock-up or a proof must be submitted with your application

Mockup Proof Digital Layout

Name of Applicant _____

Signature of Applicant _____

Date of Submission _____

Mailing Address _____

Phone Number _____

Email _____

I have read & agree to the terms and conditions

-----Brand Steward Use -----

APPROVED: _____ DATE: _____

DENIED: _____ DATE: _____

Appendix B Terms and Conditions

The Town of Grand Lake's Brand Steward hereby grants to the party identified below, the "Licensee" a one-time use, non-exclusive, non-transferable license to use the Grand Lake Logo Signature subject to the party agreeing to the following terms and conditions:

1. The Licensee shall not make any alterations to the signature, or adapt the signature as part of another graphic symbol or mark.
2. The Licensee shall use the signature in accordance with specifications and purpose set out on Appendix A of this undertaking.
3. The Licensee shall not grant permission to any other person to use the signature.
4. The Licensee acknowledges that the Town of Grand Lake assumes no liability in respect of the licensee use of the signature.
5. The Town of Grand Lake's Brand Steward reserves the right to terminate any signature usage immediately if there is a breach with this document.
6. The Town of Grand Lake's Brand Steward maintains quality control over all usage of the Grand Lake Logo and **GRAND LAKE: THE SOUL OF THE ROCKIES™** tagline.
7. The licensee hereby accepts all of the conditions with respect to the use of the signature as set out in this document.

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Full Color (4cp)

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Green: 0d3d36		Border: Green: 0d3d36	
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Blue: 00b4b8		Water: Blue: 00b4b8	
Tan: c2865f		Sky: Tan: c2865f	

One Color Black

USAGE GUIDELINES:

The One-Color version of the Grand Lake Logo must only be printed in Black or Screens of Black. It should be sized no smaller than 2" in height by 2.48" width.



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4. Fonts

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GRAND LAKE: THE SOUL OF THE ROCKIES™

5. Sizing and Safety Zone

USAGE GUIDELINES:

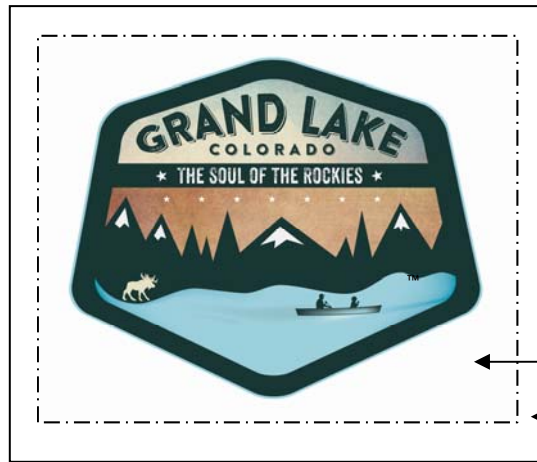
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To obtain approval, these guidelines must be strictly followed.

YES



SAFETY ZONE

Nothing should be printed within the borders of the dashed line.

TM

TM

NO



6. Using a Background Color

USAGE GUIDELINES



YES



NO (white background on color logo is prohibited)

7. Using the Logo Online

USAGE GUIDELINES

The Full Color version of the Town of Grand Lake Logo must be used for all digital applications. Its usage should strictly follow all of the above guidelines.

YES



GRAND LAKE: THE SOUL OF THE ROCKIES™

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8. Signature Use Request and Approval

Request

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Application Fee

A \$20 application fee must be submitted with request for approval. The check needs to be made out to Grand Lake Chamber of Commerce. See Appendix B for details

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- Clothing
- Coasters
- Coffee Table book
- Decal / Cling
- Hats
- Key Chains
- Lapel Pin
- Maps
- Metal Canteen
- Mugs
- Patch
- Pens / Pencils
- Place cards
- Post Cards
- Posters
- Rocks / Stones
- Stuffed Animal
- T-Shirt
- Water bottles
- Website

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- Way-finding signs
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To obtain approval, submit a detailed proposal outlining the intended use of The Grand Lake Logo and **GRAND LAKE: THE SOUL OF THE ROCKIES™** tagline, mockup or proof of item and the application. Mail, email, or fax your completed proposal to Town of Grand Lake’s Brand Steward at the address listed below. Permission to use the Grand Lake Logo will be granted in writing:

Town of Grand Lake’s Brand Steward
Attn: Grand Lake Chamber of Commerce
PO Box 429
Grand Lake, CO 80447
Tel: 970-627-3402
Fax: 970-627-8007
Email: Samantha@grandlakechamber.com

Appendix A Grand Lake Logo Signature Use Application

Please check the applicable answer to the following questions, providing details where indicated. Mail this completed application, the signed Terms and Conditions (Appendix B), and a mockup or proof sample to Grand Lake Chamber of Commerce Attn: Town of Grand Lake's Brand Steward PO Box 429 Grand Lake, CO 80447

There is a one-time non refundable \$20 fee. All Checks should be made out to: Grand Lake Chamber of and mailed to PO Box 429 Grand Lake, CO 80447. For questions regarding the fee please call the Brand Steward at 970.627.3402

1. This application for permission to use the Grand Lake Logo Signature is in respect to:

Print marketing/promotional material and/or informational or educational literature; for example: advertising in a newspaper, magazine, newsletter; event invitation or program; brochure or leaflet; poster; direct mail piece, etc. Please briefly describe.

Electronic publications; for example: a website, online newsletter, or video. Please briefly describe: _____

Retail Item Please briefly describe: _____

2. The intended reproduction of the signature is in:

Color

Black only

White only (reversed in a dark background color)

3. Either a mock-up or a proof must be submitted with your application

Mockup Proof Digital Layout

Name of Applicant _____

Signature of Applicant _____

Date of Submission _____

Mailing Address _____

Phone Number _____

Email _____

I have read & agree to the terms and conditions

-----Brand Steward Use -----

APPROVED: _____ DATE: _____

DENIED: _____ DATE: _____

Appendix B Terms and Conditions

The Town of Grand Lake’s Brand Steward hereby grants to the party identified below, the “Licensee” a one-time use, non-exclusive, non-transferable license to use the Grand Lake Logo Signature subject to the party agreeing to the following terms and conditions:

1. The Licensee shall not make any alterations to the signature, or adapt the signature as part of another graphic symbol or mark.
2. The Licensee shall use the signature in accordance with specifications and purpose set out on Appendix A of this undertaking.
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BRAND BOOK

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BRAND

STATEMENT

For those continuous learners who never stop questioning what's possible, Grand Lake Center, at the base of the Rocky Mountain National Park, and home to Basecamp, hosts contemporary thought leaders that break with convention and are moved by the inspired surrounding so you are challenged to think bigger and live brighter.

BRAND

PROMISE

The GLC should move confidently in the compelling brand promise attributes it has crafted:

- **Inspire & Be Inspired**
- **Be Welcoming to All**
- **Be Authentic**
- **Create Connectedness**

When GLC / Basecamp consistently delivers on these attributes and when the customer's expectations are exceeded, it can more easily differentiate itself and assume a competitive edge. Potential customers will choose GLC / Basecamp because of its consistency of brand promise.

“Join fellow inspired learners and leave with an extended family”

BRAND

THE WHY

The GLC / Basecamp 'why' has to do with the idea of "The Heartbeat Continues." There is a tremendous amount of civic pride from the locals that they are members of a community that has preserved their rich history and where visitors are in awe of the natural beauty of the region. The GLC employees and volunteers have a heightened sense of this pride and want to contribute to extending this into their visitors. The "why" they do what they do is because they want to make sure that the heartbeat of the town continues. They want the GLC to thrive in spite of the challenges it has undergone to become a credible resource in the community. They believe it's an excellent hub of community, inspiration and to keep the vibe of 'continuous learning' alive.

BRAND

PERSONALITY

Brand personality can be defined as a brand's human component. It's that aspect of an organization's outward expression to those who are interacting with GLC / Basecamp. It says to customers and participants, "Yes, there are real people behind this business. These are people I can connect with." It's the hook that draws you in and emits an emotional vibe. An organization with a recognizable brand personality really moves through the otherwise boring, predictable corporate speak of many businesses. The goal is to give customers an idea of who they are going to be interacting with at GLC / Basecamp.

The goal of having a brand personality to create an emotional connection with the ideal customers listed within this summary. Because GLC / Basecamp is serious about achieving goals, the important point to remember in order to build a brand that speaks in an honest, authentic, approachable way. Showing the GLC's true colors will innately resonate with your ideal customers.



LOGO

SIMPLE

This is the simplest and most versatile variation of the Grand Lake Center logo. You will use this logo in most print and web applications both big and small, color and black & white.

The Grand Lake Center logo is inspired by nature and wildlife surrounding the area and the rich history of the town.

We start with the moose on top, which is an iconic piece of Grand Lake's wildlife.

The word Grand Lake is rendered in a classic lake town style with a natural brush like touch to the letters to give a painted on look.

Center is treated with a clean typeface with a retro touch of some cross-strokes on the E's & R.

Then we get down to the GLC seal which is a modern twist on the Town's historical GL seal.

For a locational element, we added the word Colorado split on either side of the GLC seal.





LOGO

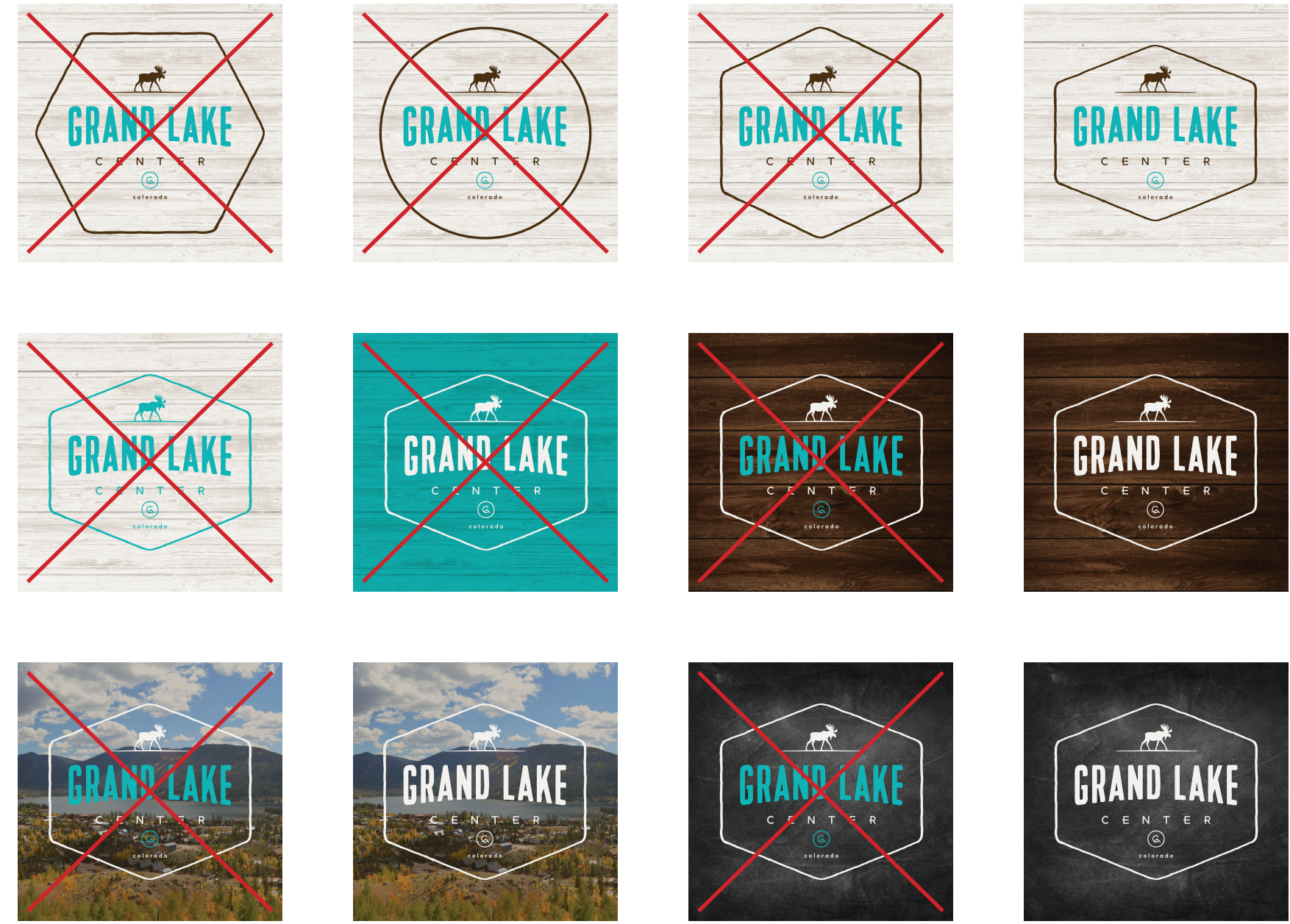
SIMPLE BADGE

This variation of the Grand Lake Center logo has all the same power and impact as the simple logo, we just added a badge like border around it.

This logo will mostly be seen in large format applications like signage and banners, but it can also be used on promotional items like drawstring backpacks.

This logo works best on textured backgrounds and scenic landscape photography but is not limited to those compositions.

This logo is best utilized when marketing outdoor events and recreation for the center.





LOGO

BADGE

Unlike the other two logo variations, the badge is mainly used for promotional items like stickers and patches.

This badge highlights Grand Lake's iconic Mount Gregg (aka Mount Baldy) with pine trees and Grand Lake in the foreground.

This variation is more of a playful graphic used to promote the GLC and should never be used in place of the other logo variations.

Although the badge is not the main logo it still has an important and fun role to play.





SEAL

MONOGRAM

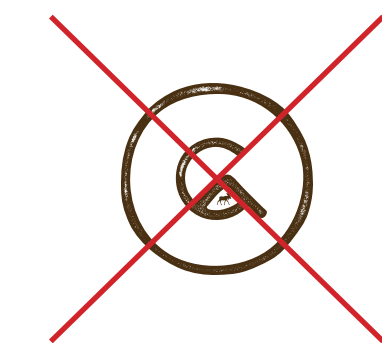
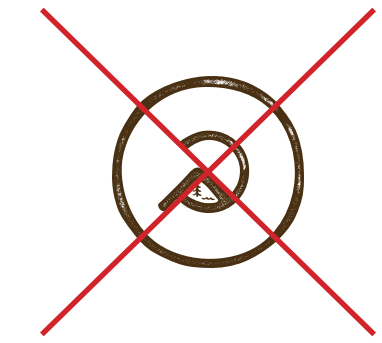
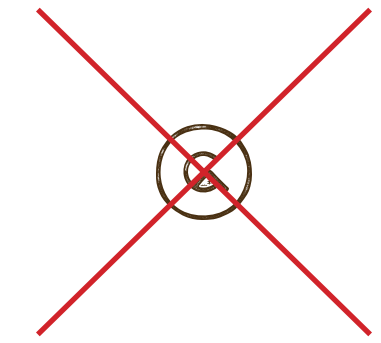
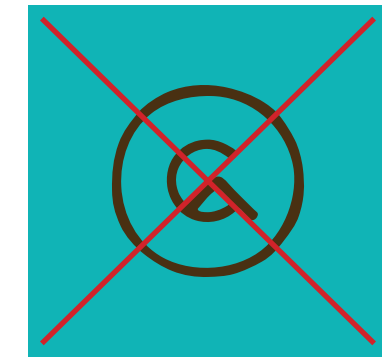
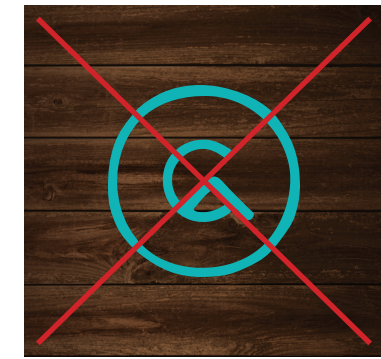
The seal is a monogram of the Grand Lake Center's initials GLC.

The GLC seal acts as the common element that ties the logo and sub-logos together as a whole.

The GLC seal is a modern twist on the Town of Grand Lake's historical GL seal you see all over town.

The GLC is located in the former elementary school. What better way to remind visitors, and the community, of Grand Lake's rich and rugged history.

The seal has two variations, the simple version of the icon is more versatile and is used most often. The natural version appears more rustic and should most often be used in larger applications.





SUB-LOGO

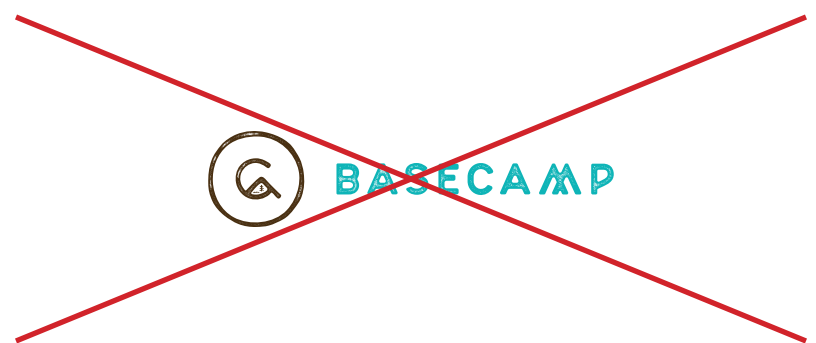
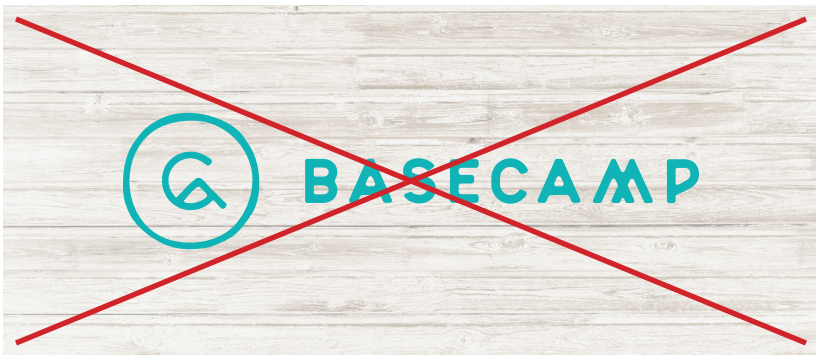
BASECAMP

The Grand Lake Center is split into two sub-categories. Basecamp is the events side, where visitors come for conferences like the Disney Way Workshop Series.

The Basecamp logo uses the GLC seal to display the historical town of Grand Lake as well as it's ties to the Grand Lake Center.

Then combines the word Basecamp in a modern yet rustic typeface bringing out the nature. The M in this typeface has a nice mountain like feel to bring the point home even further.

Basecamp has two variations, the simple version of the logo is more versatile and is used most often. The natural version appears more rustic and should most often be used in larger applications.





SUB-LOGO

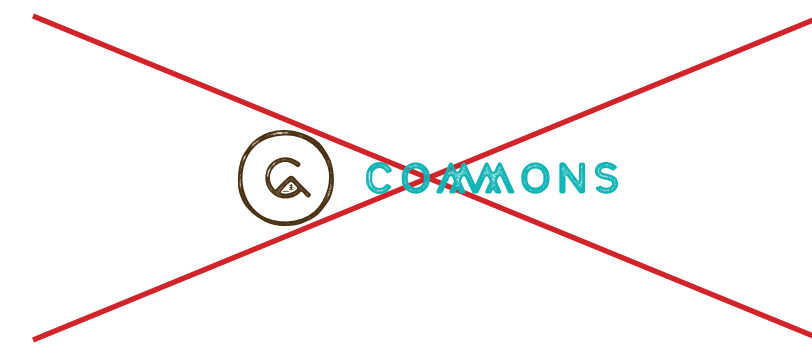
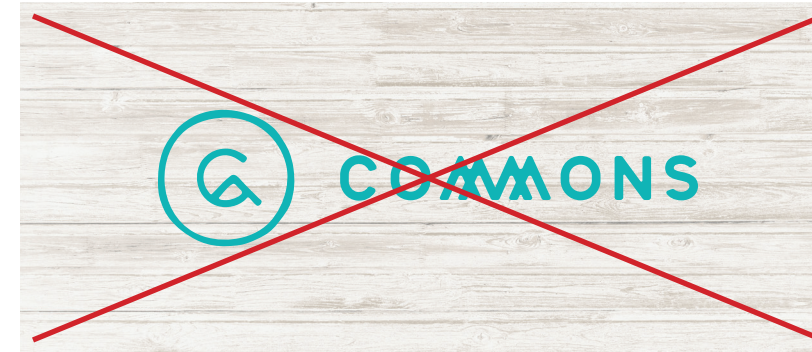
COMMONS

The other half of the Grand Lake Center is the Commons which is the community side. This is where locals can take advantage of the GLC many resources such as fitness rooms, classes, workshops, crafts, outdoor activities and more.

The Commons logo like Basecamp uses the GLC seal to display the historical town of Grand Lake as well as it's ties to the GLC.

Then combines the word Commons in a modern yet rustic typeface bringing out the nature. The M's in this typeface have a nice mountain like feel to bring the point home even further.

Commons has two variations, the simple version of the logo is more versatile and is used most often. The natural version appears more rustic and should most often be used in larger applications.



HEADLINES GREYCLIFF - EXTRA BOLD

ABCDEFGHIJKLMNOP
QRSTUVWXYZ

TITLES GREYCLIFF - BOLD

ABCDEFGHIJKLMNOPQRSTUVWXYZ

BODY
GREYCLIFF - DEMI BOLD

ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnpqrstvxyz

TYPOGRAPHY

GREYCLIFF CF

Rugged, hearty, and warm, Greycliff CF is a versatile font family. Strong capitals and a smooth, open lowercase are effective in a variety of applications. The geometric, near-monoline construction lends Greycliff CF a classic durability reminiscent of the 1940s, tempered by softened edges and vibrant shapes.

HEADLINES

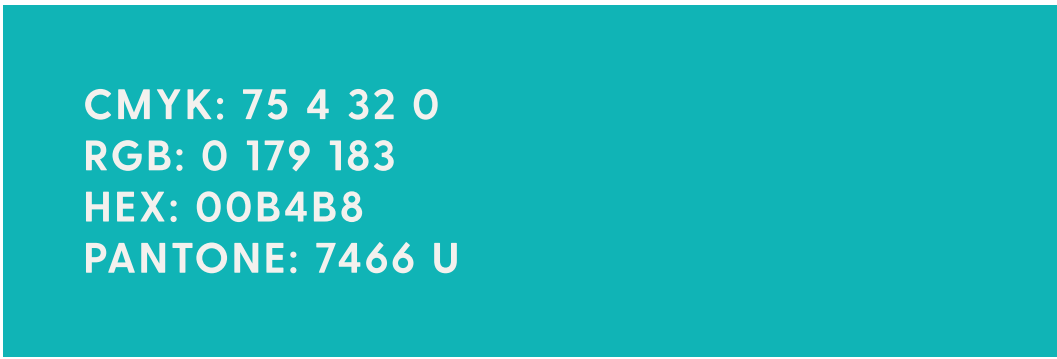
When you are trying to grab some attention use Greycliff CF Extra Bold in ALL CAPS across the top.

TITLES

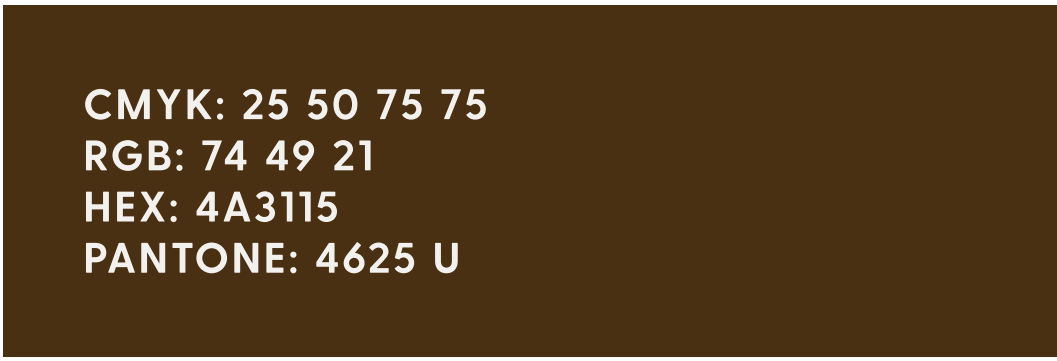
When naming or categorizing you should always use Greycliff CF Bold in ALL CAPS above.

BODY

When you have a bunch of beautiful copy use Greycliff CF Demi Bold in a Sentence case.



CMYK: 75 4 32 0
RGB: 0 179 183
HEX: 00B4B8
PANTONE: 7466 U



CMYK: 25 50 75 75
RGB: 74 49 21
HEX: 4A3115
PANTONE: 4625 U



CMYK: 1 2 3 3
RGB: 241 238 234
HEX: F1EDEA
PANTONE: WHITE U

COLOR

GRAND LAKE BLUE

This greenish-blue color represents the beautiful blue waters of Grand Lake. This natural body of water sits just south of the Town of Grand Lake and is one of the biggest draws for visitors.

FOREST BROWN

This dark brown color represents the surrounding wooded land of the Rocky Mountain National Park and Arapaho National Forests bordering the Town of Grand Lake just north and south.

NATURAL WHITE

This beige-ish white color represents how white truly occurs in nature. Rarely will you find pure white or pure black occur in nature. You are more likely to find different shades of white and black.



IMAGERY

PHOTOGRAPHY

When choosing photography for the Grand Lake Center you should look for images that capture the natural beauty of the area. Scenic landscapes, as well as wildlife and adventure images, allow viewers to transport themselves to Grand Lake and imagine their experience.

When choosing photography for Basecamp and Commons candid style photography works great. When you are able to catch someone in the act of doing something it adds more life to the photo. You want to show the viewer a true experience, not a bunch of images of people posing and smiling at the camera.

As long as you pick images that show the Grand Lake Center's true personality you can't go wrong.



IMAGERY

TEXTURE

There are three main textures used throughout the Grand Lake Center's visual identity. Each of the textures has a different meaning and purpose.

The light woodgrain symbolizes a combination of nature and history due to its naturally worn appearance. This texture can be used throughout most of the GLC collateral, due to its subtleness.

The dark woodgrain can be used in instances when the light woodgrain texture is not applicable. For example: The directional signage inside the GLC uses the dark woodgrain to contrast against the beige walls.

The chalkboard texture represents the history of the building as a former elementary school. This texture is designed to be used in situations where learning and education take place. A great example of this texture in action is the interior signage for the different classrooms.



IMAGERY

ILLUSTRATION

Throughout the GLC branding you will notice a common theme of nature, history and education. This theme carries through all the way down to our hand illustrated icons.

The icons are designed in a hand drawn style like something you would see on a chalkboard. Each icon represents a service offered by either Basecamp or Commons.

The natural look and feel you get from hand drawn elements speaks authenticity to the viewer. As a bonus, it is a great reference to the buildings history.

“Welcome to the Grand Lake Center, you made it. We have some very exciting knowledge to share with you today, but before we get started, we are so glad you could join us...”

TEXT

TO NE OF VOICE

When writing copy for the Grand Lake Center it is important to have a consistent voice throughout. We want to ensure that the reader feels like a member of GLC staff is talking to them whether they are on the website or see a post on social media.

The GLC tone should feel warm and welcoming, informative but not boringly informational. We want the reader to feel inspired after they are finished.

Be sure to let some personality into the copy, don't be afraid to let your true colors show. If you can relate to the reader, your chances of building that connection dramatically increases.



Grand Lake Logos

Grand Lake Seal

Recommended Uses: Official Logo for use on town departmental correspondence, vehicles, office, public works, water staff apparel



Grand Lake Badge Logo

Recommended Uses: Town PR/Communications (since 2025)

Elected Officials apparel



Grand Lake Flag 2025

In Use on Flags



Go Grand Lake Logo

Recommended Uses: Visitor Marketing and Advertising – Ambassadors apparel-gograndlake.com website



Grand Lake Center (in use since 2020)

Uses Grand Lake Center Marketing & Comm, merch & staff apparel



Headwaters Marina concept

Uses: Marina Marketing & Comm, forms, merch and staff apparel



**Town of Grand Lake
Code of Conduct/Ethics Handbook**



**GRAND LAKE
COLORADO**

Town of Grand Lake Code of Conduct/Ethics Handbook

SECTION I: PURPOSE AND CHARACTER

The purpose of this handbook is to promote public confidence in the Town government, to maintain conformity with the provisions and intent of the Town Code and to provide guidance in the event of potential, perceived or real conflicts of interest to the members of the Town Board of Trustees and to the Boards, Commissions, Committees and other authorities operating on behalf of the Town. This handbook is intended to foster public trust by defining the parameters of honest government and by prohibiting the use of public office for private gain. While it is impossible to identify every ethical challenge that you might face, the handbook is designed to encourage officials to seek advice when they are unclear of their ethical obligation and to always act in a manner that will instill public confidence.

While it is critical that Board members follow both the letter and spirit of this handbook, it is equally important that they strive to avoid situations that may create public perceptions of violations of this handbook. Perceptions of such violations can have the same negative impact on public trust as actual violations. Thus, it is important that each official conduct themselves in a manner that is consistent with the character of the position. In other words, the public expects certain positive attributes be exemplified by its public officials, and these character traits are easily identifiable, and certainly worth aspiring to.

The “Six Pillars of Character” were identified by the Josephson Institute as Citizenship, Trustworthiness (includes Integrity, Reliability and Loyalty), Respect, Responsibility, Fairness, and Caring. These “pillars” represent values that are easily recognized in Grand Lake as being desirable and worthy of emulation, and should serve you well when you are faced with a situation that doesn’t feel right.

CITIZENSHIP

By volunteering our time, we are displaying our willingness to be great Citizens; to engage in participatory democracy, to stay informed, and to have a voice in the issues that challenge this community. A great Citizen never takes more than he or she gives, instead treating the benefit of participating in society and democracy as the true privilege that it is.

TRUSTWORTHINESS

By being either elected or appointed to the position that we now hold, we have been entrusted with an awesome responsibility. We have been given the public’s trust, but the only way to honor that gift is to be a Trustworthy person in everything that we do. To be Trustworthy is to be Truthful: it is always our intent to convey the Truth, to be Sincere, and to be Candid, Forthright and Frank when we deal with other people. This requires Courage; it will never be easy to tell our neighbor that we intend to vote differently than they would prefer, but we need to Respect them enough to be Honest.

INTEGRITY

We were elected or appointed because people know who we are and they Trust us. Regardless of our background, we have been put into this position because of who we are. As we go about the business of the Town, we should always do so with Integrity. In this sense it could also be known as being consistent, Integrity means that we behave at home in the same way that we behave at work, that we behave in a predictable and consistent manner when we make decisions, even when situations are different.

RELIABILITY

By volunteering for this position, we have made a commitment to fulfill the many obligations and commitments that come with it, not the least of which is showing up to meetings prepared and ready to make a positive contribution. Furthermore, Reliability in its essence is Promise Keeping—it’s following through with what everyone believes that we have already committed to do. We should always be a person of our word, keep our promises, and live up to the expectations that we have committed to.

LOYALTY

There will certainly be a time when our personal interests are intersected and challenged by interests of the community. In other words, the community may only benefit with a decision that will require our personal sacrifice, such as a vote on signage that will negatively affect our business, or a vote on a water rate increase that will raise our bill. While no one can tell us how to vote, please keep in mind our Loyalty to the Town and to our position to make all of our decisions based upon the merit of the idea without weighing our personal interests in the matter.

RESPECT

Civil discourse is a two-way street; it is imperative that we treat each person addressing the Board with all of the Respect that we would ask be afforded to us; it honors their Worth and Dignity, and is owed to all citizens regardless of their personal views or agenda. This courtesy should be extended to all persons that we deal with in the course of doing business; citizens, staff and our fellow elected or appointed officials.

RESPONSIBILITY

Being Responsible means being in charge of our choices—being Accountable for what we do and who we are. There are many Responsibilities that we have taken on by volunteering for this position; we must hold ourselves Accountable for showing up to meetings and participating, but on a deeper level it is our Responsibility to pursue excellence in government, and to help insure that this organization is better because of our efforts.

FAIRNESS

The simplest yet most poignant definition of Fairness or Justice is that “people get what they deserve”. In this position we will likely sit as a judge at one point or another, neighbor versus developer, paving versus gravel, everyone versus the Town—just as likely, as in most times of conflict, the issue won’t simply be black and white. Because

of this, it is important that we take a few steps to ensure that our decision is as Fair as possible: seek out the facts, make our decision impartially, and consider all of the parties involved.

CARING

We are in this position because we Care for the Town; we love this community and want to see it continue to thrive for years to come. Furthermore, it's hard to imagine that we'll take any of the above to heart if we don't Care for our fellow citizens and their general welfare. The decisions that we make do affect the people that live and work in Grand Lake; sometimes to the better, other times to the worse, and if each of us is a Caring person, then we'll feel both the positive and negative emotional responses.

SECTION II: DEFINITIONS

The following terms and words, for purposes of this handbook, shall have the meanings indicated:

Appear on behalf of shall mean to act as a witness, advocate or expert or otherwise to support the position of another person.

Board shall mean the Town Board of Trustees, the Planning Commission, the Board of Adjustment and such other boards, commissions, committees or other authorities operating on behalf of the Town as the Town Board of Trustees may from time to time establish.

Board Member shall mean a Member of any Board, including regular and alternate members and the Mayor, but does not include any full-time or part-time Town employee, unless the employee is also a Board member.

Bona Fide shall mean authentic and genuine; sincere and honest, without any intention to deceive.

Business shall mean any corporation, limited liability company, partnership, sole proprietorship, trust, foundation, or other individual or organization carrying on a business, whether or not operated for profit.

Chair shall mean the person in charge of a meeting, committee, including the Mayor, etc.

Conflict of interest shall mean a personal or financial interest of a Board Member that interferes with or influences or may interfere with or influence the performance of his or her duties on behalf of the Town.

Contract shall mean any arrangement or agreement pursuant to which any land, material, service or other thing of value is to be furnished for a valuable consideration.

Excused Absence, except in cases of medical or personal emergencies, shall mean an absence that the Board determines is excused after following this process: The Board

Member notifies the Chair at least 24 hours prior to the meeting with the reason for the absence, the Chair, or Vice Chair in the case of an absence or unavailability of the Chair, shall forward the reason for the absence on behalf of the absent Board Member to the Board. While not completely inclusive, the following constitute good cause for nonattendance at meetings: personal illness, family emergencies, work obligations, military absences, jury duty, family weddings, family graduation exercises, and bona fide business and vacation trips. At the beginning of the meeting, and upon considering the reason for the absence, the Board shall determine by a majority vote of the members present, whether the absence shall be excused.

Family shall mean any Board member's parents, siblings, spouse and children and the spouse of any of them.

Financial Interest shall mean a substantial interest held by a Board Member that is:

- a. An ownership of securities of a corporation or of any beneficial interest in a partnership or firm, the aggregate amount of which securities or interest owned by the Board Member and the Board member's family is five percent (5%) or more of any class of securities of such corporation or five percent (5%) or greater ownership in such partnership or firm.
- b. A creditor interest in an insolvent business;
- c. An employment or a prospective employment for which negotiations have begun, or a contractual relationship that directly relates to a matter under consideration;
- d. An ownership interest in real or personal property;
- e. A loan or any other debtor interest; or
- f. A directorship or officership in a business.

Official Action shall mean any vote, decision, discussion, recommendation, approval, disapproval or other action, including inaction, which involves the use of discretionary authority.

Personal Interest shall mean a direct or indirect interest having value peculiar to a particular Board member, whether monetary in value or not, which value may accrue to such Board Member or result in such Board member's deriving or potentially deriving a personal benefit as a result of the approval or denial of any ordinance, resolution, order or other official action, or the performance or nonperformance thereof, and which interest is not shared by the general public.

Related Subject Matter shall mean a matter that is related to the topic dealt with or the subject represented in the discussion or debate.

Trustee or Town Board of Trustees shall mean the Grand Lake Town Board of Trustees, including the Mayor.

Town shall mean the Town of Grand Lake

SECTION III: BOARD MEMBER EXPECTATIONS

Attendance

The effective operation of a Board depends upon regular attendance of the members at duly noticed meetings. Frequent absences from duly noticed meetings by any Board Member denies the Board that person’s input and denies the citizens of Grand Lake full representation. Duly noticed meetings of the Town of Grand Lake include regular Board meetings, special Board meetings, workshop/study sessions, executive sessions, budget review meetings, long-range planning retreats and commission/committee meetings to which a Board member is assigned.

For Boards which meet monthly, any Board Member with unexcused absences from three consecutive meetings or four unexcused absences from meetings during the calendar year shall be referred by the Chair to the Board of Trustees for possible replacement. For Boards that meet more frequently than monthly, any Board Member with unexcused absences from three consecutive meetings or six unexcused absences from meetings during the calendar year shall be referred by the Chair to the Board of Trustees for possible replacement.

Upon notice to the board member, and following a hearing before the Board of Trustees at which the board member is afforded the opportunity to be heard, any Board Member, except a Member of the Board of Trustees, may be removed from office by a simple-majority vote of the Board of Trustees present, if the Board Member has been absent more than the permitted number of unexcused times, as set forth above. Any Member of the Board of Trustees may be removed as outlined in the Violations and Penalties section below.

Resignation

Any Board Member wishing to resign should submit a letter of resignation to the Chair of the Board as well as to the Board of Trustees at least one month prior to the desired termination date.

Rules of Conduct for Board Members

The professional and personal conduct of members must be above reproach and avoid even the appearance of impropriety. Board Members shall refrain from abusive conduct, personal charges or verbal attacks upon the character or motives of other members of Boards and Commissions, the Staff or Public. Inappropriate behavior by a Board Member should be noted to the Mayor, and the Mayor should counsel the offending

Member. If inappropriate behavior continues, the Mayor should bring the situation to the attention of the Board of Trustees for further consideration and possible removal from that Board or Commission, pursuant to this Handbook.

The following shall apply to all Board Members:

(1) There is no prohibition for any Board Member to have a direct or indirect personal or financial interest in any contract with the Town, provided that the subject matter of the contract is unrelated to the Board member's official duties, and further, provided that the financial interest is disclosed in the contract. Any such contract entered into in violation of this Section shall be void. The prohibition of this Section shall not apply to any contract determined by the Board of Trustees to be an incidental transaction. Transactions of two thousand five hundred dollars (\$2,500.00) or less shall be considered to be of an incidental nature.

(2) No Board Member may use any information obtained by virtue of his or her public position in furtherance of any personal or financial interest or the personal or financial interest of any other person.

(3) Under the council-manager form of government, the Board of Trustees appoints the Town Manager, who directs the day-to-day operations of all employees. No Board Member shall try to privately influence the decisions or recommendations of Staff members, expressly or implicitly give orders or direction to Staff, or intervene directly with Staff on behalf of a particular constituent or organization on a pending matter. Board members are encouraged to work through the Town Manager, or key Staff assigned as a liaison to the applicable Board, on any question, issue, concern or challenge that may arise.

(4) No Board Member shall engage in political campaigning at Town meetings or within Town buildings. They shall also not use public resources for political campaigning, or make campaign speeches at Board meetings touting their, or another's candidacy, nor urge residents to vote for them or another, through words, signs, buttons or other means, during duly noticed meetings of the Town Board, Planning Commission or other committee or citizen advisory board meetings.

(5) No Board Member, in his or her official capacity, may solicit or accept from any donor a present or future gift, favor, loan, service or thing of value, whose cumulative value is more than fifty dollars (\$50.00) per annum, or under circumstances that would lead a reasonably prudent person to believe that such gift, favor, loan, service or thing of value was made or given primarily for the purpose of influencing or attempting to influence such Board Member in connection with an official act, or as a reward of official action he or she has previously taken. This prohibition shall not apply to:

- a. Acceptance of food and refreshment at conferences, seminars, training sessions, luncheon and dinner meetings, special occasions and other instances in conjunction with Town business.

b. Campaign contributions reported under the Fair Campaign Practices Act.

c. Gifts intended for the Town rather than as a personal gift to a Board Member. These items are Town of Grand Lake property, and shall be promptly turned over to the Town Manager for public display or other appropriate handling.

(6) No Board Member shall engage in a substantial financial transaction for his private personal or business purposes with a person whom he inspects or supervises in the course of his or her official duties.

(7) No Board Member shall perform an official act that directly and substantially affects or provides an economic benefit to a business or other undertaking in which such Board Member has a substantial personal or financial interest; or that directly and substantially affects or provides an economic detriment to any business or other undertakings when such Board Member has a substantial personal or financial interest in a competing business or undertaking.

(8) No Board Member shall perform any official act under circumstances that give rise to an appearance of impropriety on the part of the Board member.

(9) Except as provided in subsection (c), no Board member, during his or her term with the Town, may appear or be affiliated with a firm appearing before the Board concerning any transaction with the Town, except under the following circumstances:

a. A Board Member, other than a member of the Board of Trustees, may appear on his or her own behalf before any Board of which he or she is not a member.

b. A Board Member, other than a member of the Board of Trustees, may appear on behalf of another person before any Board except the body of which the Board Member is a member.

c. A Board Member, other than a member of the Board of Trustees, may appear before the body of which the Board Member is a member only if the matter before the Board directly and substantially affects the Board Member, a member of his or her immediate family, or property owned by the Board Member, provided the Board Member has fully disclosed their interest in the matter and recused himself or herself as provided in this Code of Ethics Handbook.

(10) No Board Member shall disclose or use any confidential information acquired in the course of his official duties.

(11) No Board Member shall engage in or accept private employment or render service, for private interests, when such employment or service is incompatible with the proper discharge of his official duties or would tend to impair his or her independence of

judgment or action in the performance of his official duties, unless otherwise permitted by law and unless disclosure is made as provided in this Handbook.

(12) No Board Member shall request or permit the unauthorized use of Town-owned vehicles, equipment, materials or property for personal convenience or profit.

(13) No Board Member shall grant any special consideration, treatment or advantage to any citizen beyond that which is available to every other citizen.

(14) The foregoing Subsections (1) through (13) shall continue to apply to all Board members appointed or elected for a period of one (1) year after termination of their Board terms.

(15) No Board Member appointed or elected after the effective date of this Handbook shall, at any time within one (1) year after expiration of his term of office or other termination from the Town:

- a. Appear on behalf of another person before any Board in relation to any matter concerning which the Board Member performed an official act; or
- b. Appear on behalf of the interest of any Board Member before any Board in relation to any matter concerning which the Board Member performed an official act, or on behalf of the interest of any other person in any other matter before any Board, without disclosing to the Town the Board Member's prior relationship to the Town and present relationship to the interest.

(16) The following shall apply to all members of the Town Board of Trustees:

- a. During the term in office, no Member of the Board of Trustees, including the Mayor, shall be a salaried employee of the Town, except as a Board Member.
- b. Except as provided in subsection (c), no Member of the Board of Trustees shall appear on behalf of himself or herself or any other person before the Board of Trustees or any other Board. A Member of the Board of Trustees may be affiliated with a firm appearing on behalf of or employed by another person concerning any transaction with the Town before the Board of Trustees if the Trustee follows the procedures prescribed by “participation in official action prohibited in certain instances” section below.
- c. A Member of the Board of Trustees, including the Mayor, may appear before the Board of Trustees or any other Board if the matter before the Board directly and substantially affects the Trustee, a member of his or her immediate family, or property owned by the Trustee, provided the Trustee has fully disclosed their interest in the matter and recluses himself or herself as provided in this Code of Ethics Handbook.

d. If a newly elected or appointed Member of the Board of Trustees, including the Mayor, finds himself in violation of any portion of this Handbook, he shall have forty-five (45) days after his election or appointment to either divest himself from the personal or financial conflict or to resign from the Board of Trustees. Until such divestiture has occurred, the Trustee shall not participate or attempt to influence the decision of the Board relating to such matter.

Participation in Official Action Prohibited in Certain Instances

(1) No Board Member may vote on any matter before the Board if the Board Member has a conflict of interest as defined above. On such a question, the Member shall disclose the nature of the conflict of interest to the Board prior to initiation of any discussion or official action on the subject, including discussions, site visits, Public Hearings, etc. If the Member fails to disclose a conflict of interest or requests the remaining members to determine whether the Member has a conflict of interest, the remaining members shall determine, by motion adopted by the affirmative vote of a majority of the remaining members, whether a conflict of interest exists. Such motion shall state the basis of the determination and shall be conclusive of the question of whether a conflict of interest exists.

(2) When a Board Member declares a conflict of interest or a Board by majority vote determines that a Board Member has a conflict of interest, then the Board Member shall physically remove himself from the Board and the room in which it is meeting, and shall refrain from attempting to influence the decisions of the other members of the Board of which the person is a member. After the Board has completed consideration of the matter, the Board Member may return and resume his duties as a Member of the Board. However, if that member's participation is necessary to obtain a quorum, or to otherwise enable the Board to act, the interested Member may stay seated at the Board and in the room in which it is meeting, but shall refrain from attempting to influence the decisions of the other members of the Board of which the person is a member. The Member shall abstain from voting, and the abstention shall be counted as a vote which concurs with the majority vote on the motion, unless there is no such majority.

(3) No Board Member shall vote on any question concerning the member's own conduct.

Voting required

Except as provided in this Handbook, each Board Member who is present at a meeting shall vote when the question is called. Any Board Member who refuses to vote, except when required to abstain, shall be deemed guilty of misconduct in office, and a vote which concurs with the majority vote on the motion shall be cast and recorded in the Board member's name, if there is a majority.

Duties of Town Attorney

(1) Any Board Member may request the Town Attorney for an advisory opinion whenever a question arises as to the applicability of this Handbook to a particular situation.

(2) Any person alleging that a Board Member has violated any provision of this Handbook shall file a written complaint of such alleged violation with the Town Clerk, who will refer the complaint to the Town Attorney. The Town Board of Trustees hereby appoints the Town Attorney to inquire into said allegations. The Town Attorney shall make appropriate investigation and shall, within a reasonable time after receiving a written complaint, make a written finding as to whether there is probable cause to believe that this Handbook has been violated. The Town Attorney shall provide a copy thereof to the Town Board of Trustees, and the Board Member in question. If the Town Attorney determines that probable cause exists, then the matter shall be referred to the Town Board of Trustees for further proceedings, pursuant to the "Violation and Penalty" section of this Handbook. The complainant, if not a Board Member, shall be advised of the result of the investigation. Nothing in this Subsection shall limit the authority of the Town Manager to investigate the conduct of and discipline employees.

(3) Should the Town Attorney at any time determine that he has a conflict of interest in carrying out the duties of this Section, the Town Attorney may, in his sole discretion, appoint special counsel to undertake such duties, and such appointment is hereby deemed to comply with the requirements of this Handbook, otherwise requiring approval of the Board of Trustees for the appointment of special legal counsel.

Violations and Penalties

Any Board Member who violates any provisions of this Article shall be subject to the following:

(1) If a violation by any Member of the Board of Trustees is established to the satisfaction of a majority of the Board of Trustees, the violation shall be grounds for an official reprimand by the Board of Trustees, provided, however, that if such violation constitutes statutory grounds for the removal of a Town Officer, or constitutes an act declared by this Handbook to constitute misconduct in office, the violation shall be grounds for removal from office, following notice and an opportunity to be heard.

(2) If a violation by any Board Member other than a Trustee is established to the satisfaction of a majority of the Board of Trustees, the violation shall be grounds for removal of the Board Member from the Board of which he or she is a member. Any vote to remove a Member of the Board of Trustees and/or to fill a vacancy on the Board of Trustees shall be done in accordance with Chapter 2-3, Board of Trustees, as copied below:

2-3-5 Filling Vacancies in Elective Offices

The Board of Trustees shall have power, by appointment, to fill all vacancies in the Board or in any other elected office, and the person so appointed shall hold office until the next regular election and until his successor is elected and qualified. If the term of the person creating the vacancy was to extend beyond the next regular election, the person elected to fill the vacancy shall be elected for the unexpired term. Where a vacancy or vacancies exist in the office of trustee and a successor or successors to be elected at the next election to fill the unexpired term or terms, the three candidates for trustee receiving the highest number of votes shall be elected to four-year terms and the candidate or

candidates receiving the next highest number of votes, in descending order, shall be elected to fill the unexpired term or terms.

2-3-6 Removal of Officers

By the vote of four (4) Trustees, the Mayor, the Clerk, the Treasurer, the Marshall, any Member of the Board, or any other officer of the Town may be removed from office. No such removal shall be made without a charge in writing and an opportunity of Hearing being given unless the Officer against whom the charge is made has moved out of the limits of the Town. When any Officer ceases to reside within the limits of the Town, he may be removed from office. A municipal Judge may be removed during his term of office only for cause.



MANAGER UPDATE

3/23/2026

To: Town of Grand Lake Board of Trustees

From: Steve Kudron, Town Manager

Department Notes

- **Finance**
 - ERP Conversion continues
 - 2025 yearly audit in person is this week.
 - Staff continues to apply for transit, planning and recreation grants

- **Code Enforcement**
 - Staff is working on code revisions for fireworks violations.

- **Planning**
 - *There is an opening on the Grand Lake Planning Commission. A full commission ensures the best representation possible.*
 - The Next scheduled Planning Commission meeting is April 1, 2026
 - The Town was unable to secure a final agreement from the landowners of the open space between Grand and Park, East of Walden. As a result, the Town did not apply for the OLRT grant. The owners of 213,217 Grand Ave will be coming to staff for a ROW permit to access the land for site testing, then approvals to complete their project.

- **Public Works**
 - Current weekly tasks include training, cleaning, maintenance and other spring issues that can be completed early. Many parks items need to keep on schedule as we are not yet out of the cold

- **Grand Lake Center**
 - Cleaning and maintenance is being completed at the Center. We are scheduling a meeting regarding Middle Park's lease with the Town

- **Marketing/Events/Visitor Center/Communications**
 - Visitor Center is operating 4 days a week. We expect to expand to 7 May 15, 2026

- Guidebook - Ad sales have exceeded last year, working with designer on updates
- DarkSky application in progress + programs/events for International Dark Sky Week April 13-17
- Space to Create campaigns in progress - Pixel and Pine contracted to make promo vid
- Meetings/calls with S2C/AWA, CDT Coalition, DarkSky mentor, CTO, GCCTB, Walden Creative
- Finalizing business marketing packages/pricing for rollout in April

- **Intergovernmental**
 - I met with the Sheriffs office and EMS regarding a crisis response team. All of the Town's have expressed support for the project.
 - The CAST legislative meeting was very eye opening. Towns and Cities across the state are carefully watching the economic conditions as well as the many legislative items before the State this session.
 - There were two active fires in and near town the week of March 13th. Both were resolved quickly before any impact to Town or activities occurred.
 - I will not be in attendance for the April 13, 2026, regular meeting. I will be attending the National Main Street convention in Tulsa, OK from the 12-16 of April.

- **Water Department**
 - Summer water will turn on as normal. No changes to operations.
- **Marina**
 - Our Marina Manager will be attending two career fairs in April.
 - Based on water conditions, the Marina will try to open for Memorial Day Saturday and Sunday which is a week earlier than usual (May 23 & 24, 2026).

- **Pay as You Throw**
 - Normal Operations

- **Space to Create**
 - The final information session was held on March 2nd. 15 people attended.
 - Modules have been delivered.
 - Weather permitting, Modules will have been placed today.

Upcoming Event Highlights:

- March 21, 2026 Come enjoy the vocal harmonies and acoustic music of Moors & McCumber

For all the great events happening in Grand Lake as well as Rocky Mountain Folk School classes, check out the December newsletter on the Town's website.

Next Board Meeting: March 13, 2026



To: Mayor Bergquist & Trustees
From: Stephanie Rhone, Treasurer
Date: March 23, 2026
RE: Accounts Payable- March 23, 2026

BACKGROUND:

Pursuant to standard procedure, the Town Board of Trustees reviews and approves accounts payable at each Board meeting.

FISCAL NOTE

The accounts payable documentation was distributed to the Board via email on March 20, 2026, for review.

STAFF RECOMMENDATION

Staff recommends approval of the accounts payable as presented.

SUGGESTED MOTIONS

I move to approve (or deny) the accounts payable for March 23, 2026.



GRAND LAKE BOARD OF TRUSTEES WORKSHOP AND MEETING MINUTES

Monday, March 09, 2026, at 6:00 PM

Town Hall Board Room – 1026 Park Avenue

*The Town of Grand Lake upholds the Six Pillars of Character:
Citizenship, Trustworthiness, Respect, Responsibility, Fairness and Caring*

1. Call to Order

Mayor Bergquist called the Board of Trustees meeting to order at 6:00 P.M. in the Town Hall Board Room.

2. Pledge of Allegiance

Mayor Bergquist led the Pledge of Allegiance.

C. Announcements

Mayor Bergquist requested that all cell phones be turned off during the meeting.

D. Roll Call

Mayor Bergquist, Mayor Pro-Tem Sobon, Trustees Arntson, Causseaux, Miller, Mills, and Schoenherr were present, along with Town Manager Kudron, Town Attorney Krob and Town Clerk Carrell.

E. Conflicts of Interest

None.

F. Mayor's Report

Mayor Bergquist reported on her attendance at the Mayor/Manager/Commissioner meeting, noting that discussions primarily focused on numerous pending legislative bills, particularly those related to water and data center development in Colorado. She encouraged Trustees to stay informed on these matters. Mayor Bergquist also expressed appreciation for the Town’s current position compared to other communities facing more significant legal challenges. Additionally, she noted that recordings from the recent executive session related to water matters are available to Trustees upon request through the Town Clerk.

G. Manager's Report

A. March 9, 2026

Activities & Events Recap

- The 2nd Annual Grand Lake Skijor completed its 2026 run this past Sunday. The electric energy that flowed on Friday and Saturday was absolutely amazing. I received several compliments during the day on how well Grand Lake Skijoring organized the event and the support Town staff was able to lend to ensure a safe and high flying weekend. Unfortunately, weather played a big part and

Sunday's races had to be cancelled. This event certainly took a village.

- Steve, Delphine, Matt and their entire team kept the plan on track and running before, during and after the event. Many Thanks for all the hard work.
- Logan, Randy and the Public Works Staff worked long hard hours for the weeks before and the days after the event. An extraordinary amount of snow was moved, fences set and a town kept moving even with downtown closed for a week. HUGE shoutout Guys!
- Sarah & Katie, with Town staff ran the planning and continuity with marketing and logistics to make sure Town and the organizers messaged effectively to celebrate the Town and sport of Skijoring.
- And finally, to the more than 27,000 people who came to Grand Lake over the three-day event, with nearly 15,000 coming on Saturday alone.

Department Notes

- **Admin**

- Network Upgrade is complete at the Visitor Center
- Digitizing Town historic documents is continuing

- **Finance**

- ERP Conversion continues
- 2025 yearly audit has started.

- **Code Enforcement**

- STR enforcement continues. WE have been able to bring a substantial number of STR owners into compliance.
- We have had very little in the way of trash and parking violations

- **Planning**

- *There is an opening on the Grand Lake Planning Commission. A full commission ensures the best representation possible.*
- The Next scheduled Planning Commission meeting is March 18, 2026

- **Public Works**

- Town roads have been cleared of all snow remnants.

- **Grand Lake Center**

- Basketball is played twice daily at open sessions

- **Marketing/Events/Visitor Center/Communications**
 - Visitor Center is operating 4 days a week. We expect to expand to 7 in May
 - Look for community events April through May to include the annual Town Cleanup
 - We are looking to bring the Board cost estimates for a J1 Summer worker appreciation party at the beach in September. More info to come.

- **Intergovernmental**
 - Mayor Managers Commissioner’s meeting is at 10am in Kremmling on the 9th
 - I will be attending the CAST legislative conference on the 12th
 - County Managers meeting is the 11th. Both Sherriff and EMS chief will be attending.

- **Water Department**
 - Normal operations

- **Marina**
 - Quiet Time

- **Pay as You Throw**
 - Normal Operations

- **Space to Create**
 - The final information session was held on March 2nd. 15 people attended.
 - Modules have been delivered.
 - Weather permitting, Modules will have been placed today.

Upcoming Event Highlights:

- March 10, 2026 Happenings at the House! Special Guest – Avis Gray
- March 21, 2026 Come enjoy the vocal harmonies and acoustic music of Moors & McCumber

For all the great events happening in Grand Lake as well as Rocky Mountain Folk School classes, check out the December newsletter on the Town’s website.

Next Board Meeting: March 23, 2026

H. Public Comments (Limited to 3 Minutes)

None.

9. Consent Agenda

A. Accounts Payable- March 9, 2026

B. Meeting Minutes- February 23, 2026

Mayor Pro-Tem Sobon motioned to approve the consent agenda for March 9, 2026. Trustee Arntson seconded the motion, and Town Clerk Carrell called for a vote.

Trustee Mills	Aye
Trustee Arntson	Aye
Trustee Miller	Aye
Trustee Schoenherr	Aye
Trustee Causseaux	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

J. Items of Discussion

1. Consideration of Administrative Appeal — Petition for Major Encroachment at 329 Mountain Ave (Helma Residence)

Alyssa Helma, homeowner at 329 Mountain Avenue, was present to answer questions from the Board.

Trustee Arntson motioned to approve the major encroachment minus the astroturf and including the use of native grass/coverings. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

Trustee Schoenherr	Aye
Trustee Causseaux	Aye
Trustee Miller	Aye
Trustee Arntson	Aye
Trustee Mills	Aye
Mayor Pro-Tem Sobon	Aye
Mayor Bergquist	Aye

2. Consideration of Approval of the Transfer and Assignment Agreement Between the Grand Lake Area Chamber of Commerce and the Town of Grand Lake

Mayor Pro-Tem Sobon motioned to approve the Transfer Agreement with the Grand Lake Area Chamber of Commerce. Trustee Causseaux seconded the motion, and Town Clerk Carrell called for a vote.

Trustee Arntson	Aye
Trustee Miller	Aye
Trustee Causseaux	Aye
Trustee Mills	Aye
Trustee Schoenherr	Aye
Mayor Pro-Tem Sobon	Aye

Mayor Pro-Tem Sobon Aye
Mayor Bergquist Aye

6. Consideration of Approval of the 2026 Lease Renewal with the Grand Lake Area Historical Society (GLAHS)

Trustee Causseaux moved to direct the Manager to sign the lease with GLAHS for 2026. Trustee Schoenherr seconded the motion, and Town Clerk Carrell called for a vote.

Trustee Arntson Aye
Trustee Mills Aye
Trustee Causseaux Aye
Trustee Schoenherr Aye
Trustee Miller Aye
Mayor Pro-Tem Sobon Aye
Mayor Bergquist Aye

7. Consideration of Approval of the 2026 Lease Renewal for 195 CR48 Unit 2

Trustee Schoenherr moved to instruct the mayor to sign the attached lease for a one-year term with Logan Cross. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

Trustee Causseaux Aye
Trustee Miller Aye
Trustee Schoenherr Aye
Trustee Arntson Aye
Trustee Mills Aye
Mayor Pro-Tem Sobon Aye
Mayor Bergquist Aye

K. Future Items for Consideration

- Branding & Logo
- Statutory Town vs. Home Rule

L. Adjourn Meeting

Mayor Pro-Tem Sobon moved to adjourn the meeting, and Trustee Causseaux seconded. Town Clerk Carrell called for a vote, and the motion passed unanimously.

This meeting of the Board of Trustees was adjourned at 8:12 PM.

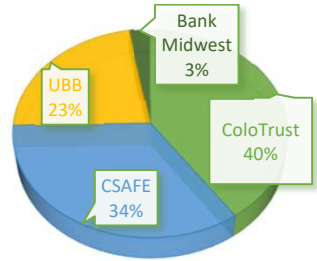
(Attest)

Alayna Carrell, Town Clerk

Christina Bergquist, Mayor

BANK CASH BALANCES

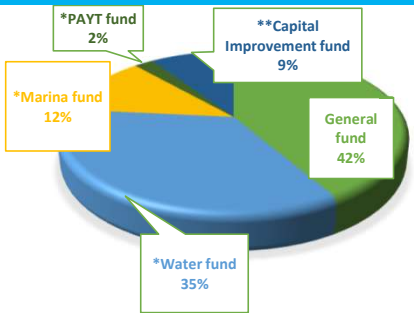
Bank	Amount
ColoTrust	\$3,510,114
CSAFE	\$2,978,886
UBB	\$1,963,744
Bank Midwest	\$237,244
TOTAL CASH *	\$8,689,988



*A portion of the funds are committed or restricted. Cash is allocated to certain funds - see below.

FUND BALANCES

General fund	\$ 3,654,520
*Water fund	\$ 3,077,881
*Marina fund	\$ 1,050,484
*PAYT fund	\$ 188,881
**Capital Improvement fund	\$ 823,179
TOTAL	\$ 8,794,945



*Enterprise Funds

** Restricted for capital road improvements minus bond required reserves as noted below

***Balance may differ due to A/R & AP

COMMITTED FUNDS

Parking Fee-In-Lieu	\$ -	Funds from new development for parking spaces
Cemetery Funds	\$ 127,438	Committed Fund for the Grand Lake Cemetery
Conservation Trust Funds	\$ 50,488	Restricted Funds from State Lottery for Parks & Open Space
Attainable Housing Funds	\$ 321,906	Restricted Funds from building permit fees and nightly rental license for attainable housing
Emergency Reserves	\$ 117,000	TABOR Emergency Reserves Requirement
Sales Tax Bond Required Reserves	\$ 280,500	Streetscape Bond Requirement (CIP Fund)
TOTAL	\$ 897,332	Balances are adjusted at year end during audit

LIABILITIES over \$50K

Certificate of Participation (GF)	\$ 1,114,937	Issued to finance the acquisition of land
Drinking Water Revolving Fund (WF)	\$ 1,043,767	Construction of an underground water storage tank in 2018
Sales Tax Bonds (CIP Fund)	\$ 3,195,000	Construction of streets, sidewalks, drainage and other street-related improvements
TOTAL	\$ 5,353,704	

TOWN OF GRAND LAKE

Section 10, Item A.

STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
As of February 28, 2026 - Unaudited

GENERAL FUND	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
Revenues					
Taxes					
Property Tax	\$ 783,006	\$ 234,239	\$ (548,767)	29.9	
Specific Ownership Tax	15,000	6,623	(8,377)	44.2	
General Sales Tax	2,619,354	116,861	(2,502,493)	4.5	Sales tax revenues run 1 month behind
Building Use Tax	70,000	-	(70,000)	-	Part of the building application fees
Motor Vehicle Use Tax	40,000	4,739	(35,261)	11.8	
Cigarette Tax	3,000	448	(2,552)	14.9	Tax revenues run 2 months behind
Marijuana Tax/Fees	50,000	2,887	(47,113)	5.8	
Franchise Tax	80,000	17,012	(62,988)	21.3	Quarterly payments
Subtotal Taxes	3,660,360	382,809	(3,277,551)	10.5	
Licenses & Permits					
Business Licenses	57,650	994	(56,656)	1.7	Annual event in July
Nightly Rental Licenses	117,000	25,065	(91,935)	21.4	
Liquor License	4,500	439	(4,061)	9.8	
Other Licenses	6,675	1,457	(5,218)	21.8	Sign, grading, animal, boardwalk permits
Subtotal Licenses & Permits	185,825	27,955	(157,870)	15.0	
Intergovernmental					
County Road and Bridge	12,351	-	(12,351)	-	
Grants	70,000	-	(70,000)	-	
Highway Users Tax	30,716	-	(30,716)	-	Tax revenues run 2 months behind
Conservation Trust Fund	3,000	-	(3,000)	-	Quarterly revenue
Other Intergovernmental	3,000	27,310	24,310	910.3	State severance tax and federal mineral funds
Subtotal Intergovernmental	119,067	27,310	(91,757)	22.9	
Charges for Services					
Attainable Housing Fee	4,000	-	(4,000)	-	Part of the building application fees
Zoning and Subdivision Review	3,000	-	(3,000)	-	
Cemetery	11,000	1,950	(9,050)	17.7	Perpetual fees
Grand Lake Center	118,000	17,760	(100,240)	15.1	Memberships, rec fees, rental income \$35K not reaccuring
Other Charges for Services	16,000	356	(15,644)	2.2	EV charging rev and nightly rental app fee and fuel surcharges
Subtotal Charges for Services	152,000	20,066	(131,934)	13.2	
Fines and Forfeitures	500	-	(500)	-	Ordinances and parking fines - fine forgiveness in 2023
Fees and Leases	-	-	-	-	Quarterly payment for Chamber rent
Net Investment Income	100,000	20,757	(79,243)	20.8	Interest income
Other Revenue	21,002	8,787	(12,215)	41.8	event fees and rentals
Capital Specific Revenue	5,193,000	649,382	(4,543,618)	12.5	\$4M Strong Communities, \$3M Community Rev, \$174,019 LPC (\$2M Add'l Housing for 2026)
Total Revenues	\$ 9,431,754	\$ 1,137,066	\$ (8,294,688)	12.1	

STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
As of February 28, 2026 - Unaudited

GENERAL FUND (CONT)

Expenditures	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
Boards and Committees					
Board of Trustees	\$ 284,302	7,148	\$ 277,154	2.5	Community grants, donations, BOT compensation office supplies
Cemetery Committee	9,500	-	9,500	-	
Planning Comm & Board of Adj	108,450	33,807	74,643	31.2	Consultant & training
Greenways Committee	104,272	346	103,926	0.3	Town flowers, planters, Arbor day
Subtotal Boards and Committee:	506,524	41,301	465,223	8.2	
Administration					
Personnel	830,386	143,320	687,066	17.3	Wages and benefits
Supplies	37,000	10,906	26,094	29.5	Office supplies
Repairs and Maintenance	8,200	9,547	(1,347)	116.4	
Purchased Services	72,200	23,029	49,171	31.9	Postage, computer services, Gov.os
Utility Services	41,779	10,605	31,174	25.4	Water and Sewer are billed quarterly
Professional Services	90,700	43,857	46,843	48.4	Legal & Other
Marketing	-	-	-	-	Quarterly contribution to Chamber
Other	58,804	7,860	50,944	13.4	Qtrly Prop Ins, Treas Fees, Attainable Housing
Subtotal Administration	1,139,069	249,124	889,945	21.9	
Economic Development Grants	145,000	105,000	40,000	72.4	Headwaters & Creative District - Trail Groomers is in Dec.
Marketing and Communications					
Personnel	354,853	1,549	353,304	0.4	
Repairs and Maintenance	7,850	-	7,850	-	
Marketing	75,000	9,145	65,855	12.2	
Professional Services	36,000	-	36,000	-	
Town Events	43,400	16,684	26,716	38.4	
Other	2,500	-	2,500	-	Continental Divide Trail
Subtotal Mktg and Comms	519,603	27,378	492,225	5.3	
Public Safety					
Personnel	-	-	-	-	
Purchased Services	284,115	-	284,115	-	Dispatch & Sheriff's Contract
Subtotal Public Safety	284,115	-	284,115	-	
Public Works					
Personnel	1,062,531	139,736	922,795	13.2	Wages and benefits
Supplies	25,500	3,663	21,837	14.4	
Repairs and Maintenance	212,500	20,010	192,490	9.4	
Purchased Services	13,500	1,208	12,292	8.9	Computer, Ads, Fuel Cloud, Background Checks, UI Testing
Utility Services	56,611	20,100	36,511	35.5	Trash, Electric, Water, Telephone, Natural Gas. Street Lights
Professional Services	70,000	-	70,000	-	Winter lights and engineering
Other	40,000	7,348	32,652	18.4	Training, equipment rental, sign repair
Subtotal Public Works	1,480,642	192,065	1,288,577	13.0	

TOWN OF GRAND LAKE

Section 10, Item A.

STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
As of February 28, 2026 - Unaudited

GENERAL FUND (CONT)

	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
Expenditures					
Grand Lake Center					
Personnel	\$ 156,204	\$ 19,754	\$ 136,450	12.6	Wages and benefits
Supplies	6,500	533	5,967	8.2	
Repairs and Maintenance	20,400	1,511	18,889	7.4	
Utility Services	27,838	9,047	18,791	32.5	
Professional Services	18,990	3,353	15,637	17.7	Computer Service
Other	57,900	-	57,900	-	Marketing, Training, Insurance, Summer Camp
Subtotal Grand Lake Center	287,832	34,198	253,634	11.9	
Parks					
Personnel	-	-	-	-	
Supplies	37,000	1,094	35,906	3.0	Cleaning, bathroom, and lawn supplies
Repairs and Maintenance	82,000	150	81,850	0.2	
Utility Services	37,334	8,853	28,481	23.7	
Other	6,000	500	5,500	8.3	
Parks Capital	-	-	-	-	Marquee
Fireworks	30,000	-	30,000	-	
Ice Rink	2,000	-	2,000	-	
Subtotal Parks	194,334	10,597	183,737	5.5	
Capital Outlay	4,844,000	1,175,431	3,668,569	24.3	Town Hall, Space to Create, PW Equip, Paving, and Drainage
Debt service					
Lease Principal	100,000	-	100,000	-	Certificate of Participation
Lease Interest	31,176	-	31,176	-	Certificate of Participation
Subtotal Debt Service	131,176	-	131,176	-	
Reserves	-	-	-	-	
Total Expenditures	\$ 9,532,295	\$ 1,835,094	\$ 7,697,201	19.3	
Net Revenue Over (Under)					
Expenditures	\$ (100,541)	\$ (698,028)	\$ (597,487)		

TOWN OF GRAND LAKE

Section 10, Item A.

STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
As of February 28, 2026 - Unaudited

CAPITAL IMPROVEMENT FUND

Revenues	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
General Sales Tax	\$ 580,000	\$ 29,263	\$ (550,737)	5.0	Sales tax revenues run 1 month behind
Subtotal Taxes	<u>580,000</u>	<u>29,263</u>	<u>(550,737)</u>	<u>5.0</u>	
Intergovernmental					
Grants	-	-	-	-	
Other Intergovernmental	-	-	-	-	
Subtotal Intergovernmental	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	
Other Revenue	-	-	-	-	
Net Investment Income	20,000	5,204	(14,796)	26.0	Interest
Total Revenues	<u>\$ 600,000</u>	<u>\$ 34,467</u>	<u>\$ (565,533)</u>	<u>5.7</u>	
Expenditures					
Grant Expenses	-	-	-	-	
Operations	275	175	(100)	63.6	Bond
Capital Outlay	380,000	82,604	(297,396)	21.7	Boardwalk maint & paving
Debt service					
Bond Principal	130,000	-	(130,000)	-	Annual payment
Bond Interest	145,800	-	(145,800)	-	Semi annual payments
Subtotal Debt Service	<u>275,800</u>	<u>-</u>	<u>(275,800)</u>	<u>-</u>	
Reserves	-	-	-	-	
Total Expenditures	<u>\$ 656,075</u>	<u>\$ 82,779</u>	<u>\$ (573,296)</u>	<u>12.6</u>	
Net Revenue Over (Under) Expenditures	<u>\$ (56,075)</u>	<u>\$ (48,312)</u>	<u>\$ 7,763</u>		

TOWN OF GRAND LAKE

Section 10, Item A.

STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
As of February 28, 2026 - Unaudited

WATER FUND

	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
Revenues					
Water Sales	\$ 757,788	\$ 194,841	\$ (562,947)	25.7	Billed quarterly (Jan, April, July, Oct)
Tap Fees	39,000	-	(39,000)	-	
Resale Meters	5,000	-	(5,000)	-	New meters purchased by owner
Bulk Water Permits	800	-	(800)	-	
Miscellaneous	-	-	-	-	
Sale of Assets	-	-	-	-	
Interest Income	50,000	11,599	(38,401)	23.2	
Reimbursement Income	-	-	-	-	
Capital Lease Proceeds	-	-	-	-	
Total Revenues	\$ 852,588	\$ 206,440	\$ (646,148)	24.2	
Expenditures					
Personnel	496,219	45,803	485,004	9.2	Wages and Benefits
Office Supplies	15,500	1,085	15,099	7.0	
Operations Supplies	24,400	1,157	19,169	4.7	
Repairs and Maintenance	49,650	17,750	35,421	35.8	
Resale Supplies	10,150	928	10,150	9.1	Meters
Purchased Services	27,000	9,709	19,266	36.0	Computer Support and Telemetry
Utilities	39,200	10,870	35,591	27.7	Water and Sewer are billed quarterly
Professional Services	9,400	-	(820)	-	Legal, Engineering, and Audit
Other Expenses	25,100	200	20,667	0.8	Quarterly property insurance
Water Capital	-	-	-	-	
Debt Service-Principal	74,282	-	72,819	-	Semi annual payments
Debt Service-Interest	20,506	-	21,969	-	Semi annual payments
Total Expenditures	\$ 791,407	\$ 87,502	\$ 703,905	11.1	
Net Revenue Over (Under)					
Expenditures	\$ 61,181	\$ 118,938	\$ 57,757		

TOWN OF GRAND LAKE

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STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
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MARINA FUND

	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
Revenues					
Marina Rentals	\$ 375,000	\$ -	\$ (375,000)	-	
Tours	75,000	-	(75,000)	-	
Space Rentals	12,550	(1,950)	(14,500)	(15.5)	
Miscellaneous	1,000	-	(1,000)	-	
Interest Income	8,000	3,035	(4,965)	37.9	
Sale of Assets	27,000	-	(27,000)	-	
Total Revenues	\$ 498,550	\$ 1,085	\$ (497,465)	0.2	
Expenditures					
Personnel	314,588	12,487	302,101	4.0	Wages and benefits
Office Supplies	1,500	-	1,500	-	
Operations Supplies	16,250	-	16,250	-	
Fireworks	-	-	-	-	4th of July fireworks
Repairs and Maintenance	35,000	2,340	32,660	6.7	
Permits and Fees	1,000	-	1,000	-	
Purchased Services	16,350	2,661	13,689	16.3	Computer service
Utilities	4,088	3,082	1,006	75.4	Water and Sewer billed quarterly
Professional Services	2,700	-	2,700	-	Audit and background checks
Other Expenses	16,501	-	16,501	-	Insurance
Capital Outlay	89,250	-	89,250	-	
Total Expenditures	\$ 497,227	\$ 20,570	\$ 476,657	4.1	
Net Revenue Over (Under)					
Expenditures	\$ 1,323	\$ (19,485)	\$ (20,808)		

TOWN OF GRAND LAKE

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PAY-AS-YOU-THROW FUND

	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
Revenues					
Bag Sales	\$ 84,368	\$ 4,410	\$ (79,958)	5.2	
Interest Income	-	-	-	-	
Total Revenues	\$ 84,368	\$ 4,410	\$ (79,958)	5.2	
Expenditures					
Operations Supplies	9,500	-	9,500	-	PAYT bags
Repairs and Maintenance	35,000	4,879	30,121	13.9	End of year adjustment
Purchased Services	36,500	-	36,500	-	Dumpster service
Professional Services	510	-	510	-	
Other Expenses	669	250	419	37.4	
Capital Outlay	-	-	-	-	
Total Expenditures	\$ 82,179	\$ 5,129	\$ 77,050	6.2	
Net Revenue Over (Under)					
Expenditures	\$ 2,189	\$ (719)	\$ (2,908)		

TOWN OF GRAND LAKE

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STATEMENT OF REVENUES, EXPENDITURES
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SPACE TO CREATE GRAND LAKE FUND

	Original Budget	Actual Amounts	Variance with Budget - Positive (Negative)	%	Notes
Revenues					
Rental Income - Residential	\$ 122,000	\$ -	\$ (122,000)	-	
Rental Income - Commercial	8,000	-	(8,000)	-	
Total Revenues	\$ 130,000	\$ -	\$ (130,000)	-	
Expenditures					
Operating	31,000	-	31,000	-	
Professional Services	12,500	-	12,500	-	Property Mgmt
Debt Service - Principal	10,000	-	10,000	-	
Debt Service - Interest	13,000	-	13,000	-	
Reserves	1,350	-	1,350	-	
Total Expenditures	\$ 67,850	\$ -	\$ 67,850	-	
Net Revenue Over (Under)					
Expenditures	\$ 62,150	\$ -	\$ (62,150)		

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TOWN OF GRAND LAKE
 COMBINED CASH INVESTMENT
 FEBRUARY 28, 2026

<u>COMBINED CASH ACCOUNTS</u>		
01-104000	2019 UBB MONEY MARKET	(31,475.78)
01-104500	2019 UBB CHKG - OPERATIONS	23,514.89
01-106500	BANK MIDWEST / CCB	103,128.62
01-107500	UTILITY CASH CLEARING ACCT	30,898.00
		126,065.73
	TOTAL COMBINED CASH	126,065.73
01-200000	ACCOUNTS PAYABLE GENERAL	1,440.00
01-100000	CASH ALLOCATED TO OTHER FUNDS	(127,505.73)
		.00
	TOTAL UNALLOCATED CASH	.00

<u>CASH ALLOCATION RECONCILIATION</u>		
10	ALLOCATION TO GENERAL FUND	33,614.31
20	ALLOCATION TO WATER FUND	137,235.75
40	ALLOCATION TO MARINA FUND	(22,868.58)
50	ALLOCATION TO PAY-AS-YOU-THROW FUND	(719.35)
90	ALLOCATION TO CAPITAL IMPROVEMENT FUND	(19,756.40)
		127,505.73
	TOTAL ALLOCATIONS TO OTHER FUNDS	127,505.73
	ALLOCATION FROM COMBINED CASH FUND - 01-100000	(127,505.73)
		.00
	ZERO PROOF IF ALLOCATIONS BALANCE	.00

16 % OF THE FISCAL YEAR HAS ELAPSED

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TOWN OF GRAND LAKE
 BALANCE SHEET
 FEBRUARY 28, 2026

GENERAL FUND

<u>ASSETS</u>		
10-100000	CASH IN COMBINED CASH FUND	33,614.31
10-103000	CSAFE	1,425.96
10-103100	CSAFE - CORE	16,620.60
10-109100	COLOTRUST	2,200.42
10-117000	ACCOUNTS RECEIVABLE	(149,968.89)
10-117100	PROPERTY TAXES RECEIVABLE	205,244.03
10-117500	ACCOUNTS RECIVABLE - AR	(2,950.00)
10-123000	FUEL AR - FUEL PAYMENTS	2,086.71
10-129000	UNLEADED GAS INVENTORY	(1,553.48)
10-130000	DIESEL INVENTORY	(3,804.95)
	TOTAL ASSETS	102,914.71
<u>LIABILITIES AND EQUITY</u>		
<u>LIABILITIES</u>		
10-200000	ACCOUNTS PAYABLE GENERAL	844,371.10
10-201000	ACCOUNTS PAYABLE - OTHER	(48,861.35)
10-205000	RETAINAGE PAYABLE	2,649.67
10-219100	FLEX MEDICAL	1,683.36
10-228100	GLC CUSTOMER DEPOSITS	(250.00)
10-228400	DEPOSITS TOWN EVENTS	1,350.00
10-228500	LAND USE/MUNI PROP DEPOSITS	500.00
10-241000	RENTAL DEPOSITS	(500.00)
	TOTAL LIABILITIES	800,942.78
	UNAPPROPRIATED FUND BALANCE:	
	REVENUE OVER EXPENDITURES - YTD	(698,028.07)
	BALANCE - CURRENT DATE	(698,028.07)
	TOTAL FUND EQUITY	(698,028.07)
	TOTAL LIABILITIES AND EQUITY	102,914.71

16 % OF THE FISCAL YEAR HAS ELAPSED

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TOWN OF GRAND LAKE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>GENERAL TAXES</u>						
10-311-100	PROPERTY TAXES	222,615.46	234,239.33	782,706.00	548,466.67	29.9
10-311-110	SPECIFIC OWNERSHIP	3,119.09	6,622.54	15,000.00	8,377.46	44.2
10-311-120	INTEREST & PENALTY-PROP TAXES	.00	.00	300.00	300.00	.0
10-311-130	MOTOR VEHICLE USE & SALES TAX	4,738.64	4,738.64	40,000.00	35,261.36	11.9
10-311-140	SALES TAX 4%	.00	116,860.54	2,619,354.00	2,502,493.46	4.5
10-311-150	BUILDING USE TAX	.00	.00	70,000.00	70,000.00	.0
10-311-160	CIGARETTES-SELECT SALES TAX	222.94	448.36	3,000.00	2,551.64	15.0
10-311-161	MARIJUANA TAX	2,767.80	2,887.01	50,000.00	47,112.99	5.8
	TOTAL GENERAL TAXES	233,463.93	365,796.42	3,580,360.00	3,214,563.58	10.2
<u>UTILITY FRANCHISE TAX</u>						
10-316-170	FRANCHISE CABLE	5,300.52	5,300.52	20,000.00	14,699.48	26.5
10-316-171	FRANCHISE TELEPHONE	.00	208.54	5,000.00	4,791.46	4.2
10-316-172	FRANCHISE ELECTRIC	.00	9,144.88	35,000.00	25,855.12	26.1
10-316-173	FRANCHISE NATURAL GAS	.00	2,358.43	20,000.00	17,641.57	11.8
	TOTAL UTILITY FRANCHISE TAX	5,300.52	17,012.37	80,000.00	62,987.63	21.3
<u>LICENSES & PERMITS</u>						
10-321-100	LIQUOR LICENSE FEE	438.75	438.75	4,500.00	4,061.25	9.8
10-321-120	SALES TAX LICENSE \$10	170.00	820.00	1,500.00	680.00	54.7
10-321-130	MOTOR VEHICLE LICENSE (RURAL)	141.52	141.52	2,000.00	1,858.48	7.1
10-321-140	SIGN PERMIT	25.00	25.00	500.00	475.00	5.0
10-321-150	GRADING PERMIT	.00	.00	100.00	100.00	.0
10-321-160	ANIMAL LICENSE	15.00	20.00	150.00	130.00	13.3
10-321-170	ENCROACHMENT PERMIT/LICENSE	.00	450.00	400.00	(50.00)	112.5
10-321-175	BUSINESS LICENSE COMMISSION	45.00	993.75	57,650.00	56,656.25	1.7
10-321-180	NIGHTLY RENTAL LICENSE FEE	11,415.60	25,065.10	117,000.00	91,934.90	21.4
10-321-190	BOARDWALK SALES PERMIT	.00	.00	25.00	25.00	.0
10-321-191	MARIJUANA LICENSE FEES	.00	.00	2,000.00	2,000.00	.0
	TOTAL LICENSES & PERMITS	12,250.87	27,954.12	185,825.00	157,870.88	15.0
<u>GRANTS</u>						
10-334-900	GRANTS - OTHER	.00	.00	70,000.00	70,000.00	.0
	TOTAL GRANTS	.00	.00	70,000.00	70,000.00	.0

16 % OF THE FISCAL YEAR HAS ELAPSED

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TOWN OF GRAND LAKE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>INTERGOVERNMENTAL</u>						
10-335-130	GRAND CNTY ROAD & BRIDGE	.00	.00	12,351.00	12,351.00	.0
10-335-200	HIGHWAY USER TAX FUND	.00	.00	30,716.00	30,716.00	.0
10-335-800	CONSERVATION TRUST FUND	.00	.00	3,000.00	3,000.00	.0
10-335-900	OTHER INTERGOVERNMENTAL	.00	27,310.00	3,000.00	(24,310.00)	910.3
	TOTAL INTERGOVERNMENTAL	.00	27,310.00	49,067.00	21,757.00	55.7
<u>CHARGES FOR SERVICES</u>						
10-341-200	CEMETERY REVENUES	750.00	750.00	10,000.00	9,250.00	7.5
10-341-300	ZONING & SUBDIVISION REVIEW	.00	.00	3,000.00	3,000.00	.0
10-341-400	ATTAINABLE HOUSING FEE REVENUE	.00	.00	4,000.00	4,000.00	.0
10-341-500	EV CHARGING STATION REVENUE	.00	.00	12,000.00	12,000.00	.0
10-341-600	FUEL DEPOT SURCHARGE	116.87	355.85	2,000.00	1,644.15	17.8
10-341-850	NIGHTLY RENTAL APP FEE \$165	.00	.00	2,000.00	2,000.00	.0
10-341-900	CEMETERY EXCAVATING FEE	1,200.00	1,200.00	1,000.00	(200.00)	120.0
	TOTAL CHARGES FOR SERVICES	2,066.87	2,305.85	34,000.00	31,694.15	6.8
<u>GRAND LAKE CENTER REVENUES</u>						
10-350-101	GLC - RENTAL FEES	.00	.00	18,000.00	18,000.00	.0
10-350-121	GLC - MEMBERSHIPS	6,013.66	15,290.31	85,000.00	69,709.69	18.0
10-350-131	GLC - REC FEES	1,000.00	2,470.00	15,000.00	12,530.00	16.5
	TOTAL GRAND LAKE CENTER REVENUES	7,013.66	17,760.31	118,000.00	100,239.69	15.1
<u>FINES AND FORFEITURES</u>						
10-351-100	ORDINANCE/TRAFFIC FINES	.00	.00	500.00	500.00	.0
	TOTAL FINES AND FORFEITURES	.00	.00	500.00	500.00	.0
<u>INVESTMENT INCOME</u>						
10-355-100	INTEREST REVENUE	9,778.68	20,756.61	100,000.00	79,243.39	20.8
	TOTAL INVESTMENT INCOME	9,778.68	20,756.61	100,000.00	79,243.39	20.8

16 % OF THE FISCAL YEAR HAS ELAPSED

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 REVENUES WITH COMPARISON TO BUDGET
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GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>OTHER</u>						
10-360-110	SALE OF ASSETS	.00	.00	6,000.00	6,000.00	.0
10-360-140	EVENT RENT - LAND, BUILDINGS	(200.00)	50.00	6,000.00	5,950.00	.8
10-360-160	RENT - ENTERPRISE FUND SITES	.00	.00	2.00	2.00	.0
10-360-200	MISC. REVENUES - GENERAL	8,518.75	8,738.59	15,000.00	6,261.41	58.3
	TOTAL OTHER	8,318.75	8,788.59	27,002.00	18,213.41	32.6
<u>CAPITAL SPECIFIC</u>						
10-377-140	GRANTS - CAPITAL	.00	12,000.00	50,000.00	38,000.00	24.0
10-377-160	SPACE TO CREATE REVENUE	616,967.04	637,381.70	5,137,000.00	4,499,618.30	12.4
	TOTAL CAPITAL SPECIFIC	616,967.04	649,381.70	5,187,000.00	4,537,618.30	12.5
	TOTAL FUND REVENUE	895,160.32	1,137,065.97	9,431,754.00	8,294,688.03	12.1

16 % OF THE FISCAL YEAR HAS ELAPSED

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TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>CEMETERY COMMITTEE</u>						
10-410-211	CEMETERY SUPPLIES/MISC EXP	.00	.00	3,500.00	3,500.00	.0
10-410-215	GRAVE MARKERS	.00	.00	1,000.00	1,000.00	.0
10-410-242	CEMETERY MAINTENANCE	.00	.00	5,000.00	5,000.00	.0
	TOTAL CEMETERY COMMITTEE	.00	.00	9,500.00	9,500.00	.0
<u>PC/BOA</u>						
10-412-143	PLANNING COMM COMPENSATION	260.28	715.77	10,000.00	9,284.23	7.2
10-412-211	OFFICE SUPPLIES	.00	.00	400.00	400.00	.0
10-412-311	POSTAGE/ADS/LEGAL NOTICES	.00	.00	750.00	750.00	.0
10-412-314	PURCHASED SERVICES	17,592.50	28,916.50	75,000.00	46,083.50	38.6
10-412-319	MISC.-PLANNING COMMISSION/BOA	.00	.00	300.00	300.00	.0
10-412-320	COMPUTER HARDWARE	.00	4,175.00	1,000.00	(3,175.00)	417.5
10-412-351	PLANNING LEGAL SERVICES	.00	.00	15,000.00	15,000.00	.0
10-412-370	TRAINING/TRAVEL	.00	.00	6,000.00	6,000.00	.0
	TOTAL PC/BOA	17,852.78	33,807.27	108,450.00	74,642.73	31.2
<u>BOARD OF TRUSTEES</u>						
10-413-142	WORKERS' COMPENSATION	.00	.00	1,000.00	1,000.00	.0
10-413-143	BOT COMPENSATION	1,626.75	2,385.90	25,000.00	22,614.10	9.5
10-413-211	OFFICE/MEETING SUPPLIES	560.00	1,400.00	5,000.00	3,600.00	28.0
10-413-215	ELECTIONS	.00	.00	3,000.00	3,000.00	.0
10-413-316	DUES/MEMBERSHIPS	2,700.00	2,700.00	25,000.00	22,300.00	10.8
10-413-370	TRAINING/TRAVEL	.00	.00	7,500.00	7,500.00	.0
10-413-460	LONG RANGE/MISC	.00	.00	1,000.00	1,000.00	.0
10-413-461	APPRECIATION PROGRAM	.00	.00	10,000.00	10,000.00	.0
10-413-462	COMPUTER EQUIPMENT	.00	662.40	1,000.00	337.60	66.2
10-413-463	WATER QUALITY ISSUES	.00	.00	250.00	250.00	.0
10-413-465	COMPUTER SOFTWARE	.00	.00	500.00	500.00	.0
10-413-728	MISCELLANEOUS DONATIONS	.00	.00	10,000.00	10,000.00	.0
10-413-843	ROCKY MTN REP THEATRE	.00	.00	1,500.00	1,500.00	.0
10-413-859	GRAND FOUNDATION	.00	.00	52,000.00	52,000.00	.0
10-413-870	BOARD CONTINGENCY	.00	.00	5,000.00	5,000.00	.0
10-413-999	TABOR REQ'D EMERGENCY RESERVE	.00	.00	136,552.00	136,552.00	.0
	TOTAL BOARD OF TRUSTEES	4,886.75	7,148.30	284,302.00	277,153.70	2.5
<u>GREENWAYS COMMITTEE</u>						
10-414-241	ARBOR DAY SUPPLIES	.00	345.48	1,500.00	1,154.52	23.0
10-414-320	CONTRACT LANDSCAPING SERVICES	.00	.00	102,772.00	102,772.00	.0
	TOTAL GREENWAYS COMMITTEE	.00	345.48	104,272.00	103,926.52	.3

16 % OF THE FISCAL YEAR HAS ELAPSED

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TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>ADMINISTRATION</u>						
10-415-100	GROSS WAGES - ADMINISTRATION	54,094.52	108,154.94	519,690.00	411,535.06	20.8
10-415-103	OT/COMP TIME BUYOUT	1,014.88	1,354.96	2,000.00	645.04	67.8
10-415-105	BONUS	.00	.00	7,000.00	7,000.00	.0
10-415-132	ICMA TOWN PAID BENEFIT	4,260.28	8,486.29	42,295.00	33,808.71	20.1
10-415-133	HEALTH/DENTAL-EMPLOYEE	(908.40)	9,020.15	83,082.00	74,061.85	10.9
10-415-135	DEP HEALTH/DENTAL	(.45)	5,288.50	107,437.00	102,148.50	4.9
10-415-136	MEDICAL BENEFIT ALLOWANCE	.00	.00	10,000.00	10,000.00	.0
10-415-141	UNEMPLOYMENT INSURANCE	161.00	543.91	1,057.00	513.09	51.5
10-415-142	WORKERS' COMPENSATION	.00	.00	15,000.00	15,000.00	.0
10-415-143	SOCIAL SECURITY MATCH	3,587.17	8,444.04	32,779.00	24,334.96	25.8
10-415-144	MEDICARE MATCH	836.57	1,662.37	7,666.00	6,003.63	21.7
10-415-145	FAMILI BENEFIT ADMIN	183.82	364.52	2,379.00	2,014.48	15.3
10-415-211	OFFICE SUPPLIES	79.98	342.95	9,000.00	8,657.05	3.8
10-415-215	COMPUTER SOFTWARE	1,275.19	2,495.00	20,000.00	17,505.00	12.5
10-415-220	COMPUTER HARDWARE	5,122.71	8,022.61	5,000.00	(3,022.61)	160.5
10-415-226	SMALL EQUIPMENT	.00	44.99	3,000.00	2,955.01	1.5
10-415-231	GAS/FUEL	.00	.00	1,200.00	1,200.00	.0
10-415-232	VEHICLE MAINTENANCE	.00	.00	2,000.00	2,000.00	.0
10-415-233	OFFICE EQUIPMENT MAINTENANCE	392.91	532.33	2,000.00	1,467.67	26.6
10-415-237	BUILDING MAINTENANCE	833.68	9,014.19	2,000.00	(7,014.19)	450.7
10-415-238	TOWN HALL FURNISHINGS	.00	.00	1,000.00	1,000.00	.0
10-415-311	POSTAGE/FREIGHT	500.00	2,400.00	5,000.00	2,600.00	48.0
10-415-312	COMPUTER SERVICES	3,021.70	11,753.26	58,500.00	46,746.74	20.1
10-415-314	ADS & LEGAL NOTICES	82.66	108.14	3,000.00	2,891.86	3.6
10-415-316	DUES & MEMBERSHIPS	.00	3,995.00	2,000.00	(1,995.00)	199.8
10-415-319	MISCELLANEOUS SERVICES	4,394.00	4,394.00	3,200.00	(1,194.00)	137.3
10-415-330	BANK FEES	158.01	378.71	500.00	121.29	75.7
10-415-341	ELECTRIC UTILITY	1,391.89	2,239.30	5,492.00	3,252.70	40.8
10-415-342	SEWER UTILITY	.00	3,704.68	1,409.00	(2,295.68)	262.9
10-415-343	WATER UTILITY	510.00	510.00	1,503.00	993.00	33.9
10-415-344	TELEPHONE/INTERNET UTILITY	1,396.04	2,703.95	9,448.00	6,744.05	28.6
10-415-345	NATURAL GAS UTILITY	1,305.89	1,446.96	4,928.00	3,481.04	29.4
10-415-346	WEBSITE HOSTING SERVICES	.00	.00	18,500.00	18,500.00	.0
10-415-347	RECYCLING - TOWN HALL	.00	.00	500.00	500.00	.0
10-415-351	LEGAL SERVICES	.00	6,195.00	55,000.00	48,805.00	11.3
10-415-352	AUDIT	.00	.00	10,200.00	10,200.00	.0
10-415-353	JUDGE-MUNICIPAL COURT	.00	.00	500.00	500.00	.0
10-415-355	PROFESSIONAL SERVICES-OTHER	31,253.38	37,661.88	25,000.00	(12,661.88)	150.7
10-415-370	TRAINING/TRAVEL	746.34	746.34	4,500.00	3,753.66	16.6
10-415-393	DOCUMENT RECORDING	.00	.00	250.00	250.00	.0
10-415-513	PROPERTY/CASUALTY INSURANCE	.00	29.76	35,000.00	34,970.24	.1
10-415-514	POSITION BONDS	.00	.00	400.00	400.00	.0
10-415-560	TREASURER'S FEES	4,452.31	4,684.79	15,654.00	10,969.21	29.9
10-415-800	ATTAINABLE HOUSING EXPENSES	2,400.00	2,400.00	3,000.00	600.00	80.0
	TOTAL ADMINISTRATION	122,546.08	249,123.52	1,139,069.00	889,945.48	21.9

16 % OF THE FISCAL YEAR HAS ELAPSED

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TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>ECONOMIC DEVELOPMENT GRANTS</u>						
10-416-100	TRAIL GROOMERS	.00	.00	40,000.00	40,000.00	.0
10-416-250	HEADWATERS TRAIL ASSOC- HTA	.00	5,000.00	5,000.00	.00	100.0
10-416-261	CREATIVE DISTRICT	100,000.00	100,000.00	100,000.00	.00	100.0
	TOTAL ECONOMIC DEVELOPMENT GRANTS	100,000.00	105,000.00	145,000.00	40,000.00	72.4
<u>MARKETING AND COMMUNICATIONS</u>						
10-417-100	GROSS WAGES - MARKETING	.00	.00	175,000.00	175,000.00	.0
10-417-103	OT/COMP TIME BUYOUT	.00	.00	1,000.00	1,000.00	.0
10-417-105	BONUS	.00	.00	2,000.00	2,000.00	.0
10-417-110	GROSS WAGES - VISITOR CENTER	.00	.00	48,000.00	48,000.00	.0
10-417-132	ICMA TOWN PAID BENEFIT	.00	.00	14,240.00	14,240.00	.0
10-417-133	HEALTH/DENTAL - EMPLOYEE	.00	1,548.80	64,695.00	63,146.20	2.4
10-417-135	HEALTH/DENTAL - DEPENDENT	.00	.00	18,160.00	18,160.00	.0
10-417-136	MEDICAL BENEFIT ALLOWANCE	.00	.00	3,000.00	3,000.00	.0
10-417-141	UNEMPLOYMENT INSURANCE	.00	.00	452.00	452.00	.0
10-417-142	WORKERS' COMPENSATION	.00	.00	10,000.00	10,000.00	.0
10-417-143	SOCIAL SECURITY MATCH	.00	.00	14,012.00	14,012.00	.0
10-417-144	MEDICARE MATCH	.00	.00	3,277.00	3,277.00	.0
10-417-145	FAMLI BENEFIT	.00	.00	1,017.00	1,017.00	.0
10-417-237	BUILDING MAINTENANCE	.00	.00	7,850.00	7,850.00	.0
10-417-320	MARKETING	9,145.12	9,145.12	75,000.00	65,854.88	12.2
10-417-355	PROFESSIONAL SERVICES	.00	.00	36,000.00	36,000.00	.0
10-417-885	TOWN EVENTS	16,120.77	16,683.77	43,400.00	26,716.23	38.4
10-417-887	CONTINENTAL DIVIDE TRAIL	.00	.00	2,500.00	2,500.00	.0
	TOTAL MARKETING AND COMMUNICATIONS	25,265.89	27,377.69	519,603.00	492,225.31	5.3
<u>PUBLIC SAFETY</u>						
10-421-314	DISPATCH OPERATIONS	.00	.00	27,115.00	27,115.00	.0
10-421-339	SHERIFF'S CONTRACT	.00	.00	257,000.00	257,000.00	.0
	TOTAL PUBLIC SAFETY	.00	.00	284,115.00	284,115.00	.0

16 % OF THE FISCAL YEAR HAS ELAPSED

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 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>PUBLIC WORKS</u>						
10-431-100	GROSS WAGES - PUBLIC WORKS	46,432.92	94,586.22	609,310.00	514,723.78	15.5
10-431-103	OT/COMP TIME BUYOUT	5,266.37	6,382.24	21,398.00	15,015.76	29.8
10-431-105	BONUS	5,000.00	5,000.00	7,000.00	2,000.00	71.4
10-431-111	ON CALL PAY	1,100.00	2,300.00	18,250.00	15,950.00	12.6
10-431-132	ICMA TOWN PAID BENEFIT	2,924.54	5,762.42	52,765.00	47,002.58	10.9
10-431-133	HEALTH/DENTAL-EMPLOYEE	(1,223.88)	9,752.52	149,820.00	140,067.48	6.5
10-431-135	DEP HEALTH/DENTAL	(.37)	6,952.46	47,670.00	40,717.54	14.6
10-431-136	MEDICAL BENEFIT ALLOWANCE	.00	.00	8,400.00	8,400.00	.0
10-431-141	UNEMPLOYMENT INSURANCE	146.42	537.52	1,319.00	781.48	40.8
10-431-142	WORKERS' COMPENSATION	.00	.00	89,575.00	89,575.00	.0
10-431-143	SOCIAL SECURITY MATCH	3,396.01	6,628.97	40,893.00	34,264.03	16.2
10-431-144	MEDICARE MATCH	794.24	1,550.32	9,564.00	8,013.68	16.2
10-431-145	FAMILI BENEFIT PW	139.98	283.45	2,968.00	2,684.55	9.6
10-431-222	GENERAL SUPPLIES	.00	117.64	7,000.00	6,882.36	1.7
10-431-224	SAFETY SUPPLIES	.00	2,229.24	7,000.00	4,770.76	31.9
10-431-226	VEHICLE SUPPLIES	.00	.00	4,000.00	4,000.00	.0
10-431-227	SMALL TOOLS	21.00	1,315.70	7,500.00	6,184.30	17.5
10-431-231	GAS/FUEL/LIQUIDS	5,073.52	5,073.52	40,000.00	34,926.48	12.7
10-431-232	VEHICLE MAINTENANCE	217.96	697.05	10,000.00	9,302.95	7.0
10-431-233	EQUIPMENT MAINTENANCE	2,257.28	2,257.28	37,500.00	35,242.72	6.0
10-431-235	TIRES/CHAINS	.00	.00	10,000.00	10,000.00	.0
10-431-236	MISC. BRIDGE WORK	.00	.00	10,000.00	10,000.00	.0
10-431-237	BUILDING MAINTENANCE	2,599.80	7,295.08	8,000.00	704.92	91.2
10-431-238	STREET LIGHT MAINTENANCE	.00	.00	2,000.00	2,000.00	.0
10-431-239	MISCELLANEOUS MAINTENANCE	.00	.00	2,500.00	2,500.00	.0
10-431-242	ROAD MAINTENANCE	2,072.66	3,103.46	75,000.00	71,896.54	4.1
10-431-245	BOARDWALK MAINTENANCE	783.51	783.51	5,000.00	4,216.49	15.7
10-431-253	TREE REMOVAL	.00	800.00	5,000.00	4,200.00	16.0
10-431-254	TREE SPRAYING	.00	.00	3,500.00	3,500.00	.0
10-431-256	EV STATION MAINTENANCE	.00	.00	4,000.00	4,000.00	.0
10-431-312	COMPUTER SERVICES	.00	.00	9,000.00	9,000.00	.0
10-431-314	ADS/BID NOTICES	.00	.00	2,000.00	2,000.00	.0
10-431-317	UNIFORM ALLOWANCE	325.00	675.00	3,600.00	2,925.00	18.8
10-431-318	TRASH/RECYCLE SERVICES	3,288.14	5,304.79	23,137.00	17,832.21	22.9
10-431-319	MISC. PURCHASED SERVICES	390.00	1,207.50	2,500.00	1,292.50	48.3
10-431-341	ELECTRIC UTILITY	3,120.97	6,298.85	15,185.00	8,886.15	41.5
10-431-343	WATER UTILITY	160.00	160.00	617.00	457.00	25.9
10-431-344	TELEPHONE/INTERNET UTILITY	953.28	1,829.26	6,245.00	4,415.74	29.3
10-431-345	NATURAL GAS UTILITY	1,571.60	2,356.10	6,514.00	4,157.90	36.2
10-431-349	STREET LIGHT ELECTRIC UTILITY	1,170.38	4,151.50	4,912.00	760.50	84.5
10-431-354	ENGINEERING/SURVEYING SERVICES	.00	.00	10,000.00	10,000.00	.0
10-431-370	TRAINING/TRAVEL	.00	.00	10,000.00	10,000.00	.0
10-431-399	EQUIP RENTAL	6,112.95	6,672.95	15,000.00	8,327.05	44.5
10-431-400	WINTER LIGHTS	.00	.00	60,000.00	60,000.00	.0
10-431-870	CONTINGENCY- PUBLIC WORKS	.00	.00	15,000.00	15,000.00	.0
	TOTAL PUBLIC WORKS	94,094.28	192,064.55	1,480,642.00	1,288,577.45	13.0

16 % OF THE FISCAL YEAR HAS ELAPSED

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TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>GRAND LAKE CENTER EXPENDITURES</u>						
10-450-100	GROSS WAGES - GL CENTER	7,447.55	14,521.90	101,912.00	87,390.10	14.3
10-450-103	OT/COMP TIME BUYOUT	449.44	449.44	500.00	50.56	89.9
10-450-105	BONUS	.00	.00	1,250.00	1,250.00	.0
10-450-132	ICMA TOWN PAID BENEFIT	487.15	983.47	8,293.00	7,309.53	11.9
10-450-133	HEALTH/DENTAL-EMPLOYEE	(309.50)	929.80	21,565.00	20,635.20	4.3
10-450-135	DEP. HEALTH/DENTAL	.00	1,548.95	9,080.00	7,531.05	17.1
10-450-136	MEDICAL BENEFIT ALLOWANCE	.00	.00	1,500.00	1,500.00	.0
10-450-141	UNEMPLOYMENT INSURANCE	30.66	88.75	207.00	118.25	42.9
10-450-142	WORKERS' COMPENSATION	.00	.00	3,500.00	3,500.00	.0
10-450-143	SOCIAL SECURITY MATCH	500.63	950.82	6,427.00	5,476.18	14.8
10-450-144	MEDICARE MATCH	117.07	222.36	1,505.00	1,282.64	14.8
10-450-145	FAMILI BENEFIT (GLC)	30.77	58.07	466.00	407.93	12.5
10-450-211	OFFICE SUPPLIES	.00	.00	1,500.00	1,500.00	.0
10-450-220	OPERATING SUPPLIES	.00	533.38	5,000.00	4,466.62	10.7
10-450-234	SIGNAGE	.00	.00	600.00	600.00	.0
10-450-235	FITNESS EQUIP MAINT	.00	.00	2,000.00	2,000.00	.0
10-450-236	MINOR/MISC EQUIPMENT	.00	.00	1,500.00	1,500.00	.0
10-450-237	BUILDING MAINTENANCE	1,424.52	720.52	10,000.00	9,279.48	7.2
10-450-238	MINOR/MISC FURNISHINGS	.00	790.00	2,000.00	1,210.00	39.5
10-450-239	MINOR INFRASTRUCTURE MAINT	.00	.00	2,000.00	2,000.00	.0
10-450-250	BACKFLOW MAINTENANCE	.00	.00	600.00	600.00	.0
10-450-312	COMPUTER SERVICES	867.68	2,976.88	12,000.00	9,023.12	24.8
10-450-320	MARKETING	.00	.00	5,000.00	5,000.00	.0
10-450-341	ELECTRIC UTILITY	2,593.50	3,833.77	9,732.00	5,898.23	39.4
10-450-342	SEWER UTILITY	.00	153.09	4,833.00	4,679.91	3.2
10-450-343	WATER UTILITY	.00	.00	1,120.00	1,120.00	.0
10-450-344	TELEPHONE/INTERNET/TV UTILITY	1,031.63	1,904.53	6,833.00	4,928.47	27.9
10-450-345	NATURAL GAS UTILITY	2,105.95	3,155.77	5,318.00	2,162.23	59.3
10-450-346	COPIER LEASE & MAIN	5.95	5.95	.00	(5.95)	.0
10-450-350	MAINTENANCE AGREEMENT	.00	.00	5,800.00	5,800.00	.0
10-450-352	AUDIT	.00	.00	1,190.00	1,190.00	.0
10-450-355	PURCHASED PROFESSIONAL SERV.	.00	370.05	5,800.00	5,429.95	6.4
10-450-370	TRAINING/TRAVEL	.00	.00	300.00	300.00	.0
10-450-513	PROPERTY/CASUALTY INSURANCE	.00	.00	12,000.00	12,000.00	.0
10-450-755	EXERCISE EQUIPMENT	.00	.00	6,000.00	6,000.00	.0
10-450-869	SUMMER CAMP	.00	.00	30,000.00	30,000.00	.0
10-450-870	CONTINGENCY - GL CENTER	.00	.00	500.00	500.00	.0
	TOTAL GRAND LAKE CENTER EXPENDITUR	16,783.00	34,197.50	287,831.00	253,633.50	11.9

16 % OF THE FISCAL YEAR HAS ELAPSED

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TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>PARKS</u>						
10-452-220	RESTROOM OPERATING SUPPLIES	484.07	1,093.67	27,000.00	25,906.33	4.1
10-452-221	LAWN SUPPLIES	.00	.00	10,000.00	10,000.00	.0
10-452-236	SAND & DREDGE	.00	.00	5,000.00	5,000.00	.0
10-452-237	BUILDING MAINTENANCE	150.00	150.00	35,000.00	34,850.00	.4
10-452-238	DOCK MAINTENANCE	.00	.00	20,000.00	20,000.00	.0
10-452-239	MISCELLANEOUS MAINTENANCE	.00	.00	5,000.00	5,000.00	.0
10-452-243	BENCHES/PLANTERS/FENCES	.00	.00	5,000.00	5,000.00	.0
10-452-244	THOMASSON PARK MAINTENANCE	.00	.00	1,000.00	1,000.00	.0
10-452-248	IRRIGATION SYSTEM MAINTENANCE	.00	.00	5,000.00	5,000.00	.0
10-452-250	BACKFLOW MAINTENANCE	.00	.00	3,000.00	3,000.00	.0
10-452-319	MISCELLANEOUS SERVICES	.00	500.00	3,000.00	2,500.00	16.7
10-452-341	ELECTRIC UTILITY	2,754.00	2,860.29	12,369.00	9,508.71	23.1
10-452-342	SEWER UTILITY	.00	446.51	628.00	181.49	71.1
10-452-343	WATER UTILITY	2,240.00	2,240.00	15,594.00	13,354.00	14.4
10-452-345	NATURAL GAS UTILITY	2,019.55	3,306.27	8,744.00	5,437.73	37.8
10-452-450	PARK IMPROVEMENTS	.00	.00	5,000.00	5,000.00	.0
10-452-870	CONTINGENCY - PARKS	.00	.00	1,000.00	1,000.00	.0
	TOTAL PARKS	7,647.62	10,596.74	162,335.00	151,738.26	6.5
<u>DEPARTMENT 460</u>						
10-460-750	FIREWORKS	.00	.00	30,000.00	30,000.00	.0
10-460-880	ICE RINK	.00	.00	2,000.00	2,000.00	.0
	TOTAL DEPARTMENT 460	.00	.00	32,000.00	32,000.00	.0
<u>ADMIN CERTIFICATE OF PARTICIPA</u>						
10-815-982	LAND ACQUISITION - PRINCIPAL	.00	.00	100,000.00	100,000.00	.0
10-815-983	LAND ACQUISITION-INTEREST	.00	.00	31,176.00	31,176.00	.0
	TOTAL ADMIN CERTIFICATE OF PARTICIPA	.00	.00	131,176.00	131,176.00	.0
<u>ADMIN CAPITAL</u>						
10-915-922	ADMIN CAPITAL EXPENDITURES	.00	.00	97,000.00	97,000.00	.0
10-915-923	TOWN HALL CAPITAL OUTLAY	.00	.00	30,000.00	30,000.00	.0
10-915-950	SPACE TO CREATE EXPENDITURES	999,212.35	1,116,556.38	4,537,000.00	3,420,443.62	24.6
	TOTAL ADMIN CAPITAL	999,212.35	1,116,556.38	4,664,000.00	3,547,443.62	23.9

16 % OF THE FISCAL YEAR HAS ELAPSED

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TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>PUBLIC WORKS CAPITAL</u>						
10-931-910	CAPITAL EQUIPMENT PURCHASE	58,876.61	58,876.61	80,000.00	21,123.39	73.6
10-931-921	PAVING	.00	.00	20,000.00	20,000.00	.0
10-931-922	DRAINAGE	.00	.00	30,000.00	30,000.00	.0
	TOTAL PUBLIC WORKS CAPITAL	58,876.61	58,876.61	130,000.00	71,123.39	45.3
<u>PARKS CAPITAL</u>						
10-952-971	PARK IMPROVEMENTS	.00	.00	50,000.00	50,000.00	.0
	TOTAL PARKS CAPITAL	.00	.00	50,000.00	50,000.00	.0
	TOTAL FUND EXPENDITURES	1,447,165.36	1,835,094.04	9,532,295.00	7,697,200.96	19.3
	NET REVENUE OVER EXPENDITURES	(552,005.04)	(698,028.07)	(100,541.00)	597,487.07	(694.3)

TOWN OF GRAND LAKE
BALANCE SHEET
FEBRUARY 28, 2026

WATER FUND

<u>ASSETS</u>			
20-100000	CASH IN COMBINED CASH FUND	137,235.75	
20-102000	CSAFE	476.37	
20-109100	COLOTRUST	11,122.32	
20-117000	ACCTS RECEIVABLE/WATER SALES	(24,163.47)	
	TOTAL ASSETS		<u>124,670.97</u>
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
20-200000	ACCOUNTS PAYABLE GENERAL	5,166.47	
20-219100	FLEX MEDICAL	566.68	
	TOTAL LIABILITIES		5,733.15
	UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD	<u>118,937.82</u>	
	BALANCE - CURRENT DATE	<u>118,937.82</u>	
	TOTAL FUND EQUITY		<u>118,937.82</u>
	TOTAL LIABILITIES AND EQUITY		<u>124,670.97</u>

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TOWN OF GRAND LAKE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>WATER REVENUES</u>					
20-344-100 WATER SALES	(310.00)	194,841.31	757,788.00	562,946.69	25.7
20-344-110 TAP FEES - CAPITAL	.00	.00	39,000.00	39,000.00	.0
20-344-120 RESALE METERS INCOME	.00	.00	5,000.00	5,000.00	.0
20-344-140 INTEREST REVENUE	5,482.49	11,598.69	50,000.00	38,401.31	23.2
20-344-190 BULK WATER PERMITS	.00	.00	800.00	800.00	.0
TOTAL WATER REVENUES	5,172.49	206,440.00	852,588.00	646,148.00	24.2
TOTAL FUND REVENUE	5,172.49	206,440.00	852,588.00	646,148.00	24.2

16 % OF THE FISCAL YEAR HAS ELAPSED

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Section 10, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>WATER OPERATIONS</u>						
20-430-100	GROSS WAGES - WATER	16,125.28	32,250.56	300,635.00	268,384.44	10.7
20-430-103	OT/COMP TIME BUYOUT	361.03	872.48	2,000.00	1,127.52	43.6
20-430-105	BONUS	.00	.00	3,000.00	3,000.00	.0
20-430-111	ON CALL PAY	1,400.00	2,800.00	18,200.00	15,400.00	15.4
20-430-132	ICMA TOWN PAID BENEFIT	1,340.91	2,741.85	26,051.00	23,309.15	10.5
20-430-133	HEALTH/DENTAL-EMPLOYEE	(309.50)	2,477.48	51,075.00	48,597.52	4.9
20-430-135	DEP HEALTH/DENTAL	.00	1,549.90	20,430.00	18,880.10	7.6
20-430-136	MEDICAL BENEFIT ALLOWANCE	.00	.00	4,000.00	4,000.00	.0
20-430-141	UNEMPLOYMENT INSURANCE	37.47	159.36	651.00	491.64	24.5
20-430-142	WORKERS' COMPENSATION	.00	.00	42,000.00	42,000.00	.0
20-430-143	SOCIAL SECURITY MATCH	1,161.53	2,336.10	20,189.00	17,852.90	11.6
20-430-144	MEDICARE MATCH	271.65	546.35	4,723.00	4,176.65	11.6
20-430-145	FAMILI BENIFIT	33.89	69.32	1,465.00	1,395.68	4.7
20-430-210	OFFICE SUPPLIES	.00	1,084.65	1,500.00	415.35	72.3
20-430-211	COMPUTER SUPPLIES	.00	.00	2,500.00	2,500.00	.0
20-430-215	COMPUTER SOFTWARE	462.00	922.75	9,000.00	8,077.25	10.3
20-430-220	COMPUTER HARDWARE	.00	.00	2,500.00	2,500.00	.0
20-430-221	CHEMICALS	50.00	100.00	20,000.00	19,900.00	.5
20-430-222	LAB SUPPLIES/EQUIPMENT	.00	134.36	1,500.00	1,365.64	9.0
20-430-223	WELL/PLANT SUPPLIES	.00	.00	600.00	600.00	.0
20-430-225	METER PARTS	.00	.00	500.00	500.00	.0
20-430-227	SMALL EQUIPMENT/TOOLS	.00	.00	800.00	800.00	.0
20-430-228	SAFETY EQUIPMENT	.00	.00	1,000.00	1,000.00	.0
20-430-231	GAS/FUEL/FLUIDS	.00	.00	4,000.00	4,000.00	.0
20-430-232	VEHICLE MAINTENANCE	.00	.00	3,000.00	3,000.00	.0
20-430-233	EQUIPMENT MAINTENANCE	.00	.00	5,000.00	5,000.00	.0
20-430-234	WELL/PLANT MAINTENANCE	.00	3,220.00	3,500.00	280.00	92.0
20-430-235	TIRES & CHAINS	.00	.00	1,000.00	1,000.00	.0
20-430-237	BUILDING MAINTENANCE	.00	.00	1,000.00	1,000.00	.0
20-430-238	DISTRIBUTION LINE MAINTENANCE	225.00	14,263.46	25,000.00	10,736.54	57.1
20-430-239	MISC. MAINTENANCE	.00	.00	150.00	150.00	.0
20-430-240	ROAD MATERIALS	.00	.00	3,000.00	3,000.00	.0
20-430-241	MOTORS & PUMPS	266.70	266.70	4,000.00	3,733.30	6.7
20-430-251	RESALE PARTS	.00	.00	150.00	150.00	.0
20-430-252	RESALE METERS EXPENSE	.00	928.18	.00	(928.18)	.0
20-430-253	COGS-METER	.00	.00	10,000.00	10,000.00	.0
20-430-311	POSTAGE/FREIGHT	.00	.00	1,500.00	1,500.00	.0
20-430-314	LEGAL NOTICES/ADS	.00	.00	600.00	600.00	.0
20-430-316	MEMBERSHIPS	.00	.00	700.00	700.00	.0
20-430-317	UNIFORM ALLOWANCE	100.00	200.00	1,800.00	1,600.00	11.1
20-430-318	TESTING SERVICES	.00	.00	3,000.00	3,000.00	.0
20-430-319	MISCELLANEOUS SERVICES	.00	.00	100.00	100.00	.0
20-430-320	TELEMETRY MAINTENANCE	85.00	170.00	4,000.00	3,830.00	4.3
20-430-321	COMPUTER SYSTEM SUPPORT	2,144.48	9,538.96	17,000.00	7,461.04	56.1
20-430-330	BANK FEES	.00	.00	100.00	100.00	.0
20-430-341	ELECTRIC UTILITY	6,649.06	9,806.86	31,000.00	21,193.14	31.6
20-430-344	TELEPHONE UTILITY	502.92	569.26	3,100.00	2,530.74	18.4
20-430-345	NATURAL GAS UTILITY	493.60	493.60	5,100.00	4,606.40	9.7
20-430-351	LEGAL SERVICES	.00	.00	600.00	600.00	.0
20-430-352	AUDIT	.00	.00	3,400.00	3,400.00	.0
20-430-354	SYSTEM ANALYSIS/ENG & SURVEY	.00	.00	5,000.00	5,000.00	.0
20-430-355	STATE FEES	.00	.00	400.00	400.00	.0

16 % OF THE FISCAL YEAR HAS ELAPSED

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TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

		WATER FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
20-430-370	TRAINING/TRAVEL	.00	.00	2,000.00	2,000.00	.0
20-430-513	PROPERTY/CASUALTY INSURANCE	.00	.00	17,000.00	17,000.00	.0
20-430-514	POSITION BONDS	.00	.00	100.00	100.00	.0
20-430-870	CONTINGENCY-OPERATIONS	.00	.00	6,000.00	6,000.00	.0
	TOTAL WATER OPERATIONS	31,401.02	87,502.18	696,619.00	609,116.82	12.6
<u>WATER DEBT SERVICE</u>						
20-830-640	DWRF LOAN - PRINCIPAL	.00	.00	74,282.00	74,282.00	.0
20-830-645	DWRF LOAN - INTEREST	.00	.00	20,506.00	20,506.00	.0
	TOTAL WATER DEBT SERVICE	.00	.00	94,788.00	94,788.00	.0
	TOTAL FUND EXPENDITURES	31,401.02	87,502.18	791,407.00	703,904.82	11.1
	NET REVENUE OVER EXPENDITURES	(26,228.53)	118,937.82	61,181.00	(57,756.82)	194.4

TOWN OF GRAND LAKE
BALANCE SHEET
FEBRUARY 28, 2026

MARINA FUND

<u>ASSETS</u>			
40-100000	CASH IN COMBINED CASH FUND	(22,868.58)
40-109100	COLOTRUST		3,035.05
			<u> </u>
	TOTAL ASSETS		(19,833.53)
			<u> </u>
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
40-200000	ACCOUNTS PAYABLE GENERAL	(349.23)
			<u> </u>
	TOTAL LIABILITIES	(349.23)
	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	(19,484.30)
			<u> </u>
	BALANCE - CURRENT DATE	(19,484.30)
			<u> </u>
	TOTAL FUND EQUITY	(19,484.30)
			<u> </u>
	TOTAL LIABILITIES AND EQUITY	(19,833.53)
			<u> </u>

Section 10, Item A.

TOWN OF GRAND LAKE
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

MARINA FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>MARINA REVENUES</u>					
40-344-113 RENTALS (NON-TAXABLE)	.00	.00	375,000.00	375,000.00	.0
40-344-115 TOURS	.00	.00	75,000.00	75,000.00	.0
40-344-120 BUILDING SPACE RENTAL	.00	.00	4,350.00	4,350.00	.0
40-344-145 KAYAK SLIP RENTAL	.00	.00	3,600.00	3,600.00	.0
40-344-155 SUP SLIP RENTAL	.00	(1,950.00)	4,600.00	6,550.00	(42.4)
40-344-170 INTEREST EARNED	1,434.58	3,035.05	8,000.00	4,964.95	37.9
40-344-180 BOAT DAMAGE	.00	.00	1,000.00	1,000.00	.0
40-344-200 SALE OF ASSETS	.00	.00	27,000.00	27,000.00	.0
TOTAL MARINA REVENUES	1,434.58	1,085.05	498,550.00	497,464.95	.2
TOTAL FUND REVENUE	1,434.58	1,085.05	498,550.00	497,464.95	.2

16 % OF THE FISCAL YEAR HAS ELAPSED

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TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

MARINA FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>MARINA OPERATIONS</u>						
40-460-100	GROSS WAGES - MARINA	.00	.00	75,000.00	75,000.00	.0
40-460-103	OT/COMP TIME BUYOUT	.00	.00	8,000.00	8,000.00	.0
40-460-105	BONUS	.00	.00	4,000.00	4,000.00	.0
40-460-110	GROSS WAGES-MARINA PT/SEASONAL	5,769.60	11,539.20	140,080.00	128,540.80	8.2
40-460-132	ICMA TOWN PAID BENEFIT	.00	.00	6,960.00	6,960.00	.0
40-460-133	HEALTH/DENTAL - EMPLOYEE	.00	.00	22,700.00	22,700.00	.0
40-460-136	MEDICAL BENEFIT ALLOWANCE	.00	.00	2,000.00	2,000.00	.0
40-460-141	UNEMPLOYMENT INSURANCE	18.92	65.08	454.00	388.92	14.3
40-460-142	WORKERS' COMPENSATION	.00	.00	37,000.00	37,000.00	.0
40-460-143	SOCIAL SECURITY MATCH	357.72	715.44	14,079.00	13,363.56	5.1
40-460-144	MEDICARE MATCH	83.66	167.32	3,293.00	3,125.68	5.1
40-460-145	FAMILI BENEFIT	.00	.00	1,022.00	1,022.00	.0
40-460-211	OFFICE SUPPLIES	.00	.00	1,000.00	1,000.00	.0
40-460-214	SMALL EQUIP/COMP HRDWARE	.00	.00	500.00	500.00	.0
40-460-222	SHOP SUPPLIES	.00	.00	2,000.00	2,000.00	.0
40-460-223	BOAT SUPPLIES	.00	.00	1,500.00	1,500.00	.0
40-460-227	TOOLS	.00	.00	750.00	750.00	.0
40-460-231	FUEL	.00	.00	12,000.00	12,000.00	.0
40-460-233	EQUIPMENT (BOAT) MAINTENANCE	2,339.70	2,339.70	15,000.00	12,660.30	15.6
40-460-237	BUILDING/FACILITY MAINTENANCE	.00	.00	20,000.00	20,000.00	.0
40-460-312	COMPUTER SERVICES	1,588.32	2,532.96	4,000.00	1,467.04	63.3
40-460-314	ADS AND LEGAL NOTICES	.00	.00	2,000.00	2,000.00	.0
40-460-316	DUES/MEMBERSHIPS	.00	.00	350.00	350.00	.0
40-460-317	UNIFORMS	.00	.00	1,000.00	1,000.00	.0
40-460-318	MISCELLANEOUS SERVICES	.00	.00	300.00	300.00	.0
40-460-320	MARKETING	.00	.00	700.00	700.00	.0
40-460-330	BANK/CREDIT CARD FEES	128.05	128.05	8,000.00	7,871.95	1.6
40-460-341	ELECTRIC UTILITY	317.30	409.00	1,100.00	691.00	37.2
40-460-342	SEWER UTILITY	.00	1,443.02	600.00	(843.02)	240.5
40-460-343	WATER UTILITY	480.00	480.00	588.00	108.00	81.6
40-460-344	TELEPHONE/INTERNET UTILITY	571.05	749.58	1,800.00	1,050.42	41.6
40-460-350	BOAT REGISTRATION	.00	.00	900.00	900.00	.0
40-460-351	LICENSES	.00	.00	100.00	100.00	.0
40-460-355	PURCHASED PROFESSIONAL SERV.	.00	.00	1,000.00	1,000.00	.0
40-460-360	SALES TAX	.00	.00	10,000.00	10,000.00	.0
40-460-370	TRAINING/TRAVEL	.00	.00	500.00	500.00	.0
40-460-512	AUDIT	.00	.00	1,700.00	1,700.00	.0
40-460-513	PROPERTY/CASUALTY INSURANCE	.00	.00	5,200.00	5,200.00	.0
40-460-514	POSITION BONDS	.00	.00	300.00	300.00	.0
40-460-516	SITE LEASE	.00	.00	1.00	1.00	.0
40-460-870	CONTINGENCY	.00	.00	500.00	500.00	.0
	TOTAL MARINA OPERATIONS	11,654.32	20,569.35	407,977.00	387,407.65	5.0
<u>MARINA CAPITAL</u>						
40-960-610	CAPITAL EQUIPMENT	.00	.00	89,250.00	89,250.00	.0
	TOTAL MARINA CAPITAL	.00	.00	89,250.00	89,250.00	.0

TOWN OF GRAND LAKE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

MARINA FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
TOTAL FUND EXPENDITURES	11,654.32	20,569.35	497,227.00	476,657.65	4.1
NET REVENUE OVER EXPENDITURES	(10,219.74)	(19,484.30)	1,323.00	20,807.30	(1472.

TOWN OF GRAND LAKE
BALANCE SHEET
FEBRUARY 28, 2026

PAY-AS-YOU-THROW FUND

<u>ASSETS</u>		
50-100000	CASH IN COMBINED CASH FUND	(719.35)
	TOTAL ASSETS	<u>(719.35)</u>
<u>LIABILITIES AND EQUITY</u>		
UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	<u>(719.35)</u>
	BALANCE - CURRENT DATE	<u>(719.35)</u>
	TOTAL FUND EQUITY	<u>(719.35)</u>
	TOTAL LIABILITIES AND EQUITY	<u>(719.35)</u>

TOWN OF GRAND LAKE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

PAY-AS-YOU-THROW FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%	
<u>PAYT REVENUES</u>						
50-344-110	PAYT BAGS: DIRECT SALES (T)	80.00	180.00	4,000.00	3,820.00	4.5
50-344-111	PAYT TAX	.00	.00	368.00	368.00	.0
50-344-115	PAYT BAGS: VENDOR PUR (NT)	.00	4,230.00	80,000.00	75,770.00	5.3
	TOTAL PAYT REVENUES	80.00	4,410.00	84,368.00	79,958.00	5.2
	TOTAL FUND REVENUE	80.00	4,410.00	84,368.00	79,958.00	5.2

Section 10, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

PAY-AS-YOU-THROW FUND

	<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEXPENDED</u>	<u>%</u>	
<u>PAYT OPERATIONS</u>						
50-470-200	PAYT BAGS FOR RESALE	.00	.00	3,000.00	3,000.00	.0
50-470-250	PAYT COGS - BAGS	.00	.00	6,500.00	6,500.00	.0
50-470-300	DUMPSTER SERVICE	2,384.32	4,879.35	35,000.00	30,120.65	13.9
50-470-301	RECYCLING CONTRIBUTION	125.00	250.00	1,500.00	1,250.00	16.7
50-470-310	SITE LEASE	.00	.00	1.00	1.00	.0
50-470-315	SITE MAINTENANCE	.00	.00	35,000.00	35,000.00	.0
50-470-350	SALES TAX	.00	.00	368.00	368.00	.0
50-470-512	AUDIT	.00	.00	510.00	510.00	.0
50-470-870	CONTINGENCY	.00	.00	300.00	300.00	.0
	TOTAL PAYT OPERATIONS	2,509.32	5,129.35	82,179.00	77,049.65	6.2
	TOTAL FUND EXPENDITURES	2,509.32	5,129.35	82,179.00	77,049.65	6.2
	NET REVENUE OVER EXPENDITURES	(2,429.32)	(719.35)	2,189.00	2,908.35	(32.9)

16 % OF THE FISCAL YEAR HAS ELAPSED

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TOWN OF GRAND LAKE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

FUND 60

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>SPACE TO CREATE GRAND LK REV</u>					
60-344-185 RENTAL INCOME - RESIDENTIAL	.00	.00	122,000.00	122,000.00	.0
60-344-195 RENTAL INCOME - COMMERCIAL	.00	.00	8,000.00	8,000.00	.0
TOTAL SPACE TO CREATE GRAND LK REV	.00	.00	130,000.00	130,000.00	.0
TOTAL FUND REVENUE	.00	.00	130,000.00	130,000.00	.0

Section 10, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

		FUND 60				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
		-----	-----	-----	-----	-----
<u>SPACE TO CREATE GRAND LK EXP</u>						
60-480-246	OPERATING - RESIDENTIAL	.00	.00	25,000.00	25,000.00	.0
60-480-248	OPERATING - COMMERCIAL	.00	.00	6,000.00	6,000.00	.0
60-480-356	PROPERTY MGMT - RESIDENTIAL	.00	.00	11,250.00	11,250.00	.0
60-480-358	PROPERTY MGMT - COMMERCIAL	.00	.00	1,250.00	1,250.00	.0
	<u>TOTAL SPACE TO CREATE GRAND LK EXP</u>	.00	.00	43,500.00	43,500.00	.0
 <u>DEPARTMENT 840</u>						
60-840-640	DEBT SERVICE - PRINCIPAL	.00	.00	10,000.00	10,000.00	.0
60-840-642	DEBT SERVICE - INTEREST	.00	.00	13,000.00	13,000.00	.0
60-840-870	RESERVES	.00	.00	1,350.00	1,350.00	.0
	<u>TOTAL DEPARTMENT 840</u>	.00	.00	24,350.00	24,350.00	.0
	 <u>TOTAL FUND EXPENDITURES</u>	.00	.00	67,850.00	67,850.00	.0
	 <u>NET REVENUE OVER EXPENDITURES</u>	.00	.00	62,150.00	62,150.00	.0

16 % OF THE FISCAL YEAR HAS ELAPSED

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TOWN OF GRAND LAKE
BALANCE SHEET
FEBRUARY 28, 2026

CAPITAL IMPROVEMENT FUND

<u>ASSETS</u>	
90-100000 CASH IN COMBINED CASH FUND	(19,756.40)
90-109100 COLOTRUST	5,204.39
90-117000 ACCOUNTS RECEIVABLE	(33,759.47)
	<hr/>
TOTAL ASSETS	(48,311.48)
	<hr/> <hr/>
<u>LIABILITIES AND EQUITY</u>	
UNAPPROPRIATED FUND BALANCE:	
REVENUE OVER EXPENDITURES - YTD	(48,311.48)
	<hr/>
BALANCE - CURRENT DATE	(48,311.48)
	<hr/>
TOTAL FUND EQUITY	(48,311.48)
	<hr/>
TOTAL LIABILITIES AND EQUITY	(48,311.48)
	<hr/> <hr/>

TOWN OF GRAND LAKE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

CAPITAL IMPROVEMENT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	%
<u>CIF REVENUES</u>						
90-344-110	SALES & USE TAX 1%	48.00	29,263.13	580,000.00	550,736.87	5.1
90-344-140	INTEREST REVENUES	2,459.95	5,204.39	20,000.00	14,795.61	26.0
	TOTAL CIF REVENUES	2,507.95	34,467.52	600,000.00	565,532.48	5.7
	TOTAL FUND REVENUE	2,507.95	34,467.52	600,000.00	565,532.48	5.7

Section 10, Item A.

TOWN OF GRAND LAKE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

CAPITAL IMPROVEMENT FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	%
<u>CAP IMP FUND OPERATIONS</u>						
90-431-870	CONTINGENCY	175.00	175.00	275.00	100.00	63.6
	TOTAL CAP IMP FUND OPERATIONS	175.00	175.00	275.00	100.00	63.6
<u>CAP IMP FUND DEBT SERVICE</u>						
90-831-471	SALES TAX BONDS - PRINCIPAL	.00	.00	130,000.00	130,000.00	.0
90-831-472	SALES TAX BONDS - INTEREST	.00	.00	145,800.00	145,800.00	.0
	TOTAL CAP IMP FUND DEBT SERVICE	.00	.00	275,800.00	275,800.00	.0
<u>CAP IMP FUND CAPITAL</u>						
90-931-200	CAPITAL PAVEMENT	.00	.00	250,000.00	250,000.00	.0
90-931-201	CAPITAL BOARDWALKS	.00	.00	50,000.00	50,000.00	.0
90-931-202	GREENBELT MAINTENANCE	.00	.00	5,000.00	5,000.00	.0
90-931-203	CAPITAL PROFESSIONAL SERVICES	.00	.00	25,000.00	25,000.00	.0
90-931-204	CAPITAL MAINTANCE	.00	.00	50,000.00	50,000.00	.0
90-931-918	STREETSCAPE- MISC.	.00	82,604.00	.00	(82,604.00)	.0
	TOTAL CAP IMP FUND CAPITAL	.00	82,604.00	380,000.00	297,396.00	21.7
	TOTAL FUND EXPENDITURES	175.00	82,779.00	656,075.00	573,296.00	12.6
	NET REVENUE OVER EXPENDITURES	2,332.95	(48,311.48)	(56,075.00)	(7,763.52)	(86.2)

16 % OF THE FISCAL YEAR HAS ELAPSED

28
105

Town of Grand Lake Prepaids, ACH Debits, and Transfers

Prepaids and ACH Debits

<u>Company / Purpose</u>	<u>Date</u>	<u>Amount</u>
Paychex Payroll	02/12/26	\$ 47,644
Paychex Payroll Taxes	02/13/26	\$ 19,121
ICMA Retirement	02/12/26	\$ 10,163
Paychex Payroll	02/26/26	\$ 56,194
Paychex Payroll Taxes	02/27/26	\$ 20,386
ICMA Retirement	2/27/2026	\$ 9,768

Bank Transfers

<u>From</u>	<u>To</u>	<u>Date</u>	<u>Amount</u>
UBB Money Market	Bank Midwest/CCB	02/12/26	\$ 89,459
UBB Money Market	UBB Operating	02/18/26	\$ 150,000
UBB Money Market	UBB Operating	02/24/26	\$ 100,000
UBB Money Market	Bank Midwest/CCB	02/27/26	\$ 98,173



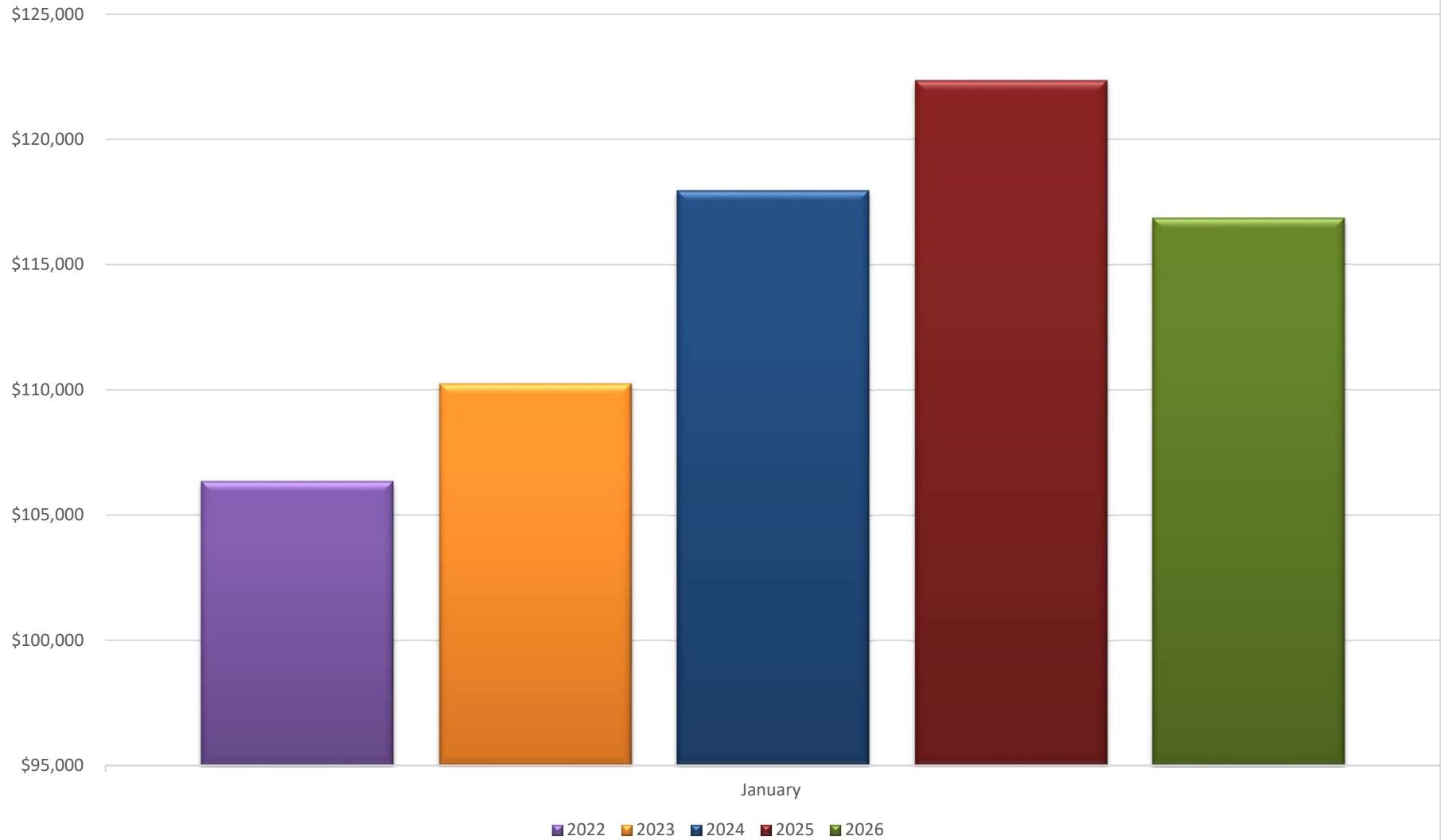
Town of Grand Lake
February 2026 Financial Statements

4% SALES TAX CASH FLOW REPORT
TOWN OF GRAND LAKE
FISCAL YEAR 2026

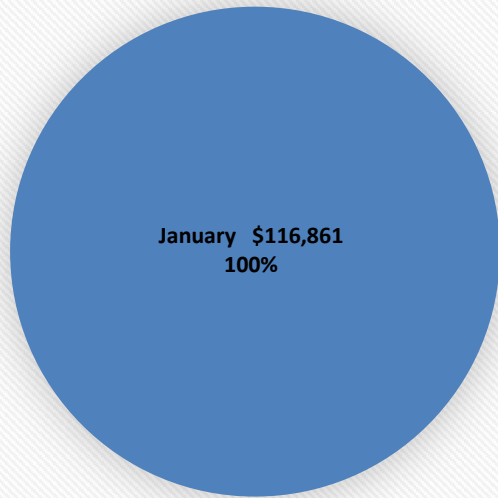
Sales Month	2026	2025	2024	2023	2022
January	\$ 116,861	\$ 122,366	\$ 117,972	\$ 110,248	\$ 106,350
February	\$ -	\$ 113,493	\$ 110,759	\$ 123,072	\$ 127,918
March	\$ -	\$ 131,781	\$ 118,874	\$ 115,936	\$ 151,941
April	\$ -	\$ 90,183	\$ 95,992	\$ 88,692	\$ 104,344
May	\$ -	\$ 183,247	\$ 174,513	\$ 163,725	\$ 172,788
June	\$ -	\$ 376,734	\$ 345,644	\$ 357,780	\$ 360,464
July	\$ -	\$ 492,500	\$ 481,419	\$ 492,768	\$ 472,409
August	\$ -	\$ 372,571	\$ 396,761	\$ 378,782	\$ 369,399
September	\$ -	\$ 341,814	\$ 314,945	\$ 328,788	\$ 324,475
October	\$ -	\$ 164,671	\$ 165,557	\$ 159,985	\$ 181,308
November	\$ -	\$ 103,041	\$ 99,969	\$ 100,490	\$ 100,997
December	\$ -	\$ 148,857	\$ 129,140	\$ 134,012	\$ 129,464
Total	\$ 116,861	\$ 2,641,257	\$ 2,551,546	\$ 2,554,277	\$ 2,601,855

YTD Comparison	2026	2025	2024	2023	2022
Annual Budget	\$ 2,619,354	\$ 2,384,727	\$ 2,337,968	\$ 2,337,968	\$ 2,461,018
YTD Actual	\$ 116,861	\$ 2,641,257	\$ 2,551,546	\$ 2,554,277	\$ 2,601,855
Year to Date % of Budget	4.46%	110.76%	109.14%	109.25%	105.72%
\$ Change from Prior Year to Date	\$ (5,506)	\$ 89,711	\$ (2,731)	\$ (47,578)	\$ 78,401
% Change from Prior Year to Date	-4.50%	3.52%	-0.11%	-1.83%	3.11%

4% SALES TAX REVENUE General Fund YTD as of January 2026



YTD Monthly Sales Tax Revenue as of January 2026 (4% Sales Tax)



■ January

1% SALES TAX CASH FLOW REPORT

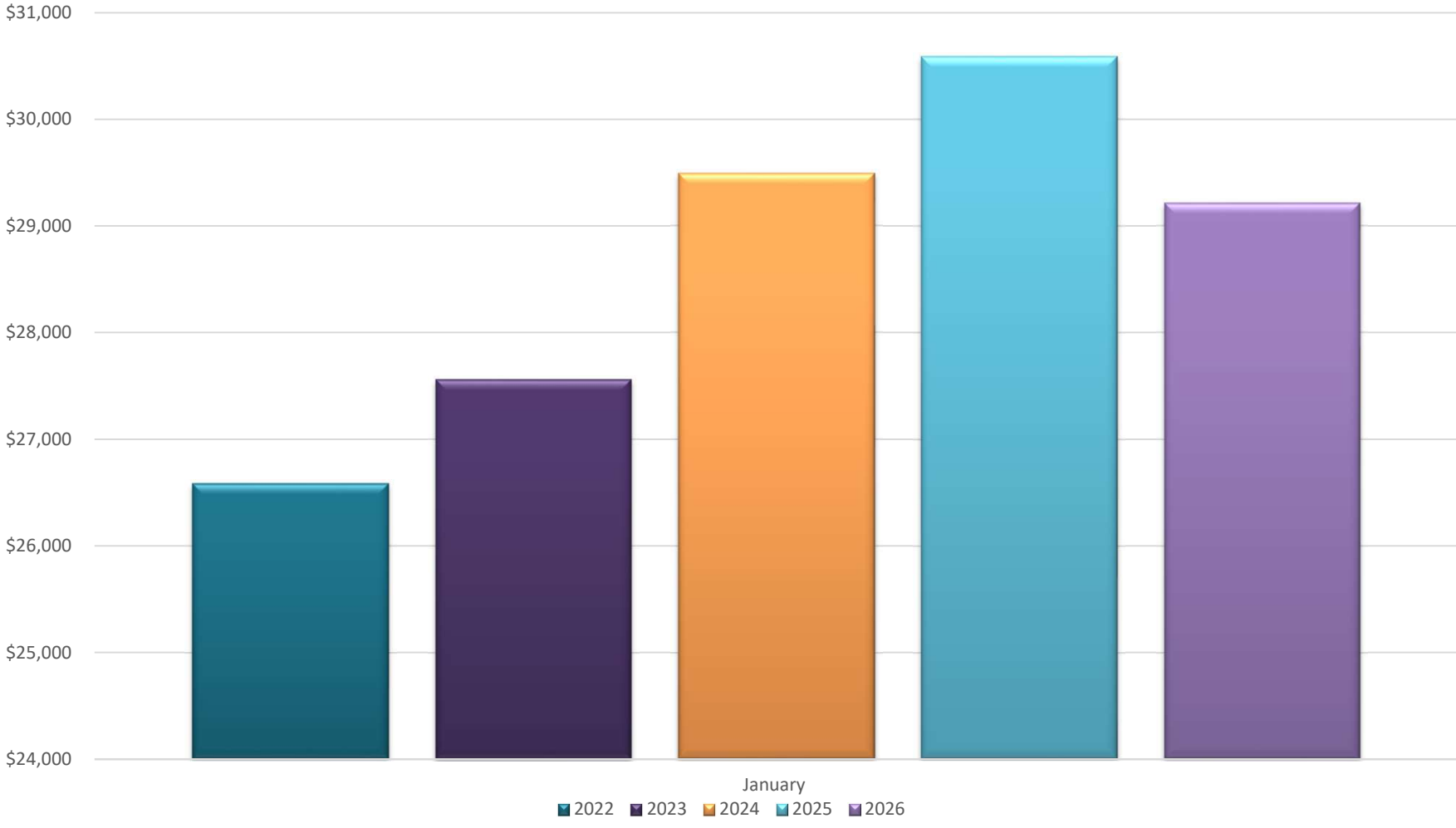
TOWN OF GRAND LAKE

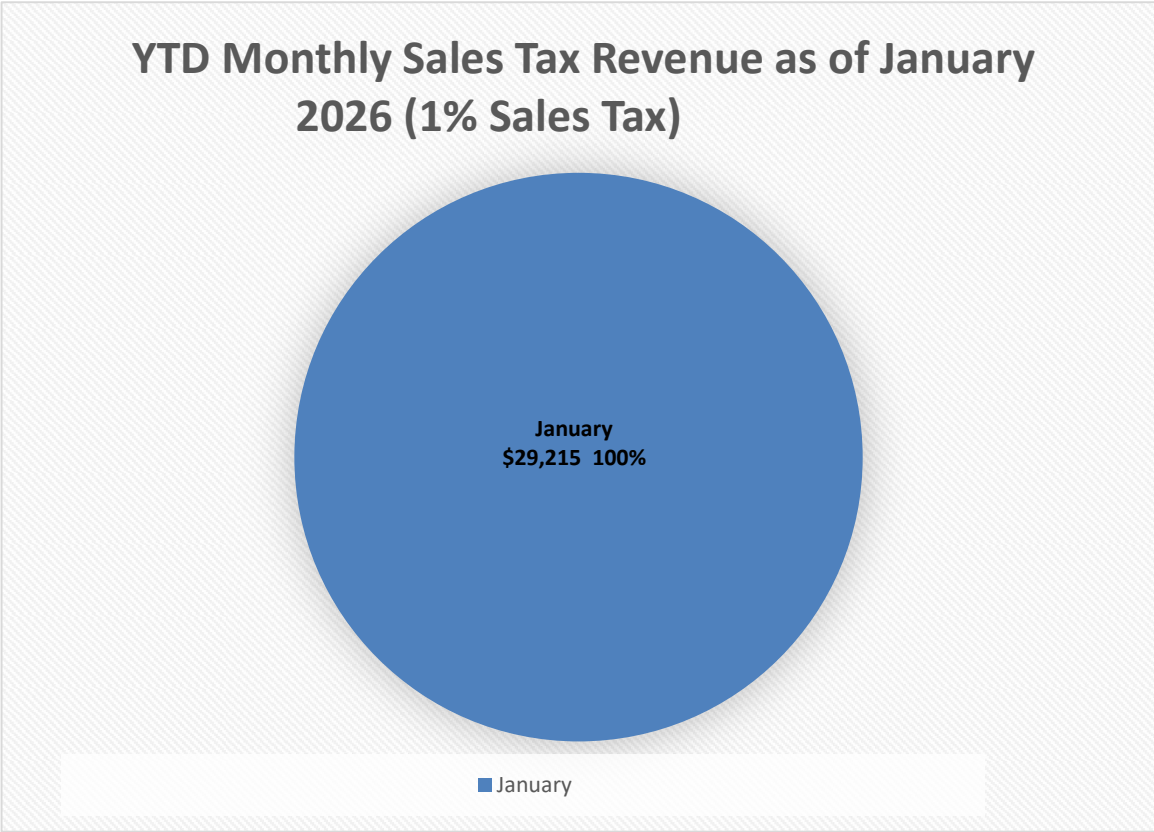
FISCAL YEAR 2026

Sales Month	2026	2025	2024	2023	2022
January	\$ 29,215	\$ 30,592	\$ 29,493	\$ 27,562	\$ 26,587
February	\$ -	\$ 28,373	\$ 27,690	\$ 30,768	\$ 31,979
March	\$ -	\$ 32,945	\$ 29,719	\$ 28,984	\$ 37,985
April	\$ -	\$ 22,546	\$ 23,998	\$ 22,173	\$ 26,086
May	\$ -	\$ 45,812	\$ 43,628	\$ 40,931	\$ 43,197
June	\$ -	\$ 94,183	\$ 86,411	\$ 89,445	\$ 90,116
July	\$ -	\$ 123,125	\$ 120,355	\$ 123,192	\$ 118,102
August	\$ -	\$ 93,143	\$ 99,190	\$ 94,695	\$ 92,350
September	\$ -	\$ 85,453	\$ 78,736	\$ 82,197	\$ 81,119
October	\$ -	\$ 41,168	\$ 41,389	\$ 39,996	\$ 45,327
November	\$ -	\$ 25,760	\$ 24,992	\$ 25,122	\$ 25,249
December	\$ -	\$ 37,214	\$ 32,285	\$ 33,503	\$ 32,366
Total	\$ 29,215	\$ 660,314	\$ 637,886	\$ 638,569	\$ 650,464

YTD Comparison	2026	2025	2024	2023	2022
Annual Budget	\$ 580,000	\$ 580,000	\$ 580,000	\$ 584,250	\$ 615,252
YTD Actual	\$ 29,215	\$ 660,314	\$ 637,886	\$ 638,569	\$ 650,464
Year to Date % of Budget	5.04%	113.85%	109.98%	109.30%	105.72%
\$ Change from Prior Year to Date	\$ (1,376)	\$ 22,428	\$ (683)	\$ (11,895)	\$ 19,600
% Change from Prior Year to Date	-4.50%	3.52%	-0.11%	-1.83%	3.11%

1% SALES TAX REVENUE Capital Improvement Fund YTD as of January 2026







plan review. The intent of the sketch plan was to receive preliminary comments and feedback from the Planning Commission (December 17, 2025) and the Board of Trustees (January 12, 2026) on the design and changes in the site plan from the previous submittal. Following the sketch plan review, the applicant submitted for a Preliminary Development Plan application.

Staff Analysis

The application has been reviewed for compliance with the Town Code and the Central Business District (CBD) Design Standards. All property owners within 200 feet of the site were notified by certified mail, and a public notice was published in the newspaper. Referral agencies were also notified and provided an opportunity to comment. No comments were received from referral agencies.

Town Code Section 12-2-18 – Regulations for Commercial District

The proposed mixed-use building meets all dimensional standards of the Commercial District. Both the commercial and residential uses are permitted within the district.

Town Code Section 12-2-28 – Parking Regulations and Standards

As the site is located within the Central Business District, the commercial portion of the development is exempt from off-street commercial parking requirements. Residential parking standards still apply. Two residential units are proposed, one three-bedroom unit and one two-bedroom unit, requiring a total of four parking spaces. The applicant is proposing four garage spaces plus one additional covered space beneath an overhang, exceeding the minimum requirement. All parking is accessed from the alley at the rear of the site. No snow storage area is required because there is no uncovered parking proposed.

Town Code Section 12-7-4 – Design Standards for Structures and CBD Design Standards

Materials: The building incorporates a combination of cedar lap siding, dark bronze standing seam metal, and natural stone in muted, natural tones. Each façade contains 30% or less accent materials, consistent with Town Code. Where applicable, gabled roof elements utilize asphalt shingles. No corrugated metal is proposed, consistent with CBD Design Standards.

Ground Level Interest and Connectivity: The ground floor features a commercial use with a prominent gabled entrance emphasizing the main pedestrian access. The applicant proposes construction of the boardwalk within the public right-of-way along both street-facing sides of the building, with a partially covered segment along Ellsworth Street. The building meets the maximum setback standards, with 60% of the front façade set back 5'8" from the property line.

Building Massing and Roofline: Varied roof heights, façade offsets, and articulated gable elements reduce building bulk and add architectural interest. The parapet design reflects the historic character of the community and extends the traditional "sawtooth" roofline pattern.

Open Space: Although mixed-use buildings within the CBD are exempt from open space requirements, the applicant proposes approximately 600 square feet of open space at the northwest corner of the site. This area is designed as a concrete patio intended for seating.

Windows: Windows make up a majority of the ground-level façade, consistent with Town Code requirements. Window sills are placed approximately 24 inches above the boardwalk, providing an appropriate building base treatment as required by the CBD Design Standards.



Planning Commission Discussion

The Planning Commission reviewed the request at its regularly scheduled meeting on March 18, 2026, and held a public hearing. Commissioners noted that the application meets applicable code requirements and that the applicant has modified the building design to comply with the Town’s design standards and achieve the desired rustic aesthetic. Additional comments included concerns about the use of tandem parking, as it is generally not preferred, and clarification that gas fire pits are permitted.

Public comments included concerns that the community does not need another bar or taproom and that the proposed building design appears too monochromatic and monolithic.

The Planning Commission voted unanimously to recommend approval of the Preliminary Development Plan for a new mixed-use commercial and residential development located at 900 Grand Avenue.

Board of Trustees Discussion and Determination

The Board of Trustees is asked to discuss the request with consideration of staff’s analysis, public comments, the applicable review criteria in the municipal code, and the recommendation of the Planning Commission, and to vote to approve, modify, or disapprove the Commission’s recommendation.

Sample Motions

Approval with or without conditions

I move to approve Resolution 28-2026, a resolution to approve the Preliminary Development Plan for a new mixed-use commercial and residential development located at 900 Grand Avenue.

OR... with the following conditions:

-
-

Denial

I move to approve Resolution 28-2026, a resolution to deny the Preliminary Development Plan for a new mixed-use commercial and residential development located at 900 Grand Avenue, based on the following findings of fact:

Attachments

- Applicant Narrative
- Geotechnical Report
- Survey
- Site Plan

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 28-2026**

A RESOLUTION APPROVING A PRELIMINARY DEVELOPMENT PLAN FOR NEW MIXED-USE DEVELOPMENT LOCATED AT 900 GRAND AVENUE

WHEREAS, 900 THOUSAND LLC (the “Owner”) is the owner of certain real property located at 900 Grand Avenue, within the Town of Grand Lake, State of Colorado; and

WHEREAS, the Owner has submitted for review and consideration a Preliminary Development Plan Application (“Application”); and

WHEREAS, Section 12-9-2 of the Code requires that a Preliminary Development Plan be reviewed by the Planning Commission for a recommendation of approval, approval with conditions, or denial to the Town Board of Trustees; and

WHEREAS, the Planning Commission reviewed the Application at a public hearing on March 18, 2026, and found the Application to have satisfactorily addressed the consideration factors in Section 12-9-2 of the Code; and

WHEREAS, upon a thorough consideration of the Application and applicable Code requirements, the Planning Commission adopted Resolution 03-2026, a resolution recommending approval to the Board of Trustees of the Preliminary Development Plan request by a unanimous vote; and

WHEREAS, the Board of Trustees reviewed the Application, the presentation by the Owner, the recommendation of the Planning Commission, and the public testimony presented at the regularly scheduled meeting on March 23, 2026; and

WHEREAS, based on these considerations, the Board of Trustees finds that the Application meets the applicable requirements of the Code and approves the Owner’s Preliminary Development Plan, as presented.

NOW THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF GRAND LAKE, COLORADO,

1. The Board of Trustees approves the Application. Unless specified otherwise, the Owner shall satisfy any outstanding items that may include:
 - a. Payment by the Owner of all legal, engineering, and administrative fees incurred

by the Town in connection with the review, processing, consideration, and action on the Application.

- b. Compliance by the Owner with all representations made to the Planning Commission and Board of Trustees during all public hearings or meetings related to the Application.
- c. The Owner complies with all other federal, state, and local regulations, including but not limited to, obtaining building permits, business regulations, and right of way permits; and,
- d. In granting this Request the Board is not obligated to grant similar requests in the future nor does granting this Request set a precedent for any future requests.
- e. This authorization shall run with the transfer of the Property from the Owner to their successors, heirs, or grantees.
- f. ANY ADDITIONAL CONDITIONS, IF APPLICABLE.

2. Severability: If any section, paragraph, sentence, clause, or phrase of this Resolution is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this Resolution. The Board of Trustees declares that it would have passed this Resolution and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

3. Repeal: Existing resolutions or parts of resolutions covering the same matters as embraced in this Resolution are hereby repealed and all resolutions or parts of resolutions inconsistent with the provisions of this Resolution are hereby repealed.

DULY MOVED, SECONDED AND ADOPTED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO THIS 23RD DAY OF MARCH 2026.

(S E A L)

ATTEST:

TOWN OF GRAND LAKE

Alayna Carrell
Town Clerk

Christina Bergquist,
Mayor

Votes Approving:
Votes Opposed:
Absent:
Abstained:

900 Grand Ave
Grand Lake, CO 80447

Preliminary Development Application
02.19.2026

Submitted by:
900 Thousand, LLC

Project Summary

Character of the Proposed Development

The proposed development is a thoughtfully scaled, three-story mixed-use building designed to reinforce the established character of the Town of Grand Lake while contributing to a vibrant, walkable downtown core. The project integrates a commercial space at street level with two residential units above, reflecting the traditional Main Street development pattern that has long defined Grand Lake’s historic and economic fabric.

Architecturally, the building draws inspiration from Grand Lake’s rustic mountain and western heritage through the use of durable, context-appropriate materials, articulated massing, and varied textures that break down the perceived scale of the structure. The design emphasizes human-scaled proportions at the pedestrian level, visual interest along the street frontage, both gabled and flat roof features, and high-quality materials intended to age well in the mountain environment. Overall, the project is intended to feel authentic to Grand Lake—neither suburban nor overbuilt—while aligning with the newly created Central Business District design guidelines.

Goals and Objectives of the Project

The primary goals and objectives of the project are to:

- Support a lively and economically resilient downtown by introducing active commercial space that contributes to local commerce and yearlong usability.
- Provide high-quality residential units that increase opportunities for people to live within walking distance of shops, restaurants, and community amenities.
- Reinforce Grand Lake’s identity as a walkable, small-town destination by encouraging mixed-use development consistent with historic patterns.
- Utilize durable, low-maintenance materials suited to Grand Lake’s climate, helping ensure long-term sustainability and visual integrity.
- Design a project that respects surrounding properties through appropriate scale, massing, and architectural articulation.

The development is intended to be an investment not only in a single parcel, but in the long-term health and vitality of the Town’s Central Business District.

Rationale Behind Design Choices

Site conditions, Town regulations, and the Central Business District Guidelines guided key design assumptions and choices.

The mixed-use configuration was selected to maximize the site’s contribution to downtown activity, placing commercial uses at street level where pedestrian interaction is most important, and residential uses above where privacy and views can be prioritized. The

building footprint and location at the front of the lot, and overall size were designed to comply with applicable height, setback, and commercial frontage requirements. Material selections emphasize durability while visually referencing traditional wood, stone, and metal commonly found in historic mountain towns. Variations in façade articulation, window placement, and roof elements were intentionally used to reduce visual massing and avoid a monolithic appearance.

Overall, the design choices reflect a balance between regulatory compliance, environmental conditions, economic feasibility, and respect for the Town’s established character.

Consistency with the Town of Grand Lake Comprehensive Plan

The proposed development has been planned to conform closely with the goals and policies outlined in the Town of Grand Lake Comprehensive Plan. In particular, the project supports the Plan’s emphasis on:

- **Downtown vitality and economic sustainability**, by introducing mixed-use development that supports local businesses and increases year-round activity.
- **Walkability and compact development**, by concentrating residential and commercial uses within the Town’s core rather than promoting outward expansion.
- **Preservation of community character**, through architectural design that reflects Grand Lake’s historic, western, and mountain identity while allowing for thoughtful evolution.
- **Efficient land use**, by making full and appropriate use of an infill site served by existing infrastructure.

By aligning with these principles, the project contributes to the Comprehensive Plan’s long-term vision of a thriving, authentic, and walkable business district that serves both residents and visitors.

Written Application

1. Title work – [Provided in the submission folder.](#)
2. Summary Statement of Proposal including the following:
 - (i) Total acres and square feet to be developed. – [Total lot area equals 5,000 SF.](#)
 - (ii) Total number of proposed dwelling units. – [Two dwelling units.](#)
 - (iii) Total number of square feet of non-residential floor space. – [Commercial space equals 2,452 SF plus a 600 SF outdoor patio.](#)
 - (iv) Total number of off-street parking spaces, including those associated with single family residential use. – [There are five \(5\) off-street parking spaces.](#)
 - (v) Estimated construction cost and proposed method of financing of the streets and related facilities, water distribution system, sewage collection system, storm drainage facilities, and such other facilities as may be necessary to complete the development plan. – [N/A \(no major civil improvements\).](#)
3. A narrative of the proposed handling of the increased drainage at the concentration points or of internal pattern changes. The drainage report shall include the supporting calculations for runoffs, times or concentration and flow capacity with all assumptions clearly stated and with proper justification when needed or requested. – [To be provided at the time of final development application.](#)
4. Statement of compliancy to the AFFORDABLE HOUSING REQUIREMENTS found in Municipal Code Section [12-10-3](#) including, but not limited to, number of proposed units, unit size, type and amenities, as well as a Local Employee Residence schedule for the development. – [N/A \(We are exempt from this per code section 12-10-3\(D\)3 as we have less than 5 dwelling units.\)](#)
5. Conversion Report, if applicable. – [N/A](#)
6. Solar Orientation statement as outlined in Section [12-9-10\(F\)5\(b\)](#). – [N/A](#)
7. Open Space and Land Dedication statement, if applicable. – [N/A](#)
8. Any additional information as may be required by the Planning Commission or staff to evaluate the character and impact of the proposed Development suggested at the time of Sketch Plan. – [Let us know if any further information is needed.](#)
9. Additional Written Documents for Developments:
 - (i) A description of the character of the proposed development, the goals and objectives of the project, an explanation of the rationale behind the assumptions and choices made by the applicant, and an explanation of the manner in which it has been planned to conform to the Town's Comprehensive Plan. – [See above "Project Summary."](#)

- (ii) A development schedule indicating any sub-division platting sequences, the type of construction and approximate date(s) when construction of the Development or phases of said development can be expected to begin and to be completed, and the timing and construction of any public improvements. – Development will begin as soon as the building permit is issued. A demolition permit has already been issued.
May 2026 – Demolition of existing building.
June 2026 – Start of construction.
July 2026 – Utility tie-ins.
May 2027 – Certificate of Occupancy.
- (iii) A description of the proposed open space to be provided at each stage of development – N/A
- (iv) A description of proposed covenants, grants of easements or other restrictions to be imposed upon the use of the land, including common open spaces, buildings and other structures within the development. – The developer intends to create a limited homeowners association (HOA) in conjunction with the future sale of the residential units within the development. The HOA will be established primarily for the purpose of ownership, maintenance, and management of shared building elements and common facilities associated with the residential portion of the project. Proposed covenants and governing documents will address the maintenance and operation of common building components, which may include, but are not limited to, the building structure, roof systems, exterior façades, shared mechanical systems, utilities serving multiple units, and any shared circulation areas. The HOA will also be responsible for coordinating maintenance obligations between the residential and commercial portions of the building, as applicable. No privately owned common recreational open spaces are proposed as part of this development. Utility easements, access easements, and similar encumbrances may be created as required by utility providers or the Town of Grand Lake at the time of final engineering and permitting. Any such easements will be limited in scope and will not materially alter the approved uses or design of the project. No additional deed restrictions or land-use limitations are proposed beyond those necessary to implement the approved development plan and ensure compliance with applicable Town codes, conditions of approval, and standard operational requirements.
- (v) A statement of the applicant's intentions with respect to the nature of future sales and/or leases of all portions of the Development. – The development group and/or a licensed real estate professional will handle all sales and leasing activity. The development group plans to sell one residential unit upon receiving certificate of occupancy and will retain one residential unit for private use. The development group will retain ownership of the commercial space with a commercial lease to a qualified tenant.
- (vi) Quantitative data for the following:
Total number and type of dwelling units – Two residential dwellings and one commercial space.
Number of bedrooms in each unit – Three bedrooms in second story unit, three bedrooms in third story unit.

Parcel size – 50'x100' or 5,000 SF

Proposed lot coverage of buildings and structures – Approximately 3,475 SF building coverage plus 600 SF concrete patio.

Gross and net residential – Gross residential totals 5,307 SF and net residential totals 5,151 SF.

Commercial and industrial densities – There is 2,452 SF of commercial space plus 600 SF of concrete patio for commercial/community usage.

Total amount of open space (including a separate figure for usable or improved open space) – 1,525 SF of total open space with 600 SF of that being usable open space (patio). The remaining open space is comprised of an open parking area, and small sections around the building.

Total amount of non-residential construction (including a separate figure for commercial, institutional, or industrial facilities) with the amount of open space associated with these developments. – N/A

- (vii) Physiographic and environmental studies of the proposed site prepared and attested to by qualified professional authorities in the following fields: soil quality, slope and topography, geology, water rights and availability, surface and ground water conditions, and any impact on wildlife. – Geotechnical Report is provided in the submission folder.
- (viii) A report detailing the traffic impact of the Development on the Town street system is to be represented in conjunction with this information. – N/A
- (ix) The proposed maximum height of all buildings within the Development. – Maximum building height is 33' – 4"
- (x) Proof of legal, appropriated private water rights and/or source of proposed public water service. Proof of sewer service availability. – Property is serviced by Town of Grand Lake (water) and Three Lakes Water and Sanitation (sewer).

Notes Regarding Drawing Requirements

1. Many of the items in section 12-9-2(D)9 did not apply to our project. For example, maps indicating additional facilities and street right-of-ways will not be a part of this single-lot development, and therefore, were not included. The drainage plans, grading, and soil erosion maps will be provided with the final development application.
2. Snow storage is located on the patio and is indicated on the site plan. There is no snow storage at the rear of the building because all parking is covered.
3. Trash enclosure is located at the back of the building near the parking area and is indicated on the site plan.
4. There are a total of five (5) off-street parking spaces. Each garage includes two parking spaces, and the fifth covered space is provided on the southwest side of the building near the trash enclosure.
5. We are not proposing any additional landscaping.

Project Contacts

Developer

900 Thousand, LLC
Representatives: Kaylee and Will Wallesen
2011 County Road 5
Fraser, CO 80442

Designer

Change House Design & Construction
Representative: Matt Larson
9520 1st St
Lincoln, NE 68526

Engineer

Ziehler Engineering, Inc.
Representative: Mike Ziehler, P.E.
7428 Fairway Lane
Parker, CO 80134

Surveyor

Tim Shenk Land Surveying, Inc.
Representative: Tim Shenk
1946 County Road 57
Granby, CO 80446



Kumar & Associates, Inc.
Geotechnical and Materials Engineers
and Environmental Scientists



240 Annie Road Section 11, Item A.
Silverthorne, Colorado 80498
Fax: (970) 468-5891
Phone: (970) 468-1989
Email: hpksummit@kumarusa.com

Office Locations: Denver (HQ), Colorado Springs, Fort Collins, Glenwood Springs Parker and Summit County, Colorado

GEOTECHNICAL ENGINEERING STUDY
PROPOSED MIXED-USE BUILDING
LOT 8, BLOCK 11, GRAND LAKE
900 GRAND AVENUE
GRAND LAKE, COLORADO

Prepared by:

James A. Parker, P.E., P.G.



Reviewed by:

Steven L. Pawlak, P.E.

PREPARED FOR:

KAYLEE WALLESEN
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FRASER, COLORADO 80442

kayleewallesen@gmail.com

Project No. 24-6-246

January 8, 2025

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Fig. 1 LOCATION OF EXPLORATORY BORING

Fig. 2 LOG, LEGEND AND EXPLANATORY NOTES OF BORING

Fig. 3 TYPICAL DRAIN DETAIL

Table 1 – SUMMARY OF LABORATORY TEST RESULTS

PURPOSE AND SCOPE OF STUDY

This report presents the results of a geotechnical engineering study for a proposed mixed-use building to be located at Lot 8, Block 11, Grand Lake, with a physical address of 900 Grand Avenue, Grand Lake, Colorado, as shown on Fig. 1. The purpose of the study was to develop recommendations for the foundation and floor slab design. The study was conducted in accordance with our Proposal No. P6-24-286 for geotechnical engineering services, dated November 7, 2024.

A field exploration program consisting of an exploratory boring and a site reconnaissance was conducted to obtain information on the surface and subsurface conditions. Samples of the subsoils obtained during the field exploration were tested in the laboratory to determine their classification and other engineering characteristics. The results of the field exploration and laboratory testing were analyzed to develop recommendations for foundation types, depths, and allowable pressures for the proposed structure foundation and floor slab design.

This report summarizes the data obtained during this study and presents our conclusions, design recommendations and other geotechnical engineering considerations based on the proposed construction and the subsoil conditions encountered.

PROPOSED CONSTRUCTION

Conversations with the Project Team and review of preliminary plans indicate the project consists of the construction of a mixed-use, commercial and residential building on the subject site. The building will be a three-level structure, with commercial development on the ground level and residential space on the second and third levels, situated as shown on Figure 1. We assume the building will have a slab-on grade lower level, and substantial below grade construction is not anticipated. Excavation cut depths of up to about 4 feet are assumed. Structural loads are anticipated to be light to moderate and typical of the proposed construction.

If construction plans are different than those described above, we should be notified to re-evaluate the recommendations presented in this report.

SITE CONDITIONS

The project site is an approximate 0.11-acre commercial lot located on the southeast corner of Grand Avenue and Ellsworth Street in Grand Lake, as shown on Figure 1. The lot is relatively flat, with a single-level building occupying the south portion of the lot at the time of our field exploration. We understand the building will be razed and removed to accommodate the

proposed new construction. The north portion of the lot consists of a gravel surfaced parking area, and a concrete patio in front of the existing structure.

FIELD EXPLORATION

The field exploration for the project was conducted on December 23, 2024. One exploratory boring was drilled adjacent to the existing building, as site access allowed, to evaluate the subsurface conditions, as shown on Fig. 1. The boring was advanced with 4-inch diameter continuous flight solid stem augers powered by a truck-mounted CME-45 drill rig. The boring was logged by a representative of Kumar and Associates, Inc.

Samples of the subsoils were taken with a 1 3/8-inch I.D. split spoon sampler. The sampler was driven into the subsoils at various depths with blows from a 140-pound hammer falling 30 inches. This test is the standard penetration test described by ASTM Method D-1586. The penetration resistance values are an indication of the relative density of the granular subsoils. Depths at which the samples were taken, and the penetration resistance values, are shown on the Log of Exploratory Boring, Figure 2. The samples were returned to our laboratory for review by the project engineer and for laboratory testing.

SUBSURFACE CONDITIONS

Soil Types Encountered: A graphic log of the subsurface conditions encountered at the site is shown on Figure 2. Subsoils encountered in the exploratory boring consisted of approximately 12-inches of sand and gravel existing fill overlying medium dense, poorly graded clayey sand (SP-SC), with gravel and scattered cobbles, extending to a depth of 17 feet below the existing site grade, at which depth medium dense, silty sand (SM) with gravel and cobbles was encountered, extending to the full depth of exploration of 25 feet. The walls of the exploratory boring caved below a depth of about 9 feet, apparently due to the relatively dry and clean (low percentage of fines) granular soils.

Groundwater: Groundwater was not encountered in the boring at the time of drilling. The depth to groundwater can vary based on seasonal and climatic factors, and perched water can occur seasonally over frozen ground.

LABORATORY TESTING

Laboratory testing performed on samples obtained from the exploratory boring consisted of natural moisture content and percent passing the No. 200 sieve. The laboratory test results are shown on the Log of Exploratory Boring, Figure 2, and summarized in Table 1.

GEOTECHNICAL ENGINEERING CONSIDERATIONS

Subsurface data indicate that medium dense, natural sand with gravel and cobbles, will likely be the predominant soil type encountered beneath shallow foundation, floor slab and concrete flatwork areas. The anticipated natural granular soils at the foundation level are considered good for shallow foundation support. Existing fill, building and utility remnants should be removed from the proposed building area to expose the underlying natural granular soils.

Kumar and Associates should observe the building addition footing excavations prior to placement of footing concrete or structural fill to assess bearing conditions. Structural fill placement should be observed, and the fill tested for compaction by Kumar and Associates to document that the recommendations in this report are implemented.

SITE GRADING

The following recommendations should be followed for grading, site preparation, and fill compaction.

1. Where fill is to be placed, existing fill, building and utility remnants (if encountered), loose, or otherwise unsuitable material should be removed prior to placement of new fill. The exposed soils should then be scarified to a depth of 8 inches, moisture conditioned and compacted preferably by vibratory compaction equipment to the minimum requirements of the overlying fill. Soils should be compacted with appropriate equipment for the lift thickness placed. Lift thickness should be no more than 8 loose inches compacted at the recommended moisture content and to the minimum required density.
2. Permanent unretained cut and fill slopes should be graded at 2 horizontal to 1 vertical (2:1) or flatter and protected against erosion by revegetation or other means. The risk of slope instability will be increased if seepage is encountered in cuts and flatter slopes may be necessary. If seepage is encountered in permanent cuts, an investigation should be conducted to determine if the seepage will adversely affect the cut stability. This office should review site grading plans for the project prior to construction.
3. Slopes of 4:1 or steeper should be benched to provide a sufficiently wide level bench surface for compaction. All backfill should be processed so that it does not contain rock fragments and/or cobbles larger than 6-inches in diameter and placed at the recommended moisture content.
4. The fill should be uniformly graded to prevent nesting of large size gravel and cobbles.

5. The following compaction requirements should be used:

TYPE OF FILL PLACEMENT	MOISTURE CONTENT	SOIL TYPE - Compaction Percent (ASTM D698 – Standard Proctor)
Below Foundations	± 2% Optimum	Structural Fill – 98%
Foundation Wall Backfill	± 2% Optimum	Processed On-site or Structural Fill – 95%
Below Floor Slabs	± 2% Optimum	Structural Fill – 95%
Landscape Areas	± 2% Optimum	Processed On-site – 90%
Below Concrete Flatwork/Pavements	± 2% Optimum	Structural Fill – 95%
Utility Trenches	As they apply to the finished area	

Suitability of On-Site Soil

The on-site granular soils are suitable as backfill after processing to remove all plus 6-inch material and moisture treatment. The on-site existing fill should be suitable for use as structural fill, after process, but should be further evaluated by Kumar & Associates for suitability at the time of excavation.

Structural Fill

Structural fill used for support of the proposed construction should consist of the on-site processed granular soils, approved existing fill, or a relatively well-graded imported granular material with 5 to 25 percent material passing the No. 200 sieve, 60 percent or more passing the No. 4 sieve and no rocks larger than 6 inches. Structural fill should be properly placed and compacted to reduce the risk of settlement and distress. The Geotechnical engineer should evaluate the suitability of any proposed import fill for its intended use.

Temporary Excavation Slopes: We assume that the temporary excavations will be constructed by excavating the slopes to a stable configuration or stabilized using properly designed shoring. **All excavations should be constructed in accordance with OSHA requirements, as well as state, local and other applicable requirements.**

In our opinion, the natural granular soil and existing fill should be classified as OSHA Type C soils. Excavations where perched water exists and seeps into the excavation are possible and could require much flatter side slopes than those allowed by OSHA. All excavations greater than 20 feet should be designed by a registered professional engineer.

Where insufficient lateral space is available due to the proximity of property boundaries and underground facilities, temporary shoring may be required. **It is our experience that temporary shoring systems are typically designed and built by specialty contractors and that the designers will typically develop their own design criteria based on soil data presented in the owner's geotechnical study report.**

FOUNDATIONS

Considering the subsoil conditions encountered in the exploratory boring and the nature of the proposed construction, we recommend the building be founded with spread footings bearing on the undisturbed natural granular soils or properly compacted new structural fill extending to the natural soils.

The design and construction criteria presented below should be observed for a spread footing foundation system.

- 1) Footings placed on the undisturbed natural granular soils or compacted new structural fill should be designed for an allowable soil bearing pressure of 2,000 pounds per square foot (psf). Based on experience, we expect settlement of footings designed and constructed as discussed in this section will be about 1 inch or less, with movement likely to be differential with respect to the existing structure.
- 2) The footings should have a minimum width of 18 inches for continuous walls and 2 feet for isolated pads.
- 3) Exterior footings and footings beneath unheated areas should be provided with adequate soil cover above their bearing elevation for frost protection. Placement of foundations at least 40 inches below exterior grade, or in accordance with local building code requirements, is recommended for foundations bearing on the sand and gravel soils. Concrete should not be placed on frost, frozen soil, snow, or ice.
- 4) Continuous foundation walls should be reinforced top and bottom to span local anomalies such as by assuming an unsupported length of at least 10 feet. Foundation walls acting as retaining structures should also be designed to resist lateral earth pressures as discussed in the "Foundation and Retaining Walls" section of this report.
- 5) Existing fill, building and utility remnants, and any loose or disturbed soils should be removed, and the footing bearing level extended down to the relatively undisturbed granular soils or replaced with properly compacted structural fill.
- 6) The exposed soil in footing areas should then be adjusted to near optimum moisture content and compacted. If water seepage is encountered, the footing areas should be dewatered before concrete placement and we shall be contacted for further evaluation.

- 7) Structural fill used for support of the foundation should meet the requirements listed in the SITE GRADING section of this report.
- 8) A representative of the geotechnical engineer should observe all footing excavations prior to forming footings and concrete placement to evaluate bearing conditions.

FOUNDATION AND RETAINING WALLS

Although significant below grade construction is not currently anticipated, foundation walls and retaining structures (if constructed) which are laterally supported and can be expected to undergo only a slight amount of deflection should be designed for a lateral earth pressure computed on the basis of an equivalent fluid unit weight of at least 45 pounds per cubic foot (pcf) for backfill consisting of the on-site processed granular soils or suitable granular import. Cantilevered retaining structures which are separate from the building foundation and can be expected to deflect sufficiently to mobilize the full active earth pressure condition should be designed for a lateral earth pressure computed on the basis of an equivalent fluid unit weight of at least 35 pcf for backfill consisting of the processed on-site granular soil or suitable granular import. The backfill should not contain rock larger than about 6 inches in diameter.

The lateral resistance of foundation or retaining wall footings will be a combination of the sliding resistance of the footing on the foundation materials and passive earth pressure against the side of the footing. Resistance to sliding at the bottoms of the footings can be calculated based on a coefficient of friction of 0.45. Passive pressure of compacted backfill against the sides of the footings can be calculated using an equivalent fluid unit weight of 420 pcf. The coefficient of friction and passive pressure values recommended above assume ultimate soil strength. Suitable factors of safety should be included in the design to limit the strain which will occur at the ultimate strength, particularly in the case of passive resistance. Fill placed against the sides of the footings to resist lateral loads should be a suitable granular material compacted to at least 95% of the maximum standard Proctor dry density at a moisture content near optimum.

All foundation and retaining structures should be designed for appropriate hydrostatic and surcharge pressures such as adjacent footings, traffic, construction materials and equipment. The pressures recommended above assume drained conditions behind the walls and a horizontal backfill surface. The buildup of water behind a wall or an upward sloping backfill surface will increase the lateral pressure imposed on a foundation wall or retaining structure. An underdrain should be provided to limit hydrostatic pressure buildup behind walls.

Backfill in pavement, and walkway areas should be placed in uniform lifts and compacted to at least 95% of the maximum standard Proctor (ASTM D-698) dry density. Backfill placed in

landscape areas should be compacted to at least 90% of the maximum standard Proctor dry density at a moisture content near optimum. Care should be taken not to overcompact the backfill or use large equipment near the wall, since this could cause excessive lateral pressure on the wall. Some settlement of deep foundation wall backfill should be expected, even if the material is placed correctly, and could result in distress to facilities constructed on the backfill.

FLOOR SLABS

The on-site natural granular soils or properly compacted new structural fill are suitable to support lightly loaded slab-on-grade construction. Existing fill should be removed in floor slab areas to expose the underlying natural granular soil and replaced with new structural fill.

To reduce the effects of some differential movement, floor slabs should be separated from all bearing walls and columns with expansion joints which allow unrestrained vertical movement. Floor slab control joints should be used to reduce damage due to shrinkage cracking. The requirements for joint spacing and slab reinforcement should be established by the designer based on experience and the intended slab use. All backfill under floor slabs should be placed in accordance with the SITE GRADING section of this report.

We recommend vapor retarders conform to at least the minimum requirements of ASTM E1745 Class C material. Certain floor types are more sensitive to water vapor transmission than others. For floor slabs bearing on angular gravel or where flooring system sensitive to water vapor transmission are utilized, we recommend a vapor barrier be utilized conforming to the minimum requirements of ASTM E1745 Class A material. The vapor retarder should be installed in accordance with the manufacturers' recommendations and ASTM 1643.

EXTERIOR FLATWORK

Structural fill placed beneath concrete flatwork, such as pedestrian only sidewalks and patios, can consist of processed on-site granular soils or an imported, well-graded granular material, meeting the requirements for structural fill in the SITE GRADING section of this report. Structural fill should be spread in thin horizontal lifts, adjusted to at or above optimum moisture content, and compacted to at least 95% of the maximum standard Proctor dry density. Existing fill, loose, or disturbed soil should be removed prior to fill placement.

UNDERDRAIN SYSTEM AND DAMP-PROOFING

Groundwater was not encountered during our exploration, but it has been our experience in mountainous areas that groundwater levels can rise, and that local perched groundwater can develop during times of heavy precipitation or seasonal runoff. Frozen ground during spring

runoff can create a perched condition. We recommend below-grade construction (if constructed), such as retaining walls, crawlspace, and basement areas, be protected from wetting and hydrostatic pressure buildup by an underdrain and wall drain system. **Slabs on grade, constructed at grade, should not require an underdrain or dampproofing.**

The underdrain should consist of drainpipe placed in the bottom of the wall backfill surrounded above the invert level with free-draining gravel. The drain should be placed at each level of excavation and at least 12-inches below lowest adjacent finish grade and sloped at a minimum 1% to a suitable gravity outlet, sump and pump system or drywell. Free-draining gravel used in the underdrain system should contain less than 2% passing the No. 200 sieve, less than 50% passing the No. 4 sieve and have a maximum size of 1-inch. The drain gravel backfill should be at least 1½ feet deep and protected by filter fabric. A typical drain detail is shown on Figure 3.

For exterior below grade foundation walls, we recommend, as a minimum, damp-proofing consist of bituminous material, 3 lbs per square yard, extending from the top of the footing to above ground level. A wall drain system consisting of a geocomposite, MiraDrain 6000, or equivalent, should be placed adjacent to below grade construction walls, with 100 percent coverage on the foundation wall facing the uphill slope and a minimum of 50 percent coverage for the adjacent foundation walls. The wall drain system should connect into the underdrain and extend to within 1 to 2 feet of the ground surface.

SURFACE DRAINAGE

The following drainage precautions should be observed during construction and maintained at all times after the building has been completed:

- 1) Inundation of the foundation excavations and underslab areas should be avoided during construction.
- 2) Backfill in pavement and slab areas should be compacted to at least 95% of the maximum standard Proctor dry density at a moisture content within 2% of optimum. Exterior backfill placed in landscape areas should be compacted to at least 90% of the maximum standard Proctor dry density at a moisture content near optimum.
- 3) The ground surface surrounding the exterior of the building should be sloped to drain away from the foundation in all directions. We recommend a minimum slope of 6 inches in the first 10 feet in unpaved areas and a minimum slope of 2½ inches in the first 10 feet in paved areas.
- 4) Roof downspouts and drains should discharge well beyond the limits of all backfill.

CONTINUING SERVICES

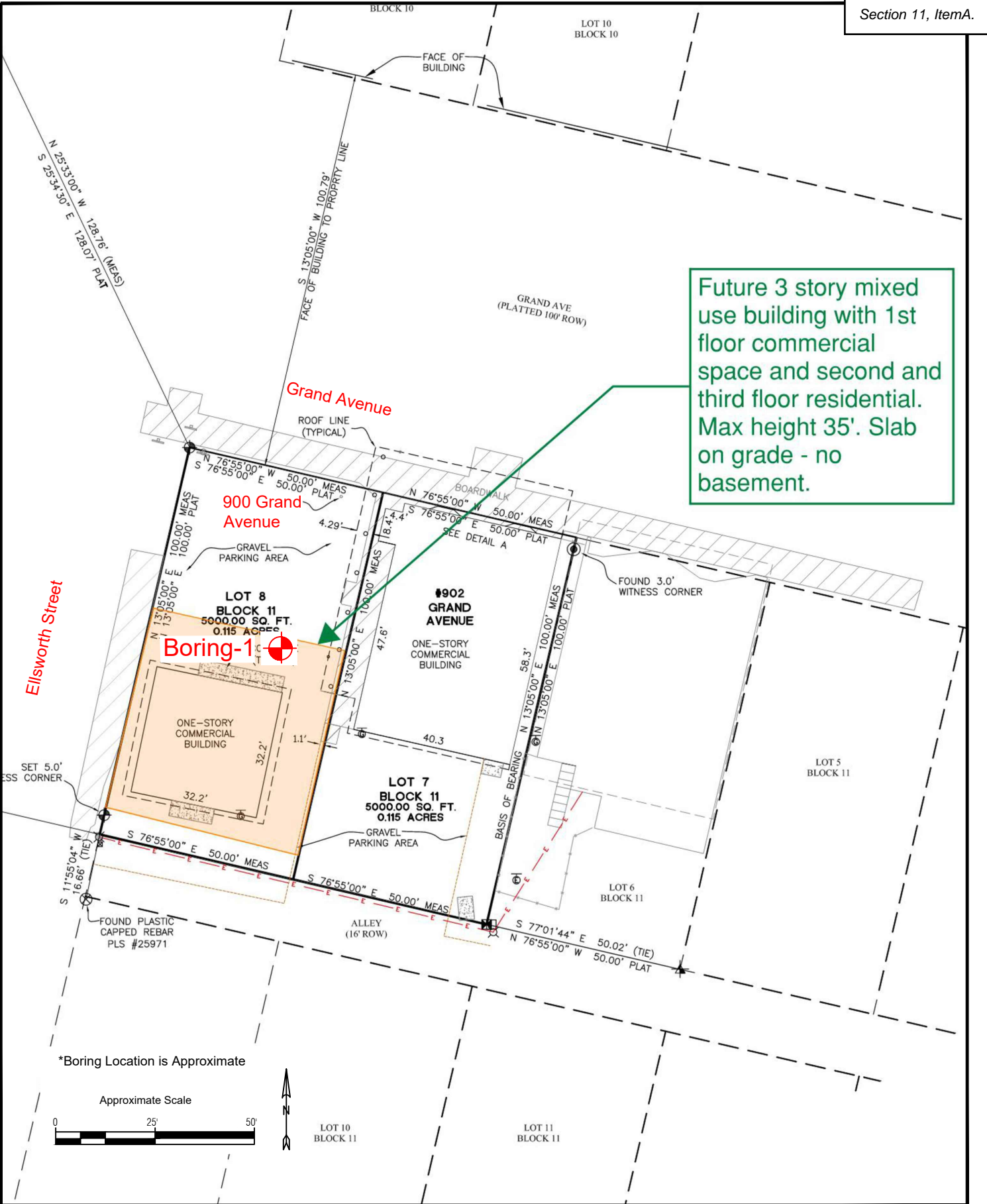
Two additional elements of geotechnical engineering service are important to the successful completion of this project.

- 1) Consultation with design professionals during the design phases. This is important to ensure that the intentions of our recommendations are properly incorporated in the design, and that any changes in the design concept properly consider geotechnical aspects.
- 2) Observation and monitoring during construction. A representative of the Geotechnical engineer from our firm should observe the foundation excavation, earthwork, and foundation phases of the work to determine that subsurface conditions are compatible with those used in the analysis and design and our recommendations have been properly implemented. Placement of backfill should be observed and tested to judge whether the proper placement conditions have been achieved. We recommend a representative of the geotechnical engineer observe the drain and dampproofing phases of the work, if constructed, to judge whether our recommendations have been properly implemented.

LIMITATIONS

This study has been conducted in accordance with generally accepted geotechnical engineering principles and practices in this area at this time. We make no warranty either express or implied. The conclusions and recommendations submitted in this report are based upon the data obtained from the exploratory boring at the location indicated on Figure 1, the proposed type of construction and our experience in the area. Our services do not include determining the presence, prevention or possibility of mold or other biological contaminants (MOBC) developing in the future. If the client is concerned about MOBC, then a professional in this special field of practice should be consulted. Our findings include interpolation and extrapolation of the subsurface conditions identified at the exploratory boring and variations in the subsurface conditions may not become evident until excavation is performed. If conditions encountered during construction appear different from those described in this report, we should be notified so that re-evaluation of the recommendations may be made.

This report has been prepared for the exclusive use by our client for design purposes. We are not responsible for technical interpretations by others of our information. As the project evolves, we should provide continued consultation and field services during construction to review and monitor the implementation of our recommendations, and to verify that the recommendations have been appropriately interpreted.

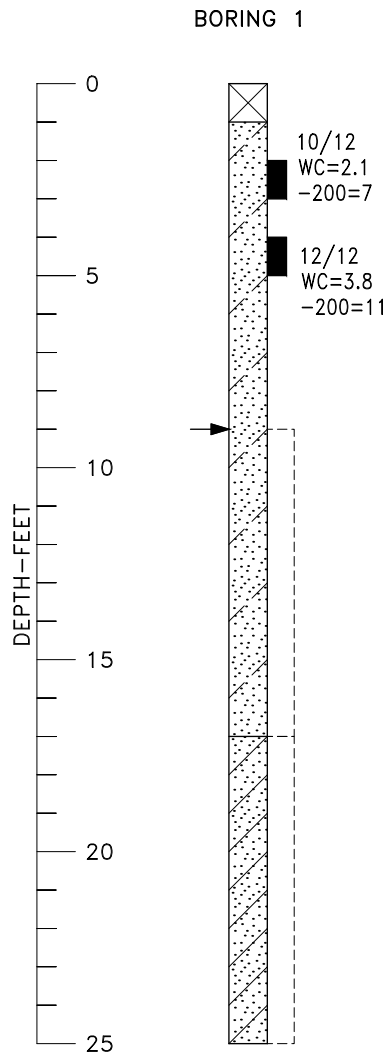


Future 3 story mixed use building with 1st floor commercial space and second and third floor residential. Max height 35'. Slab on grade - no basement.

*Boring Location is Approximate

Approximate Scale





LEGEND

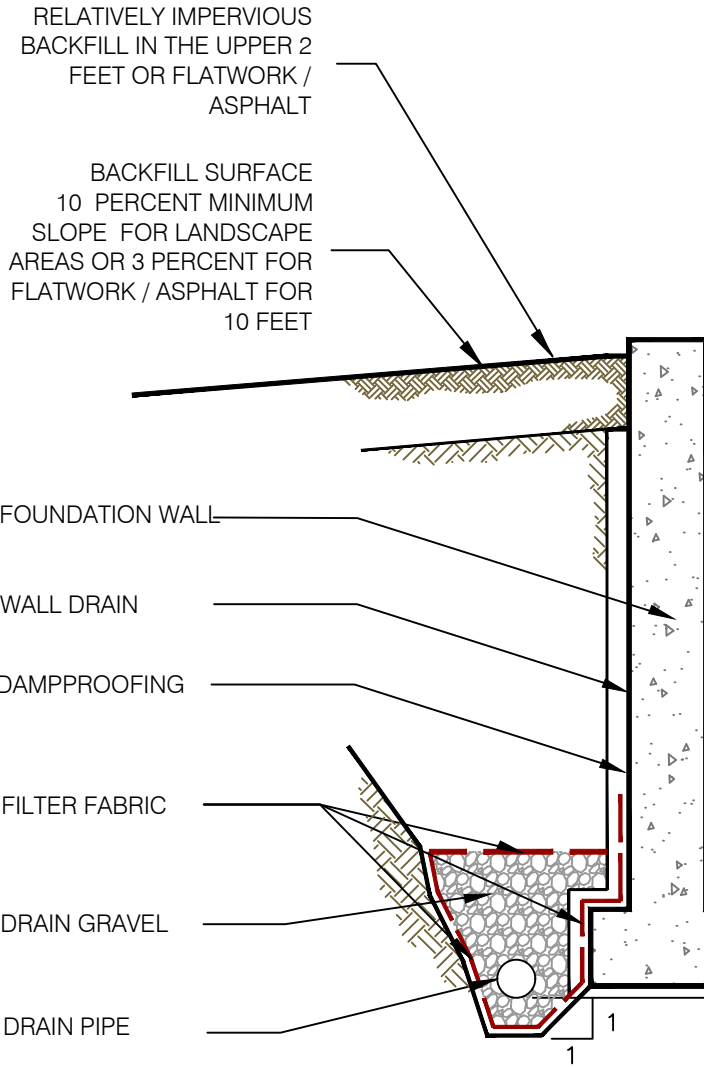
- FILL; SILTY SAND AND GRAVEL, MOIST, BROWN.
- POORLY GRADED CLAYEY SAND (SP-SC); WITH GRAVEL AND SCATTERED COBBLES, MEDIUM DENSE, SLIGHTLY MOIST TO MOIST, BROWN.
- SILTY SAND (SM); WITH GRAVEL AND COBBLES, MEDIUM DENSE, MOIST, BROWN.
- DRIVE SAMPLE, 1 3/8-INCH I.D. SPLIT SPOON STANDARD PENETRATION TEST.
- DISTURBED BULK SAMPLE.
- 10/12 DRIVE SAMPLE BLOW COUNT. INDICATES THAT 10 BLOWS OF A 140-POUND HAMMER FALLING 30 INCHES WERE REQUIRED TO DRIVE THE SAMPLER 12 INCHES.
- DEPTH AT WHICH BORING CAVED DURING DRILLING.

NOTES

1. THE EXPLORATORY BORING WAS DRILLED ON DECEMBER 23, 2024 WITH A 4-INCH DIAMETER CONTINUOUS FLIGHT POWER AUGER.
2. THE LOCATION OF THE EXPLORATORY BORING WAS MEASURED APPROXIMATELY BY PACING FROM FEATURES SHOWN ON THE SITE PLAN PROVIDED.
3. THE ELEVATION OF THE EXPLORATORY BORING WAS NOT MEASURED AND THE LOG OF THE EXPLORATORY BORING IS PLOTTED TO DEPTH.
4. THE EXPLORATORY BORING LOCATION SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
5. THE LINES BETWEEN MATERIALS SHOWN ON THE EXPLORATORY BORING LOG REPRESENT THE APPROXIMATE BOUNDARIES BETWEEN MATERIAL TYPES AND THE TRANSITIONS MAY BE GRADUAL.
6. GROUNDWATER WAS NOT ENCOUNTERED IN THE BORING AT THE TIME OF DRILLING OR WHEN CHECKED # DAYS LATER.
7. LABORATORY TEST RESULTS:
WC = WATER CONTENT (%) (ASTM D 2216);
-200 = PERCENTAGE PASSING NO. 200 SIEVE (ASTM D 1140);

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1. DRAIN PIPE - consists of 4-inch perforated PVC, surrounded by a minimum of 4 inches of drain gravel on the top and sides, sloped at 1 percent to a gravity discharge or drywell. Bottom of pipe at the high point should be a minimum of 12-inches below the top of the floor.
2. DRAIN GRAVEL - consists of minus 1-inch aggregate with less than 50 percent passing the No. 4 sieve and less than 2 percent passing the No. 200 sieve. Drain gravel should fill the entire trench and be a minimum of 18 inches deep. A minimum of 4 inches of drain gravel is recommended under basement level concrete floors to facilitate drainage. The drain gravel under the slab should be connected to the perimeter drain system or connected directly to the drywell by perforated, rigid pipe under the slab or perforation in the drywell by means of piping under the footing on the downhill side of the building or other approved method.
3. VAPOR RETARDER - consists of a minimum 10-mil vapor retarder meeting the minimum requirements of ASTM E1745 Class C material, adequately overlapped and sealed. Vapor retarder should be installed in accordance with the manufacturers specifications.
4. FILTER FABRIC - protect drain gravel and drain pipe with Mirafi 180N, or equivalent.
5. WALL DRAIN - consists of MiraDRAIN 6000 or equivalent.

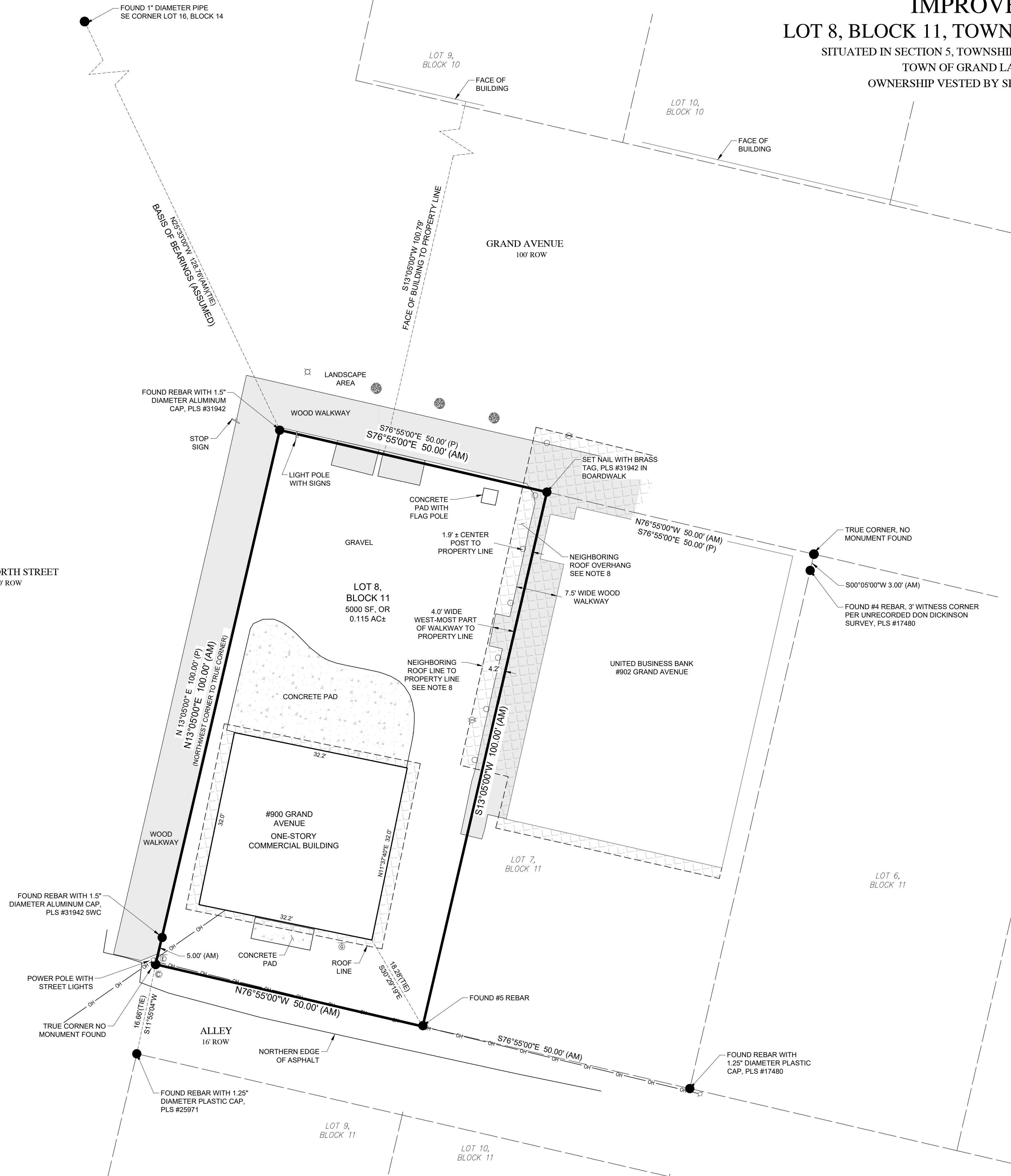
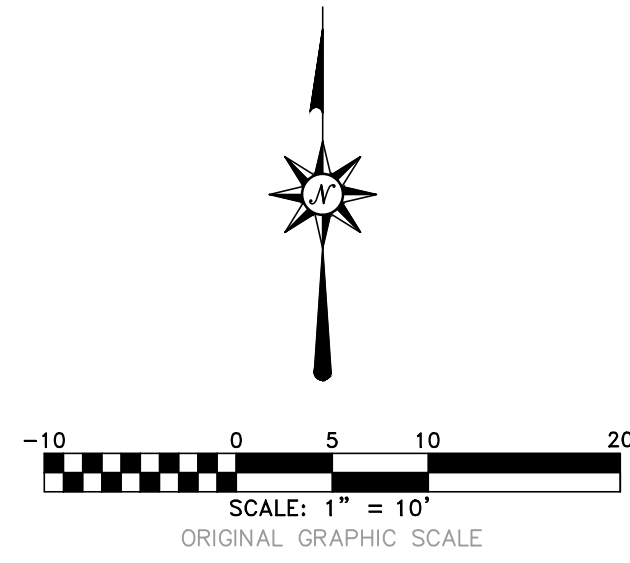


NOT TO SCALE

IMPROVEMENT SURVEY PLAT

LOT 8, BLOCK 11, TOWN OF GRAND LAKE, RECEPTION NO. 9066

SITUATED IN SECTION 5, TOWNSHIP 3 NORTH, RANGE 75 WEST OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF GRAND LAKE, COUNTY OF GRAND, STATE OF COLORADO
OWNERSHIP VESTED BY SPECIAL WARRANTY DEED, RECEPTION NO. 2024004803
#900 GRAND AVENUE

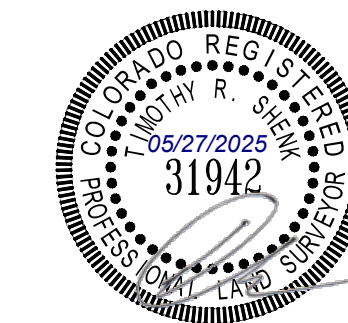


NOTES:

1. THE FOLLOWING IS A PARTIAL LIST OF SURVEY PLATS UTILIZED IN THE PREPARATION OF THIS SURVEY:
 - A. GRAND COUNTY RECORDS, PLAT OF TOWN OF GRAND LAKE, RECEPTION NO. 9066.
2. TIM SHENK LAND SURVEYING, INC. RELIED UPON TITLE COMMITMENT NO. 1120099-C3 WITH AN EFFECTIVE DATE OF JULY 18, 2024 AT 7:00 A.M., ISSUED BY TITLE COMPANY OF THE ROCKIES AS AN AGENT FOR STEWART TITLE GUARANTY COMPANY.
3. FIELD WORK PERFORMED MARCH AND APRIL, 2025 WITH 12+ INCHES OF SNOW COVER, CONSEQUENTLY SURFACE FEATURES MAY EXIST WHICH ARE NOT DEPICTED HEREIN.
4. UNDERGROUND UTILITIES ARE NOT ADDRESSED BY THIS SURVEY.
5. THE SUBJECT PROPERTY IS CURRENTLY ZONED TOWN OF GRAND LAKE "COMMERCIAL".
6. BASIS OF BEARINGS IS THE LINE FROM THE NORTHWEST CORNER OF THE SUBJECT LOT 8 (REBAR WITH 1.5" DIAMETER ALUMINUM CAP PLS #31942) TO THE SOUTHEAST CORNER OF LOT 16, BLOCK 14, TOWN OF GRAND LAKE (1" DIAMETER PIPE) WHICH IS ASSUMED TO BEAR N25°33'00"W AS DEPICTED HEREIN.
7. DISTANCES ARE EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF.
8. THE ROOF, SUPPORT POSTS AND WOOD WALKWAY SITUATED ON LOT 7, BLOCK 11 (UNITED BUSINESS BANK) PROTRUDE INTO THE SUBJECT PROPERTY (LOT 8, BLOCK 11). NO EASEMENT OF RECORD IS INDICATED WITHIN TITLE COMMITMENT #1120099-C3 THAT PERMITS SUCH PROTRUSION.
9. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

LAND SURVEYOR'S CERTIFICATE

I, TIMOTHY R. SHENK, A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS IMPROVEMENT SURVEY PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. SAID SURVEY IS PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND COMPLIES WITH THE REQUIREMENTS OF TITLE 38, ARTICLE 51, COLORADO REVISED STATUTES, 1973. THE MONUMENTS REQUIRED BY SAID STATUTE HAVE BEEN PLACED IN THE GROUND. THIS CERTIFICATION IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED.



TIMOTHY R. SHENK, COLORADO P.L.S. #31942
PREPARED ON BEHALF OF TIM SHENK LAND SURVEYING, INC.

**TIM SHENK
LAND SURVEYING, INC.**
P.O. BOX 1670
GRANBY, CO 80446
(970) 887-1046

IMPROVEMENT SURVEY PLAT
LOT 8, BLOCK 11, TOWN OF GRAND LAKE,
SECTION 5, TOWNSHIP 3 NORTH, RANGE 75 WEST
OF THE 6TH PRINCIPAL MERIDIAN,
TOWN OF GRAND LAKE, GRAND COUNTY, COLORADO
#900 GRAND AVENUE

LEGEND

- | | |
|----------|--|
| REC. NO. | RECEPTION NUMBER |
| SF | SQUARE FEET |
| AC | ACREAGE |
| (P) | PLATTED |
| (AM) | AS MEASURED |
| ● | FOUND OR SET MONUMENT AS NOTED |
| ⊙ | WITNESS CORNER |
| ⊕ | GAS METER |
| ⊖ | ELECTRIC METER |
| ⊙ | POWER POLE |
| ⊙ | COMMUNICATION PEDESTAL |
| ⊙ | 4" DIAMETER VERTICAL PVC SANITARY SEWER CLEANOUT |
| ⊙ | LIGHT POLE |
| ⊙ | ASPEN TREE |
| ⊙ | WOOD POST SUPPORT FOR ROOF OVERHANG |
| --- | PROPERTY LINE |
| --- | EASEMENT LINE |
| --- | ADJACENT LOT |
| --- | OVERHEAD WIRES |
| --- | ROOF OVERHANG |
| --- | WOOD WALKWAY |

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JOB: 25043	SCALE: 1" = 10'	DATE: 05/27/2025	DRAWN BY: JAN
DWG: 25043_ISP	CRD: 25043.05	CHECKED: BP	SHEET: 1 OF 1

GENERAL NOTES - 2015 IRC

1. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS AT THE JOB SITE SUFFICIENTLY IN ADVANCE OF WORK TO BE PERFORMED TO ASSURE THE ORDERLY PROGRESS OF THE WORK.
2. CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT. ALL APPLICABLE STATE, COUNTY, AND CITY REQUIREMENTS REGARDING BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING, AND FIRE CODES SHALL BE VERIFIED BY THE GENERAL CONTRACTOR AND SUBCONTRACTORS BEFORE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES BETWEEN CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE.
3. ELECTRICAL INSTALLATION SHALL CONFORM TO THE LATEST REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE AND THE LOCAL BUILDING AUTHORITY.
4. MECHANICAL WORK SHALL BE EXECUTED AND INSPECTED IN ACCORDANCE WITH PUBLIC UTILITIES, REGULATIONS, AND LOCAL APPLICABLE CODES.
5. DISCREPANCIES WHICH MAY OCCUR IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION SUPERINTENDENT AND WRITTEN INSTRUCTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK. THE SUBCONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES, OR OMISSIONS OF WHICH THE SUBCONTRACTOR FAILED TO NOTIFY THE CONSTRUCTION SUPERINTENDENT BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.
6. SUBMIT ALL MANUFACTURER'S AND PRODUCT SPECIFICATIONS AND CUT SHEETS TO THIS OFFICE AND THE OFFICE OF THE BUILDER FOR REVIEW AND APPROVAL.
7. ANY CONFLICTS WHICH MAY OCCUR DURING THE CONSTRUCTION PHASE BETWEEN THE NOTED CONSTRUCTION DOCUMENTS, APPLICABLE CODES HAVING JURISDICTION AND MANUFACTURER'S SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION SUPERINTENDENT AND THIS OFFICE FOR A FINAL CLARIFICATION.
8. IN AREAS WHERE THE CONSTRUCTION DOCUMENTS DO NOT ADDRESS DESIGN INTENT, METHODS OR MATERIALS, THE CONSTRUCTION SUPERINTENDENT SHALL BE REQUIRED TO COORDINATE WITH THIS OFFICE AND RECEIVE FINAL INSTRUCTION AND APPROVAL PRIOR TO FABRICATION.
9. PERFORM ALL FOUNDATION AND SITE WORK IN ACCORDANCE WITH RECOMMENDATIONS ESTABLISHED WITHIN THE ENGINEER'S FINAL SOILS REPORT AND CRITERIA AS COORDINATED BY THE STRUCTURAL ENGINEER.
10. THIS OFFICE AND THE OFFICE OF THE ENGINEER SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION PROCEDURES, TECHNIQUES OR THE FAILURE OF THE GENERAL CONTRACTOR AND SUBCONTRACTORS TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, MANUFACTURER'S SPECIFICATIONS OR REQUIRED CODES.
11. SUBCONTRACTORS SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH, DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT OVER SPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC., SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.
12. FIELD MODIFICATIONS OR STRUCTURAL CHANGES, SHALL BE PROHIBITED UNTIL THE CONSTRUCTION SUPERINTENDENT HAS BEEN NOTIFIED IN ADVANCE AND INSTRUCTIONS GIVEN. MODIFICATIONS INITIATED WITHOUT PROPER AUTHORITY SHALL BECOME THE RESPONSIBILITY OF THE SUBCONTRACTOR.
13. THE GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL BE BOUND IN STRICT COMPLIANCE WITH MANUFACTURER'S DETAILS, SPECIFICATIONS AND RECOMMENDATIONS, AS WELL AS THE MOST CURRENT INDUSTRY STANDARDS INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF CONCRETE, MASONRY (CMU, FULL BRICK, BRICK VENEER, THIN BRICK, FULL STONE AND STONE VENEER, MORTAR, STUCCO (ALL TYPES), SIDING (ALL TYPES), TILE, WINDOWS, DOORS, STOREFRONT, SKYLIGHTS FLASHING (ALL TYPES), ROOFING (GUTTERS, DOWNSPOUTS), WATERPROOFING MEMBRANES, FIREPLACES (ALL TYPES), FIRE RATED ASSEMBLIES, MECHANICAL, PLUMBING, ELECTRICAL INSTALLATION, PENETRATIONS, GRILLS AND TERMINATIONS), VAPOR AND MOISTURE BARRIERS, INSULATION (ALL TYPES), SPECIALTY EQUIPMENT, APPLIANCES AND PREMANUFACTURED BUILDING COMPONENTS. ALL TERMINATIONS, TRANSITIONS, WEEPS AND OPENINGS SHALL BE SEALED, FLASHED, COUNTERFLASHED AND GASKETED PER MFGR SPECIFICATION AND INDUSTRY STANDARDS.
14. DO NOT SCALE DRAWINGS - WRITTEN DIMENSIONS TAKE PRECEDENCE. N.T.S. SHALL BE UNDERSTOOD TO MEAN "NOT TO SCALE".
15. EXTERIOR DIMENSIONS SHALL BE FROM THE OUTSIDE FACE OF STUDS OR OUTSIDE FACE OF FOUNDATION WALLS. (SEE PLANS)
16. ALL STUD WALLS ARE DIMENSIONED 3 1/2" OR 5 1/2" WIDE. ROUGH STUD FACE TO ROUGH STUD FACE UNLESS OTHERWISE NOTED.
17. FIELD MEASUREMENTS TO BE VERIFIED FOR PROPER FIT AND ATTACHMENT FOR ALL WINDOWS, DOORS, CABINETS, TRUSSES, APPLIANCES, HARDWARE, FIXTURES AND SPECIALIZED EQUIPMENT. ITEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
18. ALL WINDOWS AND EXTERIOR DOOR HEADER SIZES ARE TO BE PER STRUCTURAL PLANS.
19. INTERIOR PARTITIONS 2 X 5 AT 16" O.C. FOR ALL WALLS WITH (6) LAYER OF GYPSUM BOARD EACH SIDE UNLESS OTHERWISE NOTED.
20. ALL WINDOWS AND GLASS DOORS SHALL BE DOUBLE GLAZED W/ LOW-E. ALL EXTERIOR DOORS AND DOORS LEADING TO UNHEATED AREAS SHALL BE INSTALLED PER MFGR SPECS AND BE PROVIDED WITH MFGR RECOMMENDED WEATHERSTRIPPING, SEALANT AND FLASHING TO ENSURE PROPER CONTINUATION OF REQUIRED DRAINAGE PLANE.
21. ALL GLASS WITHIN 18" OF ANY FLOOR LINE SHALL BE TEMPERED SAFETY GLASS AS PER 2018 INTERNATIONAL RESIDENTIAL CODE (IRC).
22. ALL EGRESS WINDOWS FROM SLEEPING ROOMS SHALL HAVE MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. AND THE WINDOW SILL SHALL BE A MAXIMUM OF 42" ABOVE THE FINISH FLOOR.
23. PROVIDE ATTIC VENTILATION AS REQUIRED PER SECTION R806 - 2018 IRC.
24. DOWN SPOUTS TO DISCHARGE INTO 5' DOWNSPOUT EXTENSIONS OR CONC. SPLASH BLOCK. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING PER SOILS REPORT; CONNECT PERIMETER DRAINS AND ALL AREA DRAINS TO SUMP PIT.
25. ALL INSULATION CONDITIONS SHALL MEET THESE MINIMUM PRESCRIPTIVE REQUIREMENTS AS FOLLOWS: A RESCHECK CERTIFICATE MAY BE REQUIRED BY CERTAIN JURISDICTIONS.

BUILDING ENVELOPE REQUIREMENTS PER TABLE R402.1.1

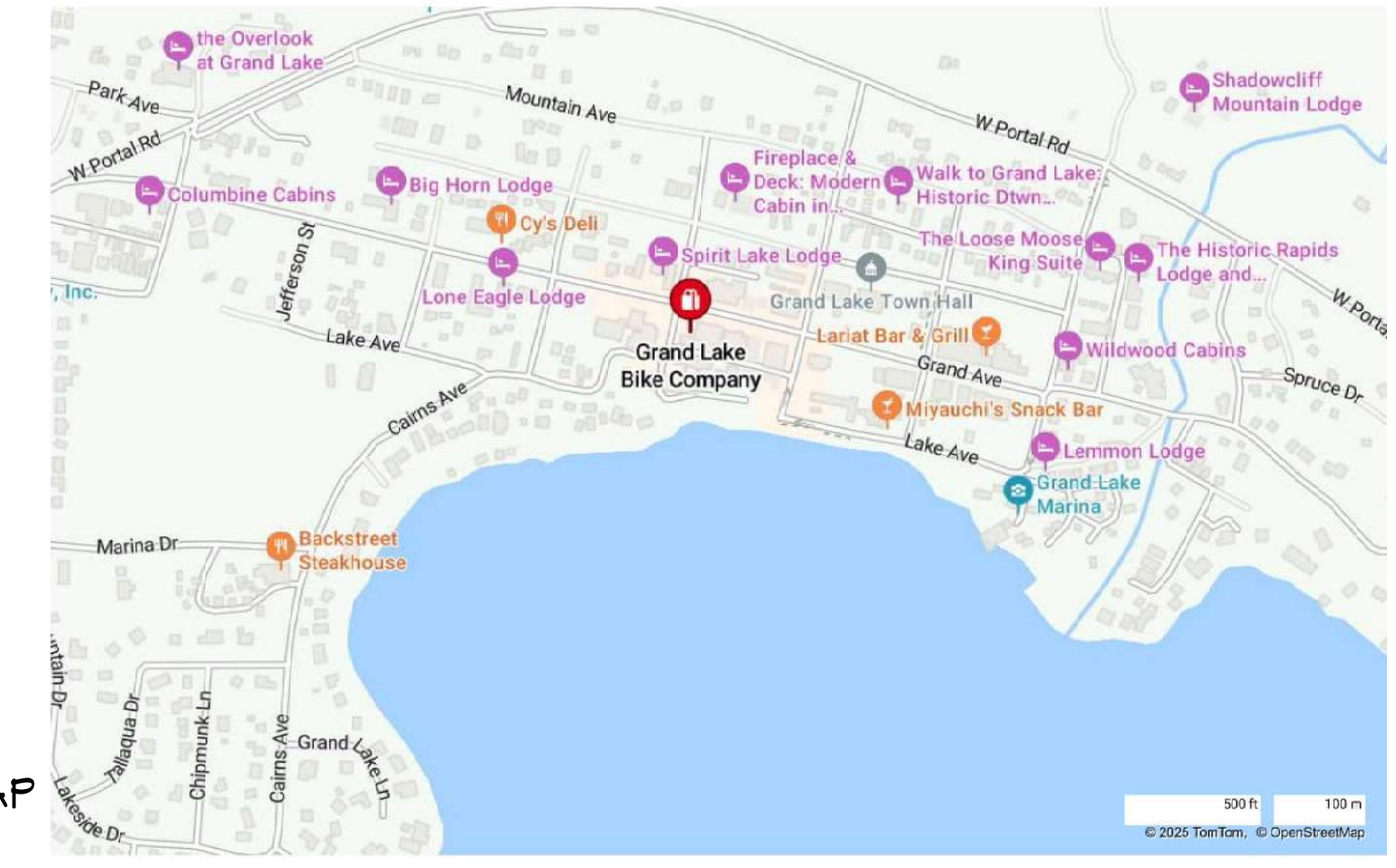
0-30 MAX "U"	GLAZING - DOUBLE PANE W/ LOW-E
R-19 BATTS	ENCAPSULATED BATTS AT ALL BASEMENT WALLS
R-20 BATTS	2 X 6 EXTERIOR FRAME WALLS
R-49 BATT	OR BLOWN AT ATTIC AREAS
R-30 BATT	OR BLOWN AT HABITABLE FLOOR AREAS OVER UNHEATED SPACES, U.O.N.
EXCEPTION: PROVIDE ENOUGH INSULATION TO FILL FRAMING CAVITY, R-19 MIN.	

26. ROOF TRUSS MANUFACTURER TO VERIFY DIMENSIONS AND COORDINATE TRUSS HANGERS, DETAILS, PROFILES, AND LAYOUTS. THIS OFFICE, THE GENERAL CONTRACTOR, THE SUBCONTRACTOR AND THE STRUCTURAL ENGINEER'S OFFICE SHALL REVIEW ALL ENGINEERED TRUSS SHOP DRAWINGS PRIOR TO FINAL TRUSS FABRICATION.
27. FLOOR JOIST SUPPLIER TO VERIFY DIMENSIONS AND COORDINATE JOIST LAYOUT PLAN AND APPROPRIATE DETAILS. THIS OFFICE, THE GENERAL CONTRACTOR, THE SUBCONTRACTOR AND THE STRUCTURAL ENGINEER'S OFFICE SHALL REVIEW ALL DRAWINGS PRIOR TO CONSTRUCTION.
28. PROVIDE INSULATION AROUND ALL PLUMBING AND HEATING LINES EXPOSED TO TEMPERATURE DIFFERENTIALS.
29. SMOKE DETECTORS: PROVIDE AS REQUIRED PER SEC. R314 2018 I.R.C.
30. REFER TO GENERAL CONTRACTOR AND MFGR SPECIFICATIONS FOR ALL OTHER INFORMATION NOT SPECIFIED ON THE CONSTRUCTION DRAWINGS. THESE DRAWINGS ARE A "BUILDER'S SET OF PLANS" AND FOR CONSTRUCTION INTENT. MFGR SPECIFICATIONS SHALL SUPERSEDE CONSTRUCTION DRAWINGS. ANY DISCREPANCIES BETWEEN THESE SPECIFICATIONS AND THE CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE CONSTRUCTION SUPERINTENDENT'S ATTENTION PRIOR TO CONSTRUCTION.
31. ALL SUBCONTRACTORS SHALL COMPLY W/ BUILDERS OSHA SAFETY AND HEALTH PLAN, INCLUDING BUT NOT LIMITED TO THE APPROPRIATE USE OF FALL PROTECTION, SCAFFOLD, HOUSEKEEPING, ELECTRICAL CORDS, PPE'S INCLUDING HARD-HATS AND SAFETY GLASSES.
32. THESE PLANS ARE DESIGNED TO BE BUILT BY THE BUILDER. THE BUILDER IS RESPONSIBLE TO ENSURE QUALITY CONTROL OF THE INSTALLATION OF ALL BUILDING SYSTEMS PER MFGR, RECOMMENDATIONS. THE BUILDER AGREES TO HOLD HARMLESS THE DESIGNER FOR ALL MATTERS HAVING TO DO WITH THE CONSTRUCTION OF THESE PLANS.
33. ANY GENERAL OR SPECIFIC DETAIL NOT SHOWN, OR ANY AND ALL CONNECTIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR. ALL ADDITIONAL WORK REQUIRED FOLLOWING THE ISSUANCE OF A BUILDING PERMIT WILL BE BILLED AT SET HOURLY RATES.
34. ALL DROPPED SOFFITS FOR MECHANICAL / PLUMBING ARE A CONCEPTUAL LAYOUT. ADDITIONAL SOFFITS MAY BE REQUIRED. FIELD VERIFY ALL DIMENSIONS AND LOCATIONS COORDINATE W/ GENERAL CONTRACTOR AND UTILITY CONTRACTOR PRIOR TO CONSTRUCTION.
35. ALL TILE WORK TO CONFORM W/ CURRENT TCA INSTALLATION SPECIFICATIONS & GUIDELINES. MASTIC SHALL NOT BE APPROVED FOR ANY TILE OR STONE INSTALLATIONS.
36. GENERAL CONTRACTOR SHALL VERIFY REQUIREMENTS AND REFER TO THE 2018 IRC - APPENDIX F FOR NEW CONSTRUCTION IN JURISDICTIONS WHERE RADON-RESISTANT CONSTRUCTION IS REQUIRED. RADON CONTROL METHODS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING CONSTRUCTION TECHNIQUES TO PREVENT THE BUILDING FOR POST-CONSTRUCTION RADON MITIGATION. BASEMENT SLABS SHALL BE PREPARED WITH A UNIFORM LAYER OF 1/2" - 2" CLEAN AGGREGATE OR SAND A MINIMUM OF 4" THICK AND OVERLAPPED WITH 6-MIL POLYETHYLENE OR EQUIVALENT FLEXIBLE SHEETING MATERIAL COVERING THE ENTIRE FLOOR AREA WITH SEPARATE SECTIONS OF SHEETING LAPPED AT LEAST 12 INCHES. ALL CONSTRUCTION JOINTS IN THE CONC. SLAB OR BETWEEN CONC. SLABS AND FOUNDATION WALLS SHALL BE SEALED WITH A CAULK OR SEALANT. ALL PENETRATIONS WITH IN CONC. SLAB AND FOUNDATION WALLS BELOW GROUND SURFACE SHALL BE FILLED WITH A POLYURETHANE CAULK OR EQUIVALENT SEALANT. SUMP PITS SHALL BE COVERED WITH A GASKETED OR OTHERWISE SEALED LID AND DESIGNED TO ACCOMMODATE A 3" MIN. VENT PIPE. CRAWL SPACE AREAS SHALL BE OVERLAPPED WITH 6-MIL POLYETHYLENE OR EQUIVALENT FLEXIBLE SHEETING MATERIAL COVERING THE ENTIRE FLOOR AREA WITH SEPARATE SECTIONS OF SHEETING LAPPED AT LEAST 12 INCHES. CRAWL SPACE ACCESS, PENETRATIONS AND DUCTWORK LOCATED IN CRAWL SPACE SHALL BE GASKETED OR SEALED TO PREVENT AIR LEAKAGE. CRAWL SPACE VENTILATION SHALL COMPLY WITH SECTION R809, 2018 IRC. A 3"-4" DIAMETER PLUMBING TEE OR OTHER APPROVED CONNECTION SHALL BE INSTALLED BENEATH THE SOIL-GAS-RETARDER AND CONNECTED TO A VERTICAL VENT PIPE THAT EXTENDS UP THROUGH THE BUILDING FLOORS, TERMINATED AT LEAST 12 INCHES ABOVE THE ROOF IN A LOCATION AT LEAST 10 FEET AWAY FROM ANY WINDOW OR OTHER OPENING INTO THE CONDITIONED SPACES OF THE BUILDING THAT IS LESS THAN 2 FEET BELOW THE EXHAUST POINT, AND 10 FEET FROM ANY WINDOW OR OTHER OPENING IN ADJOINING OR ADJACENT BUILDINGS. THE VENT PIPE SHALL BE IDENTIFIED WITH A LABEL AT EACH FLOOR AND ACCESSIBLE ATTICS THAT READS "RADON REDUCTION SYSTEM", AND SHALL BE INSTALLED TO PROVIDE POSITIVE DRAINAGE TO THE GROUND BENEATH THE SOIL-GAS-RETARDER. A SEPARATE VENT PIPE SHALL BE PROVIDED FOR EACH DIFFERENT FOUNDATION TYPE AND SHALL BE TERMINATED SEPARATELY OR COMBINED TO TERMINATE ABOVE THE ROOF. TO PROVIDE FOR FUTURE INSTALLATION OF AN ACTIVE SUB-MEMBRANE OR SUB-SLAB DEPRESSURIZATION SYSTEM, AN ELECTRICAL CIRCUIT TERMINATED IN PROVIDED BOX SHALL BE INSTALLED DURING CONSTRUCTION IN THE ATTIC OR OTHER ANTICIPATED LOCATION OF VENT PIPE FANS. AN ELECTRICAL SUPPLY SHALL ALSO BE ACCESSIBLE IN ANTICIPATED LOCATIONS OF SYSTEM FAILURE ALARMS.
37. THE DESIGNER HAS PROVIDED A LIMITED SCOPE OF PROFESSIONAL SERVICES FOR THIS PROJECT AT THE REQUEST OF THE OWNER. THE CONTRACT DOCUMENTS PROVIDED UNDER SUCH LIMITED SERVICES SHALL BE TERMED "BUILDER'S SET". IN RECOGNITION OF THE OWNER'S DECISION TO RELY ON THE CONTRACTOR'S SOPHISTICATION AND EXPERIENCE IN CONSTRUCTION OF THIS TYPE OF BUILDING, BY ENTERING INTO A CONTRACT WITH THE OWNER, THE CONTRACTOR WARRANTS TO THE OWNER AND THE ARCHITECT THAT HE / SHE POSSESSES THE PARTICULAR COMPETENCE AND SKILLS TO BUILD THIS PROJECT WITHOUT FULL ARCHITECTURAL DESIGN AND ENGINEERING SERVICES AND CONSTRUCTION DOCUMENTS. USE OF THE "BUILDER'S SET" BY THE CONTRACTOR FOR THIS PROJECT MAY REQUIRE MAKING ADJUSTMENTS TO THE FIELD CONDITIONS TO ASSURE THE GENERAL INTENT IS CARRIED OUT IN COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, LAND USE CODES, MANUFACTURER INSTALLATION REQUIREMENTS, AND INDUSTRY STANDARDS. CHANGES MADE IN THE FIELD WITHOUT PRIOR NOTICE AND CONSENT OF THE DESIGNER ARE UNAUTHORIZED AND SHALL RELIEVE THE DESIGNER OF RESPONSIBILITY FROM ALL CONSEQUENCES ARISING FROM SUCH CHANGES. IN THE EVENT THAT ANY DISCREPANCY OR AMBIGUITY IS DISCOVERED DURING THE USE OF THE PLANS OR ADDITIONAL DETAILS OR GUIDANCE IS NEEDED BY THE OWNER OR CONTRACTOR, PROMPT AND TIMELY NOTICE SHALL BE GIVEN TO THE DESIGNER IN THE FORM OF WRITTEN REQUEST FOR INFORMATION (RFI). FAILURE TO DO SO SHALL RELIEVE THE DESIGNER OF RESPONSIBILITY FOR ANY AND ALL CONSEQUENCES.

SCOPE OF WORK
NEW MIXED USE BUILDING
BUILDING AND SITE
ADDRESS: 900 GRAND AVE GRAND LAKE, CO 80447
OWNER: 900 THOUSAND LLC 3011 COUNTY RD 3 FRASER, CO 80442
LEGAL DESCRIPTION AND PARCEL: GRAND LAKE LOT 8 0004-11 PARCEL NO: 1193022013 SCHEDULE NO: R3110001
HEIGHT: 3 STORY SLAB ON GRADE
FINISHED AREA (MAIN): 2452 FINISHED AREA 2ND FLOOR: 2879 FINISHED AREA 3RD FLOOR: 2272

DRAWING LIST	
1	COVER
2	SITE PLAN
3	ISOMETRIC VIEWS
4	FLOOR PLANS
5	FLOOR PLANS
6	FLOOR PLANS
7	ELEVATIONS
8	ELEVATIONS

CODE INFORMATION - IRC
GRAND COUNTY HAS ADOPTED 2015 BUILDING CODES WITH LOCAL AMENDMENTS, EFFECTIVE JUNE 30, 2018. 2015 INTERNATIONAL RESIDENTIAL CODE THE FOLLOWING CODES ARE CURRENTLY IN EFFECT WITHIN THE COUNTY: 2015 INTERNATIONAL RESIDENTIAL CODE, ADOPTED AMENDMENTS 2015 INTERNATIONAL BUILDING CODE, ADOPTED AMENDMENTS 2015 INTERNATIONAL MECHANICAL CODE, ADOPTED AMENDMENTS 2015 INTERNATIONAL FUEL GAS CODE, ADOPTED AMENDMENTS 2015 INTERNATIONAL ENERGY CONSERVATION CODE, ADOPTED AMENDMENTS 2015 INTERNATIONAL EXISTING BUILDING CODE 2002 NATIONAL ELECTRICAL CODE 2015 INTERNATIONAL FIRE CODE, ADOPTED AMENDMENTS
DESIGN CRITERIA
ROOF SNOW LOAD: 75psf, DEAD LOAD: 20psf, GROUND SNOW LOAD: 107psf FLOOR LIVE LOAD: 40psf, DEAD LOAD: 10psf WIND SPEED - 115 MPH (VULT + 146 MPH) EXPOSURE CATEGORY: C SEISMIC DESIGN CATEGORY: B FROST LINE DEPTH: 36 INCHES ICE BARRIER - REQUIRED



FOR USE OF THE GRAND CO. CLERK & RECORDER

REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

COVER

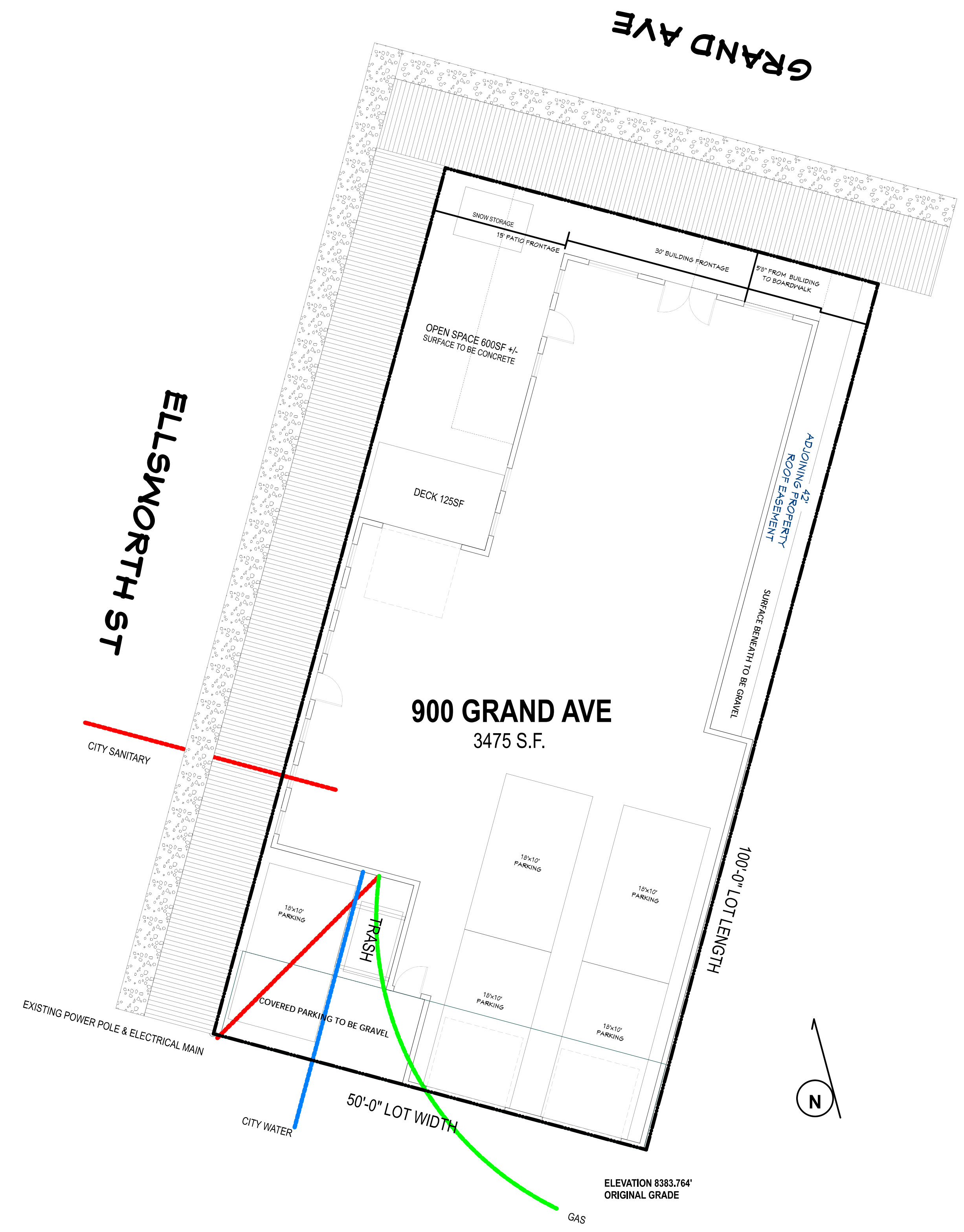
**900 GRAND AVE
GRAND LAKE, CO**
PRELIMINARY DEVELOPMENT PLAN



DRAWINGS PROVIDED BY:

DATE:
2/18/2026
SCALE:
SHEET:
1 OF 8

PLOT PLAN VIEW
1/8 IN = 1 FT



NUMBER	DATE	REVISION BY	DESCRIPTION

SITE PLAN

**900 GRAND AVE
GRAND LAKE, CO**
PRELIMINARY DEVELOPMENT PLAN



DATE:

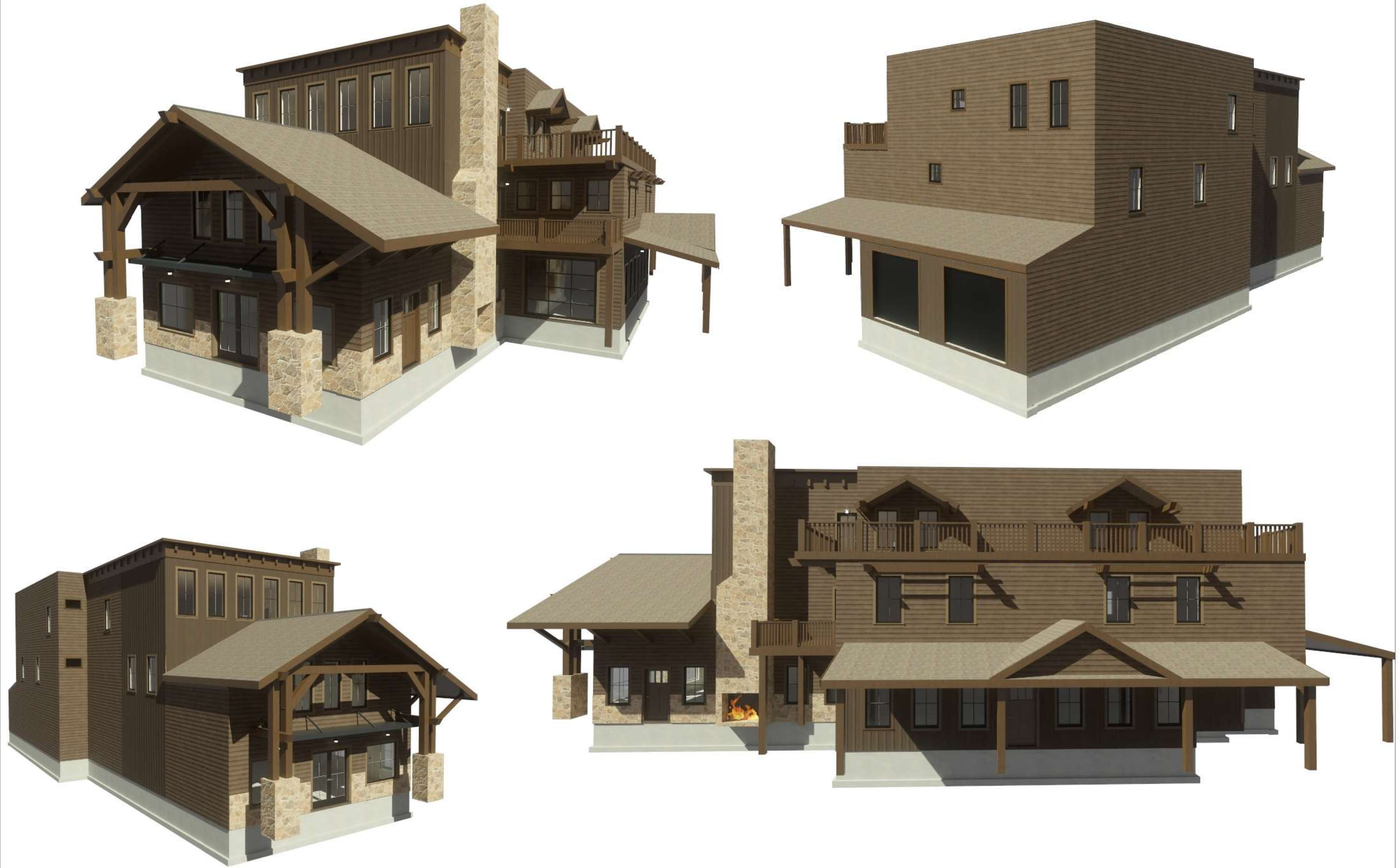
2/18/2026

SCALE:

1/8" = 1'0"

SHEET:

2 OF 8



REVISION TABLE	
NUMBER	DATE

**ISOMETRIC
VIEWS**

**900 GRAND AVE
GRAND LAKE, CO**
PRELIMINARY DEVELOPMENT PLAN

DRAWINGS PROVIDED BY:

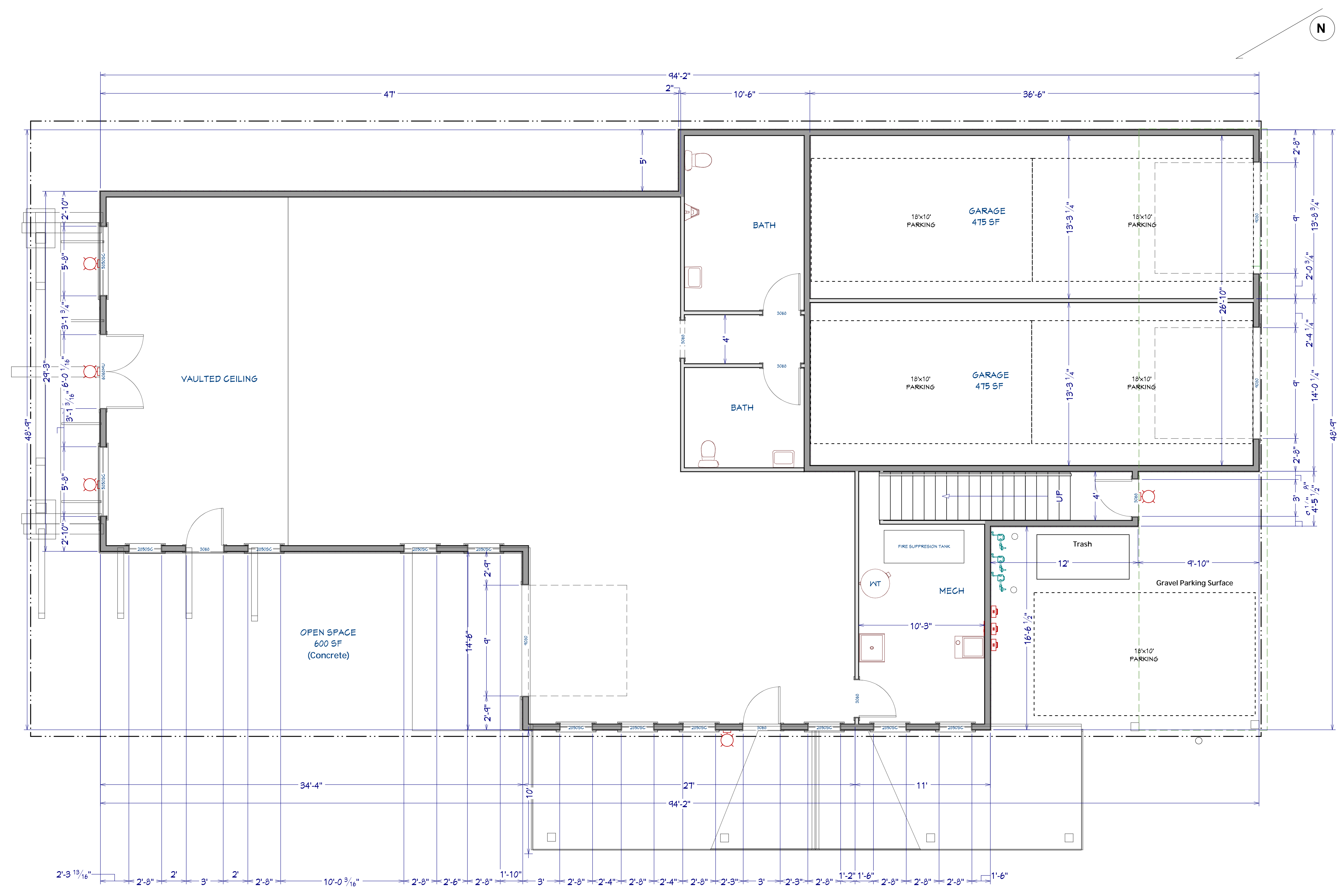
DATE:

2/18/2026

SCALE:

SHEET:

3 OF 8



TOTAL COMMERCIAL SQUARE FOOTAGE = 2452 SF

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

**FIRST FLOOR PLAN
UNIT 100**

**900 GRAND AVE
GRAND LAKE, CO**
PRELIMINARY DEVELOPMENT PLAN

DRAWINGS PROVIDED BY:

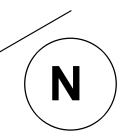
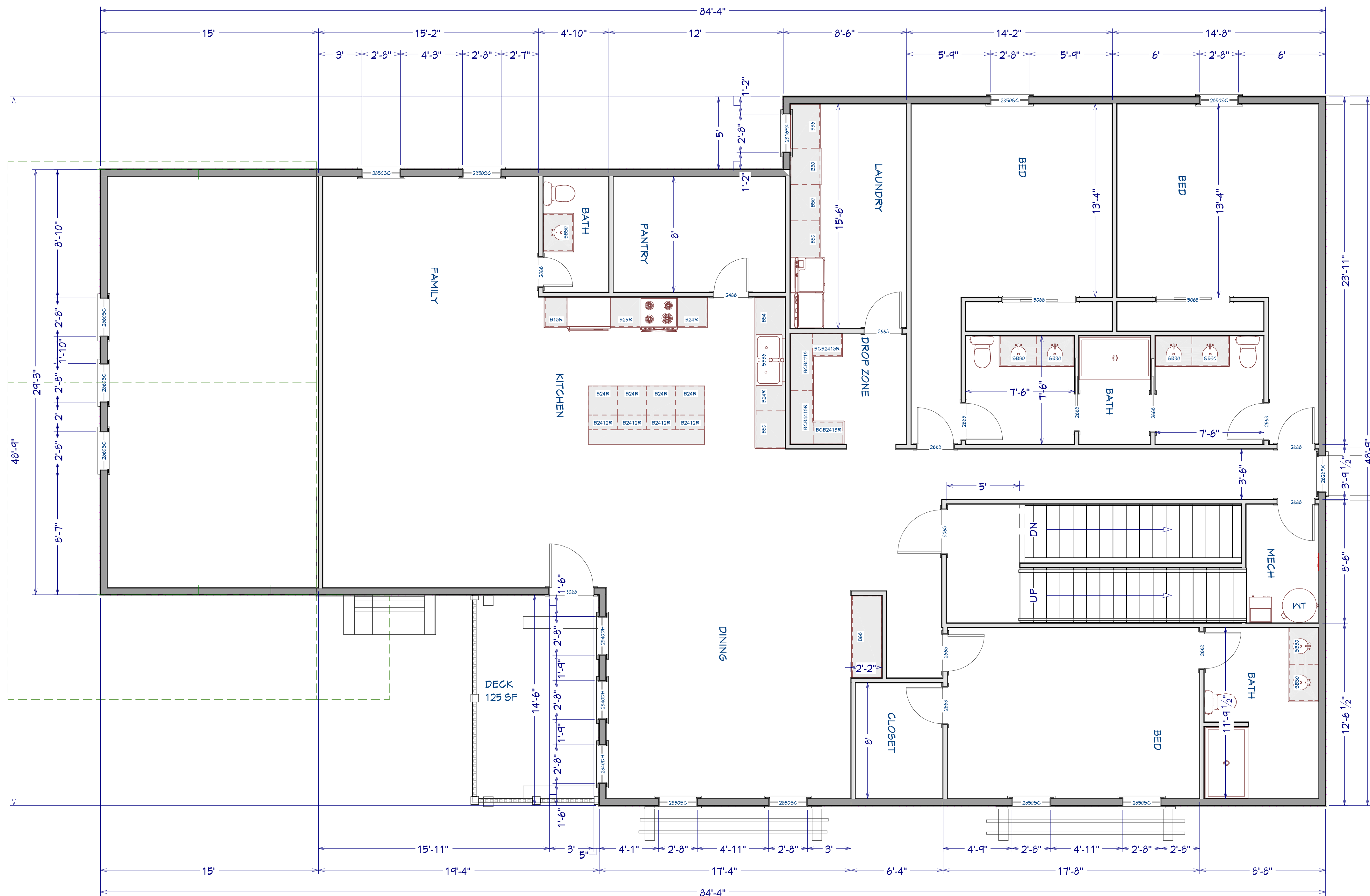
DATE:
2/18/2026

SCALE:
1/4"=1'0"

SHEET:
4 OF 8

2ND FLOOR
1/4 IN = 1 FT

LIVING AREA
2879 SQ FT



NUMBER	DATE	REVISION	DESCRIPTION

**2ND FLOOR PLAN
UNIT 200**

**900 GRAND AVE
GRAND LAKE, CO**
PRELIMINARY DEVELOPMENT PLAN



DRAWINGS PROVIDED BY:

DATE:
2/3/2026

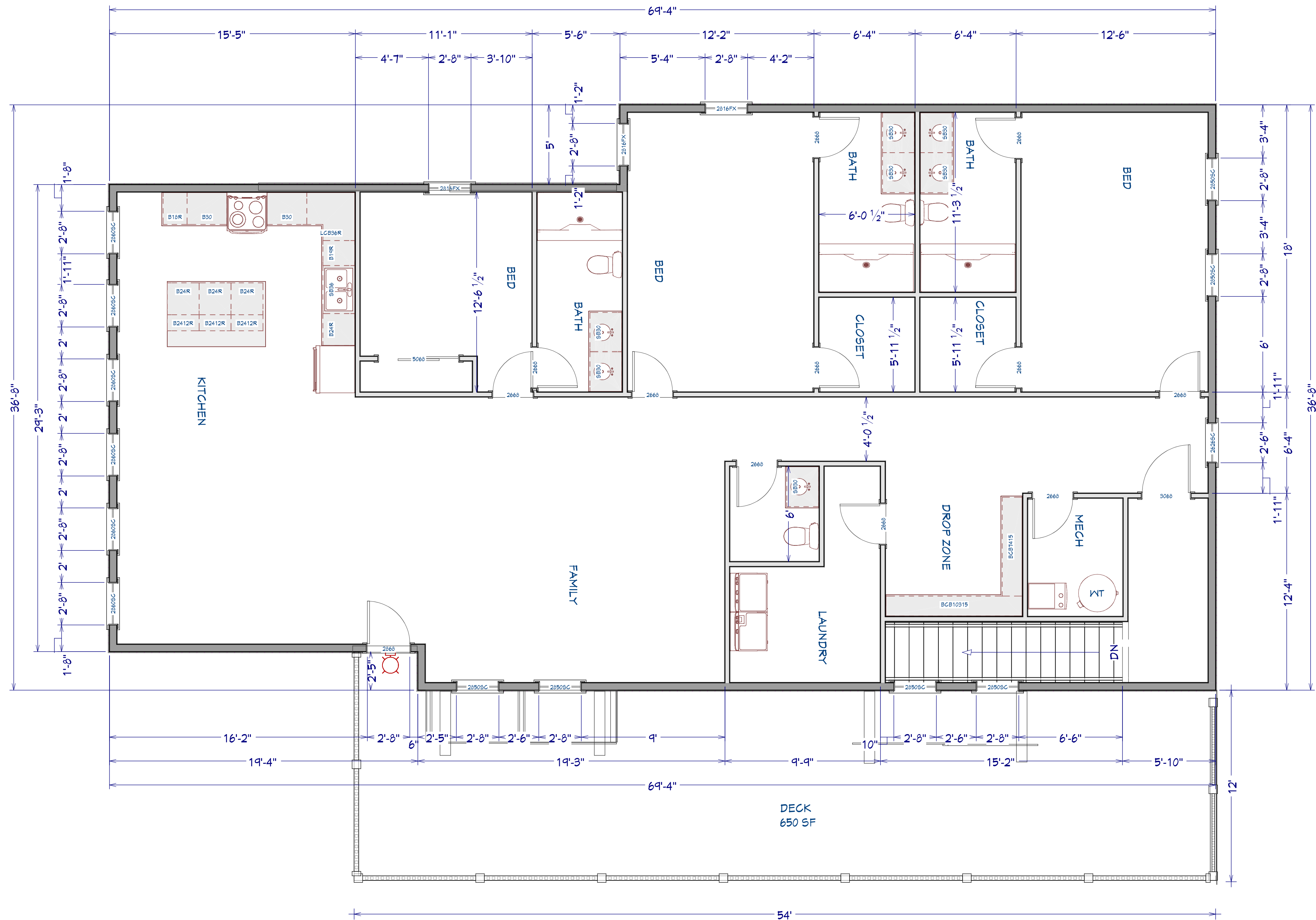
SCALE:
1/4"=1'0"

SHEET:

5 OF 8

3RD FLOOR
1/4 IN = 1 FT

LIVING AREA
2272 SQ FT



REVISION TABLE	
NUMBER	DATE

3RD FLOOR PLAN
UNIT 300

900 GRAND AVE
GRAND LAKE, CO
PRELIMINARY DEVELOPMENT PLAN



DRAWINGS PROVIDED BY:

DATE:

2/3/2026







SCALE:

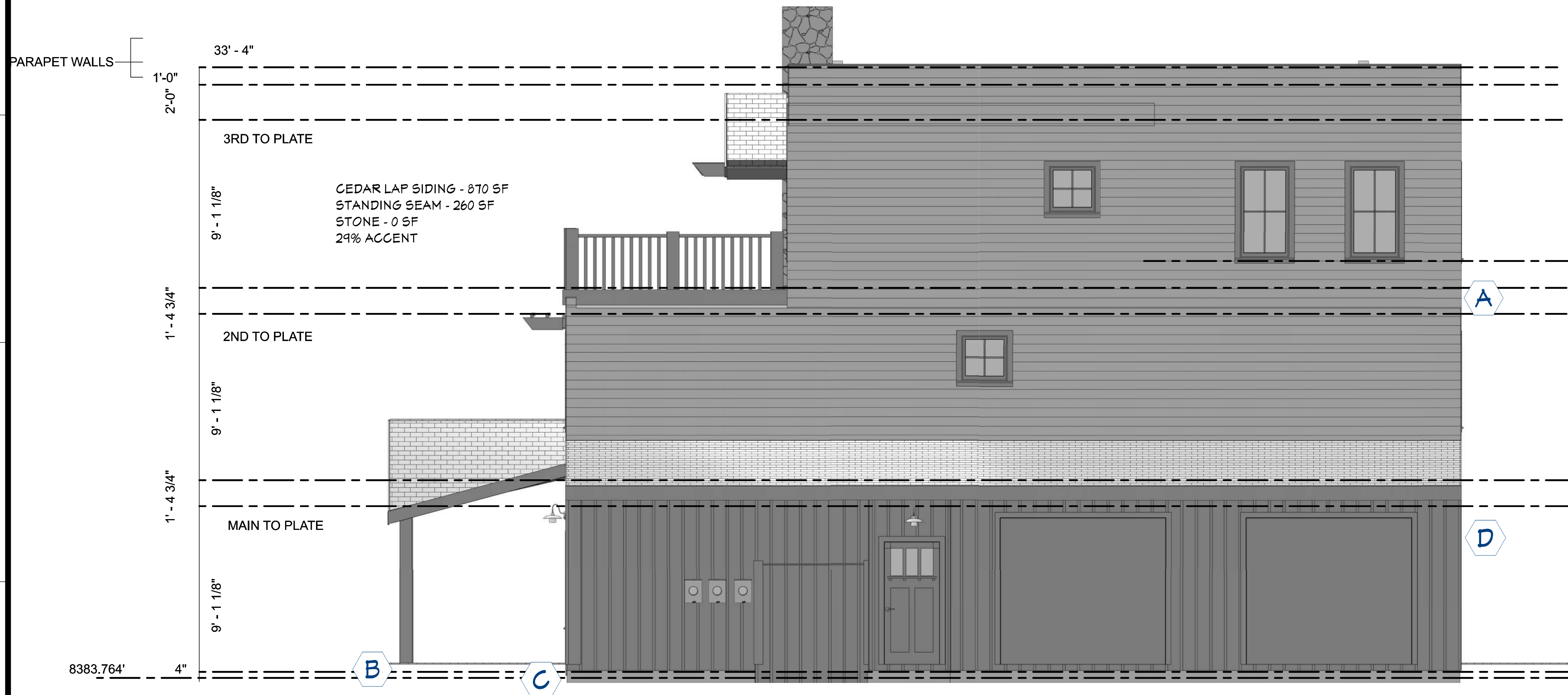
1/4"=1'0"

SHEET:

6 OF 8

TYPICAL EXT. FINISHES

Cedar Lap Siding	A	
Douglas Fir Timbers	B	
Standing Seam Siding in "Dark Bronze"	C	
Owens Corning Duration asphalt shingles in "teak"	D	
Telluride Stone Gold Collection in "Desert Tortoise Random"	E	
Typical Dark Sky Compliant Exterior Lighting	F	



REVISION TABLE	
NUMBER	DATE

ELEVATIONS

**900 GRAND AVE
GRAND LAKE, CO**
PRELIMINARY DEVELOPMENT PLAN



DRAWINGS PROVIDED BY:

DATE:
2/18/2026

SCALE:
1/4"=1'0"

SHEET:
7 OF 8

CEDAR LAP SIDING - 1060 SF
 STANDING SEAM - 380 SF
 STONE - 175 SF
 24% ACCENT



CEDAR LAP SIDING - 2125 SF
 STANDING SEAM - 475 SF
 STONE - 0 SF
 22% ACCENT



REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	DESCRIPTION

ELEVATIONS

900 GRAND AVE
GRAND LAKE, CO
 PRELIMINARY DEVELOPMENT PLAN



DRAWINGS PROVIDED BY:

DATE:

2/18/2026

SCALE:

1/4"=1'0"

SHEET:

8 OF 8



MEMORANDUM

Meeting Date: 3/23/2026

To: Town of Grand Lake Board of Trustees
From: Steve Kudron, Town Manager

Re: MOU Grand County Housing Authority

Trustees:

Staff has discussed this with the Board of Trustees at previous meetings, utilizing the Grand County Housing Authority for Rental Management Services for the Residences at Space to Create Grand Lake. The Grand County Housing Authority has provided terms and costs for these services.

Staff recommend the Board approve the MOU with Grand County Housing Authority for manager services at Space to Create Grand Lake.

Recommend motion:

I move to direct the Mayor to sign the MOU with Grand County Housing Authority for rental management services at the Residences at Spece to Create Grand Lake...or:

I move to deny the MOU with Grand County Housing Authority for rental management services at the Residences at Spece to Create Grand Lake.

Suggested Motion:

I move to direct the Mayor to sign the MOU with the Grand Lake Creative District for

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 25 – 2026**

**A RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING WITH THE
GRAND COUNTY HOUSING AUTHORITY FOR PROPERTY MANAGEMENT
SERVICES IN CONNECTION WITH THE SPACE TO CREATE PROPERTY**

WHEREAS, the Board of Trustees of the Town of Grand Lake, Colorado, pursuant to Colorado statute and the Town of Grand Lake Municipal Code, is vested with the authority of administering the affairs of the Town of Grand Lake, Colorado; and

WHEREAS, the Town is the owner of certain property commonly referred to as the Space To Create Property that is intended, in part to provide, affordable housing; and

WHEREAS, the Town desires to utilize the services of the Grand County Housing Authority to manage the Space To Create Property as more specifically described in the attached Memorandum of Understanding.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE
TOWN OF GRAND LAKE, COLORADO AS FOLLOWS:**

- 1. The Memorandum of Understanding Between the Town of Grand Lake and the Grand County Housing Authority for Property Management Services in Connection with the Space to Create Property, is hereby approved.
- 2. Severability: If any section, paragraph, sentence, clause, or phrase of this Resolution is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this Resolution. The Board declares that it would have passed this Resolution and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.
- 3. Repeal: Existing resolutions or parts of resolutions covering the same matters as embraced in this Resolution are hereby repealed and all resolutions or parts of resolutions inconsistent with the provisions of this Resolution are hereby repealed.

**DULY MOVED, SECONDED, AND APPROVED BY THE BOARD OF TRUSTEES OF
THE TOWN OF GRAND LAKE, COLORADO, THIS 23rd DAY OF MARCH, 2026.**

Votes Approving: _____
 Votes Opposed: _____
 Absent: _____
 Abstained: _____

ATTEST:

**BOARD OF TRUSTEES OF THE
TOWN OF GRAND LAKE,
COLORADO**

Alayna Carrell
Town Clerk

By: _____
Christina Bergquist
Mayor

MEMORANDUM OF UNDERSTANDING BETWEEN THE TOWN OF GRAND LAKE AND THE GRAND COUNTY HOUSING AUTHORITY FOR PROPERTY MANAGEMENT SERVICES IN CONNECTION WITH THE SPACE TO CREATE PROPERTY

This Memorandum of Understanding (“MOU”) is entered into between the Town of Grand Lake, Colorado (the “Town”) and the Grand County Housing Authority (“GCHA”).

WHEREAS, the Town is the owner of certain property within the Town located at _____ and commonly referred to as the Space to Create Property (the “Property”); and

WHEREAS, the Town wishes to develop the Property to, among other things, provide affordable housing; and

WHEREAS, the GCHA, among other things, provides management and assistance for affordable housing within Grand County, including within the Town; and

WHEREAS, the Town desires to have GCHA manage the Property and GCHA desires to provide management service for the Property.

NOW THEREFORE, the Town and GCHA enter into this MOU on the following terms and conditions and reflecting the rights and obligations of the parties.

I. Purpose

The purpose of this MOU is to establish the roles and responsibilities of GCHA in providing property management services for the Space to Create development, ensuring effective management, leasing, and administration of the property in alignment with the Town’s objectives.

II. Services to Be Provided by GCHA

GCHA shall perform the following services in support of the Space to Create property:

A. Administrative and Program Management. GCHA agrees to:

1. Assist with planning and execution of the start-up promotional event.
2. Develop and provide all necessary forms for review and approval by the Town. These may include, but are not limited to:
 - a. Pre-application forms
 - b. Lease agreements and lease addendums
 - c. Employment and income verification forms
 - d. Any additional forms required by project funders.

B. Leasing and Tenant Management. GCHA agrees to:

1. Create and manage the application process, including integrating eligibility preferences as directed by the Town.
2. Maintain and manage the waiting list in compliance with applicable policies and regulations.
3. Submit eligible applicants to the appropriate board or authority for approval.
4. Assist in determining final tenant eligibility.
5. Conduct unit showings for prospective tenants.
6. Manage the lease-up and lease renewal processes.

C. Financial Management. GCHA agrees to:

1. Collect and deposit rents and security deposits into designated property accounts.
2. Provide full accounting services, including accounts receivable and accounts payable.
3. Prepare and submit weekly accounts payable reports to the Town for review and approval before distribution.
4. Bill the Town for services directly related to the management of the property.
5. Make required replacement reserve deposits.
6. Cooperate fully with the Town’s auditors during financial audits and reviews.

D. Property and Maintenance Coordination. GCHA agrees to:

1. Conduct regular unit inspections in accordance with program requirements.
2. Maintain documentation for storefront requirement packets and retain evidence of compliance (GCHA will not develop the packets or set the requirements).
3. Coordinate tenant maintenance requests with the Town’s maintenance team.
4. Communicate property maintenance needs and capital improvement concerns to the Town as necessary.
5. Coordinate unit turnover cleaning in communication with the Town and its designated maintenance providers.

E. Marketing and Outreach. GCHA agrees to:

1. Support marketing efforts for vacant units, including creating and distributing flyers, posting on social media, and promoting availability through other channels.

III. Services Not Provided by GCHA

GCHA will not provide the following services:

- A. Hosting or organizing Grand Opening events.
- B. Providing maintenance services.
- C. Providing unit turnover cleaning services.

- D. Managing or operating retail space.
- E. Coordinating or overseeing capital improvement projects.

IV. Collaboration and Oversight

GCHA will maintain regular communication with the Town of Grand Lake related to property operations, finances, and maintenance needs. The Town will retain oversight authority and will work collaboratively with GCHA to ensure that the Space to Create Property is managed efficiently and in compliance with applicable policies and funding requirements.

V. Compensation for Services Provided. As compensation for the services provided by GCHA pursuant to the provisions of this MOU, GCHA shall be entitled to receive:

_____.

VI. Miscellaneous Provisions

- A. Term and Termination. This MOU shall be for an initial term on one year commencing on _____, 2026. The MOU shall automatically renew at the end of the initial one-year term and each additional on-year term, unless either party provides notice at least 30 days prior to the expiration of each such term that the party does not intend to renew the MOU for an additional term. In addition, either party may terminate the MOU at any time upon _____ days written notice. IN the event of expiration or termination of the MOU, the parties will cooperate in all matters affected by such expiration or termination.
- B. Notice. Any notices given under this MOU are deemed to have been received and to be effective:
 - 1. Three (3) days after the same shall have been mailed by certified mail, return receipt requested; and
 - 2. Immediately upon hand delivery; or
 - 3. Immediately upon receipt of confirmation that an E-mail was received. For the purposes of this MOU, any and all notices shall be addressed to the contacts listed below:

GCHA:

Town of Grand Lake:

- C. Governmental Immunity. Both parties acknowledge and agree that the Town and GCHA are governmental entities, entitled to the protections of the Colorado Governmental Immunity Act, §24-10-101, et seq., C.R.S. (the “Act”). Liability for claims for injuries to

persons or property arising from the negligence of either party, their divisions, boards, commissions, committees, bureaus, officers, employees and officials shall be controlled and limited by the provisions of the Act. No term or condition of this IGA shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections, or other provisions contained in Act.

D. **Third-Party Beneficiaries.** This MOU does not and is not intended to confer any rights or remedies upon any person or entity other than the Parties. Enforcement of this MOU and all rights and obligations hereunder are reserved solely to the Parties. Any services or benefits which third parties receive as a result of this MOU are incidental.

(Signatures on next page)

GRAND COUNTY HOUSING AUTHORITY

By: _____

TOWN OF GRAND LAKE, COLORADO

By: _____

Mayor

ATTEST:

Town Clerk



MEMORANDUM

Meeting Date: 3/23/2026

To: Town of Grand Lake Board of Trustees
From: Steve Kudron, Town Manager

Re: MOU Grand Lake Creative District

Trustees:

On January 26, 2026 Staff presented the draft MOU for the Grand Lake Creative District. The final version is prepared for your approval.

Suggested Motion:

I move to direct the Mayor to sign the MOU with the Grand Lake Creative District for operational support.

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 26 – 2026**

**A RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING WITH THE
GRAND LAKE CREATIVE DISTRICT REGARDING CONSTRUCTION OF THE
SPACE TO CREATE PROJECT**

WHEREAS, the Board of Trustees of the Town of Grand Lake, Colorado, pursuant to Colorado statute and the Town of Grand Lake Municipal Code, is vested with the authority of administering the affairs of the Town of Grand Lake, Colorado; and

WHEREAS, the Town is the owner of certain property commonly referred to as the Space To Create Property (the “Property”); and

WHEREAS, the Town desires to develop the Property and construct or cause to be constructed certain improvements for the Space to Create Project; and

WHEREAS, the Grand Lake Creative District (“GLCD”) desires to work with the Town and to undertake certain obligations in connection with the development of the Space to Create Project; and

WHEREAS, the Town and GLCD wish to enter into the attached Memorandum of Understanding (“MOU”) to set forth their respective obligations in connection with the construction and development of the Space to Create Project.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO AS FOLLOWS:

1. The Memorandum of Understanding Between the Town of Grand Lake and the Grand Lake Creative District Regarding Construction and Development of the Space to Create Project, is hereby approved.
2. Severability: If any section, paragraph, sentence, clause, or phrase of this Resolution is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this Resolution. The Board declares that it would have passed this Resolution and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.
3. Repeal: Existing resolutions or parts of resolutions covering the same matters as embraced in this Resolution are hereby repealed and all resolutions or parts of resolutions inconsistent with the provisions of this Resolution are hereby repealed.

DULY MOVED, SECONDED, AND APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO, THIS 23rd DAY OF MARCH, 2026.

Votes Approving: _____
Votes Opposed: _____
Absent: _____
Abstained: _____

ATTEST:

**BOARD OF TRUSTEES OF THE
TOWN OF GRAND LAKE,
COLORADO**

Alayna Carrell
Town Clerk

By: _____
Christina Bergquist
Mayor

MEMORANDUM OF UNDERSTANDING BETWEEN THE TOWN OF GRAND LAKE AND THE GRAND LAKE CREATIVE DISTRICT REGARDING CONSTRUCTION AND DEVELOPMENT OF THE SPACE TO CREATE PROJECT

This Memorandum of Understanding (“MOU”) is entered into between the Town of Grand Lake, Colorado (the “Town”) and the Grand Lake Creative District (“GLCD”).

WHEREAS, the Town is the owner of certain property within the Town located at 1128 Park Ave Building A and commonly referred to as the Space to Create (the “Property”); and

WHEREAS, the Town intends to develop the Space to Create – Grand Lake Project (the “Project”) on the Property to, among other things, provide affordable housing; and

WHEREAS, the Project will be owned by the Town and will consist of nine (9) work force multi-family rental apartments to be referred to as the Space to Create Residences and an approximate 3,000 SF building to be referred to as the Space to Create Grand Spirit Maker Space; and

WHEREAS, the Project has been or will be funded in part by grants from the Colorado Department of Local Affairs (DOLA), Colorado Creative Industries (CCI), the Town of Grand Lake, and through the solicitation of private and public contributions; and

WHEREAS, the Town and GLCD which to enter into this MOU to set forth their understanding and agreement of the terms between the two parties specific to the construction and ownership of the Space to Create Maker Space, hereafter referred to as the “Building;”

NOW THEREFORE, the Town and GLCD enter into this MOU on the following terms and conditions and reflecting the rights and obligations of the parties.

I. Responsibilities of the Town in Constructing the Building:

The Town, through its General Contractor, Elk Mountain Construction, will:

- a. construct the Building’s foundations, post framed wooden structure of approximately 30 ft x 100 ft, roof system, exterior wall and roof insulation and interior liner, underground extend sanitary sewer, domestic water, natural gas, and electrical utilities stubbed into the Building.

- b. Construct a concrete courtyard of approximately 65 ft x 50 ft to the west of the Building, a concrete area of approximately 10 ft x 100 ft on south of the building, a wooden boardwalk and street parking to the east of the Building.

- c. Be responsible for maintaining Builder’s Risk Insurance during the Construction of the Building.

II. Responsibilities of the Grand Lake Creative District

GLCD, through its General Contractor, Dream Builders LLC, in a manner necessary to fully comply with the requirements of the Grand County Building Department and that is consistent with the Construction Drawings prepared by MA Studios, will:

- a. Construct the exterior finish of the Building that will include “zip sheathing” and wood board and batten siding, as approved by the Town, over the post framed wooden structure constructed by the Town, provide and install exterior windows, exterior egress doors, one exterior overhead door, rain gutter and downspouts on the south elevation, required signage, a canopy approximately 15 ft x 28 ft wide on the west side, exterior lighting as approved by the Town, all necessary interior partitions, stairs to a mezzanine and required railing along the west edge, floor and wall finishes throughout, toilet accessories, trim, HVAC, interior lighting, electrical distribution, and plumbing fixtures.
- b. Be responsible for payment of construction costs associated with Dream Builder LLC’s scope of work not to exceed \$335,000 plus any subsequently approved Change Orders, not exceeding a total cost of \$400,000.
- c. Be responsible for fundraising its costs to construct the scope of work to be performed by Dream Builder, LLC. and limited above. GLCD will continue to collaborate with the Town to fundraise to support the overall Space to Create- Grand Lake construction budget.

III Miscellaneous Provisions

- a. **Term of the MOU.** The MOU will be in force for a period of one (1) year. Prior to expiration, the Town and GLCD will negotiate a new mutually beneficial MOU with the intent of continuing with similar terms.
- b. **Notice.** Any notices given under this MOU are deemed to have been received and to be effective:
 - 1. Three (3) days after the same shall have been mailed by certified mail, return receipt requested; and
 - 2. Immediately upon hand delivery; or
 - 3. Immediately upon receipt of confirmation that an E-mail was received. For the purposes of this MOU, any and all notices shall be addressed to the contacts listed below:

GLCD:
Grand Lake Creative District
PO Box 545
Grand Lake, CO 80447

Town of Grand Lake:
PO Box 99
Grand Lake, CO 80447

- c. Governmental Immunity. Both parties acknowledge and agree that the Town and GCHA are governmental entities, entitled to the protections of the Colorado Governmental Immunity Act, §24-10-101, et seq., C.R.S. (the “Act”). Liability for claims for injuries to persons or property arising from the negligence of either party, their divisions, boards, commissions, committees, bureaus, officers, employees and officials shall be controlled and limited by the provisions of the Act. No term or condition of this IGA shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections, or other provisions contained in Act.

- d. Third-Party Beneficiaries. This MOU does not and is not intended to confer any rights or remedies upon any person or entity other than the Parties. Enforcement of this MOU and all rights and obligations hereunder are reserved solely to the Parties. Any services or benefits which third parties receive as a result of this MOU are incidental.

(Signatures on next page)

GRAND LAKE CREATIVE DISTRICT

By: _____

TOWN OF GRAND LAKE, COLORADO

By: _____

Mayor

ATTEST:

Town Clerk



MEMORANDUM

Meeting Date: 3/23/2026

To: Town of Grand Lake Board of Trustees
From: Steve Kudron, Town Manager

Re: Rocky Mountain Folk School MOU

Trustees:

On January 26, 2026 Staff presented the draft MOU for the Rocky Mountain Folk School. The Board of Trustees asked for an estimated expense detail. A copy of the estimated expenses is provided for your review. The final version is prepared for your approval.

Suggested Motion:

I move to direct the Mayor to sign the MOU with the Rocky Mountain Folk School for operational support.

**TOWN OF GRAND LAKE
BOARD OF TRUSTEES
RESOLUTION NO. 27 – 2026**

**A RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING WITH THE
ROCKY MOUNTAIN FOLK SCHOOL REGARDING LEASING OF THE SPACE TO
CRATE GRAND SPIRIT MAKER BUILDING WITHIN THE SPACE TO CREATE
PROJECT**

WHEREAS, the Board of Trustees of the Town of Grand Lake, Colorado, pursuant to Colorado statute and the Town of Grand Lake Municipal Code, is vested with the authority of administering the affairs of the Town of Grand Lake, Colorado; and

WHEREAS, the Town is the owner of certain property commonly referred to as the Space To Create Property (the “Property”); and

WHEREAS, the Town intends to develop the Space To Create Project on the Property, including construction of a building to be known as the Space to Create Grand Spirit Maker Space (the “Building”); and

WHEREAS, the Rocky Mountain Folk School (“RMFS”) desires to lease the Building and to sublease portions of the Building to other tenants; and

WHEREAS, the Town and RMFS wish to enter into the attached Memorandum of Understanding (“MOU”) to set forth their respective obligations in connection with the ownership and leasing of the Building.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN
OF GRAND LAKE, COLORADO AS FOLLOWS:**

1. The Memorandum of Understanding Between the Town of Grand Lake and the Rocky Mountain Folk School for the Space to Create Grand Sprit Maker Space Building, is hereby approved.
2. Severability: If any section, paragraph, sentence, clause, or phrase of this Resolution is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this Resolution. The Board declares that it would have passed this Resolution and each part or parts thereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.
3. Repeal: Existing resolutions or parts of resolutions covering the same matters as embraced in this Resolution are hereby repealed and all resolutions or parts of resolutions inconsistent with the provisions of this Resolution are hereby repealed.

DULY MOVED, SECONDED, AND APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF GRAND LAKE, COLORADO, THIS 23rd DAY OF MARCH _____, 2026.

Votes Approving: _____
Votes Opposed: _____
Absent: _____
Abstained: _____

ATTEST:

**BOARD OF TRUSTEES OF THE
TOWN OF GRAND LAKE,
COLORADO**

Alayna Carrell
Town Clerk

By: _____
Christina Bergquist
Mayor

MEMORANDUM OF UNDERSTANDING BETWEEN THE TOWN OF GRAND LAKE AND THE ROCKY MOUNTAIN FOLK SCHOOL REGARDING THE LEASING AND SUBLEASING OF SPACE WITHIN THE SPACE TO CREATE GRAND SPIRIT MAKER SPACE BUILDING

This Memorandum of Understanding (“MOU”) is entered into between the Town of Grand Lake, Colorado (the “Town”) and the Rocky Mountain Folk School, a Colorado 501 (c)3 Corporation (“RMFS”).

WHEREAS, the Town is the owner of certain property within the Town located at 1128 Park Ave Building A and commonly referred to as the Space to Create Grand Spirit Makersspace (the “Property”); and

WHEREAS, the Town intends to develop the Space to Create – Grand Lake Project (the “Project”) on the Property to, among other things, provide space for artistic and other creative endeavors; and

WHEREAS, the Project will be owned by the Town and will consist of nine (9) work force multi-family rental apartments to be referred to as the Space to Create Residences and an approximate 3,000 SF building to be referred to as the Space to Create Grand Spirit Maker Space; and

WHEREAS, the RMFS desires to lease and sublease space within the Space to Create Grand Spirit Maker Space; and

WHEREAS, the Town and RMFS wish to enter into this MOU to set forth their understanding and agreement of the terms between the two parties specific to the construction, ownership, leasing and subleasing of the Space to Create Grand Spirit Maker Space, hereafter referred to as the “Building.”

NOW THEREFORE, the Town and RMFS enter into this MOU on the following terms and conditions and reflecting the rights and obligations of the parties.

I. Responsibilities of the Town in Owning and Operating the Building:

In connection with owning and operating the Building, the Town will:

- a. Own the Building and negotiate an initial 54-month lease with RMFS for use of the Building and exterior courtyard effective June 1, 2026. The monthly lease rate will be \$500/mo. for the lease term beginning on January 1, 2027.
- b. Be responsible for the cost of insuring the Building.
- c. Be responsible for initial installation and maintaining of utilities and services for the Building, including, but not limited to: domestic water, sanitary sewer, electrical, WIFI, natural gas, snow removal, and trash, subject to reimbursement by RMFS.
- d. Be responsible for performing normal interior and exterior maintenance of the Building, including but not limited to: domestic water heater, heating elements, trash removal, snow

removal, landscape and hardscape maintenance, breakage of exterior glass, exterior vandalism by others, etc.

- e. Provide annual financial operating assistance of the Building to the RMFS of not less than \$25,000 for FY 2026 and \$ 50,000.00 per year for the subsequent years of the term of the MOU. This financial commitment of the Town shall be subject to annual appropriation by the Town Board of Trustees for FY 2027 and thereafter, and the failure of the Town to appropriate such funds will not constitute a breach of this MOU.

II. Responsibilities of the Rocky Mountain Folk School in Operating and Leasing the Building:

In connection with leasing and operating the Building, RMFS will:

- a. Be responsible for any subleases to the various organizations using the Building and will inform the Town prior to execution.
- b. Be responsible for insurance for contents, occupants using the building, and for requiring the sublease tenants to maintain similar insurance policies consistent with statutory requirements.
- c. Be responsible for reimbursement to the Town for all utility costs associated with operation of the Building including, but not limited to, domestic water, sanitary sewer, electrical, Wi-Fi, trash, and natural gas.
- d. Be responsible for performing normal cleaning and upkeep of the interior of the Building.
- e. Assuming tenancy of the Building on June 1, 2026.

III Miscellaneous Provisions

- a. Term of the MOU. The MOU will be for an initial term of one (1) year commencing June 1, 2026. The MOU will automatically renew for a period of nine (9) successive one-year renewal terms, for a total of ten (10) years, unless at least 30 days prior to the expiration of any one-year term, either party provides notice that it does not intend to renew the MOU for an additional term. At the end of ten (10) years, the parties will negotiate a new mutually beneficial MOU with the intent of continuing with similar terms.
- b. Review of annual operating costs. The Town and RMFS will annually review their respective operating costs.
- c. Notice. Any notices given under this MOU are deemed to have been received and to be effective:
 - 1. Three (3) days after the same shall have been mailed by certified mail, return receipt requested; and
 - 2. Immediately upon hand delivery; or
 - 3. Immediately upon receipt of confirmation that an E-mail was received. For the purposes of this MOU, any and all notices shall be addressed to the contacts

listed below:

RMFS:
Rocky Mountain Folk School
PO Box 545
Grand Lake, CO 80447

Town of Grand Lake:
PO Box 545
Grand Lake, CO 80447

- d. **Governmental Immunity.** Both parties acknowledge and agree that the Town is a governmental entity, entitled to the protections of the Colorado Governmental Immunity Act, §24-10-101, et seq., C.R.S. (the “Act”). Liability for claims for injuries to persons or property arising from the negligence of the Town, its divisions, boards, commissions, committees, bureaus, officers, employees and officials shall be controlled and limited by the provisions of the Act. No term or condition of this MOU shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections, or other provisions contained in Act.

- e. **Third-Party Beneficiaries.** This MOU does not and is not intended to confer any rights or remedies upon any person or entity other than the Parties. Enforcement of this MOU and all rights and obligations hereunder are reserved solely to the Parties. Any services or benefits which third parties receive as a result of this MOU are incidental.

(Signatures on next page)

ROCKY MOUNTAN FOLK SCHOOL, a Colorado _____

By: _____

TOWN OF GRAND LAKE, COLORADO

By: _____

Mayor

ATTEST:

Town Clerk



MEMORANDUM

Meeting Date: 3/23/2026

To: Town of Grand Lake Board of Trustees
From: Steve Kudron, Town Manager

Re: Grand Lake Logo and Brand uses

Trustees:

At today's workshop the Board of Trustees discussed the Town's brand image, logos and other marks that are in use by the Town of Grand Lake.

In conjunction with the Town's acquisition of the gograndlake.com website and brand for marketing services, the Boards review has determined the marks, uses and words when presenting the people and place of Grand Lake, Colorado.

Staff will use the Board's direction to update the logos and marks to ensure the Town brand is being used as intended.

Suggested motion: I move staff to prepare an updated brand book for approval using the following seals, logos, and terms for use by the Town of Grand Lake:

- Seal: _____
- Badge: _____
- Logo: _____
- Flag: _____
- Visitor Center: _____
- Grand Lake Center: _____
- Marina: _____
- Other Detail: _____



MEMORANDUM

Meeting Date: 3/19/2026

To: Town of Grand Lake Board of Trustees
From: Crystal Myers, Grand Lake Center Operations Manager

Re: Basketball backboards, hoops and padding installation

Trustees:

Staff is presenting the quote for the purchase and installation of the Grand Lake Center unbreakable glass basketball backboards, hoops and backboard padding. This is a budgeted item as approved by the Board.

Even though installation cost is significant, staff are suggesting professional installation due to the nature of the job, hours quoted for installation, and attaching new equipment to old fixtures.

Staff requests approval of the purchase agreement including installation as quoted.

Suggested Motion:

I move to approve the contract for Basketball hoop upgrades to the gymnasium at the Grand Lake Center in the amount of \$10,700.00 with BSN Sports.



PO Box 841393
 Dallas, TX 75284-1393
 Phone: 800-527-7510 Fax: 800-899-0149
 Visit us at www.bsnsports.com

Contact Your Rep

Joey Callender Email:jcallender@bsnsports.com | Phone:972-884-7375 x7375

Sold to
 17259760
 THE TOWN OF GRAND LAKE
 1026 PARK AVE
 GRAND LAKE CO 80447
 USA

Ship To
 17259760
 THE TOWN OF GRAND LAKE
 1026 PARK AVE
 GRAND LAKE CO 80447
 USA

Payer
 17259760
 THE TOWN OF GRAND LAKE
 1026 PARK AVE
 GRAND LAKE CO 80447
 USA

Quote	Section 11, ItemF.
Cart #: 15086259	
Purchase Order #: BBall Goal Upgrades	
Cart Name: Backboard Project	
Quote Date: 02/09/2026	
Quote Valid-to: 04/15/2026	
Payment Terms: NT00	
Ship Via:	
Ordered By: Crystal Myers	

Item Description	Qty	Unit Price	Total
Unbreakable Tall Glass Backboard Item # - 1302776	2 EA	\$ 1,500.00	\$ 3,000.00
BREAKAWAY GOAL-COLLEGIATE 2000 Item # - 5038XXXX	2 EA	\$ 200.00	\$ 400.00
DURASKIN BASKETBALL BACKBOARD PADDING Item # - 5054XXXX	2 EA	\$ 205.00	\$ 410.00
Install Item # - NSPINSTALL	1 EA	\$ 6,440.00	\$ 6,440.00

Subtotal:	\$10,250.00
Other:	\$0.00
Freight:	\$450.00
Sales Tax:	\$0.00
Order Total:	\$10,700.00
Payment/Credit Applied:	\$0.00
Order Total:	\$10,700.00



Fw: Install Quote

Cheyenne Bauman <CBauman@bsnsports.com>
To: Grand Lake Center <info@grandlakecenter.com>

Wed, Mar 18, 2026 at 7:01 AM

Hey Crystal,

This is what I got back from construction.

Hey Cheyenne! Here is the breakdown:

Scissor lift rental, including delivery and pickup fees, is \$1352
Installation labor: approximately 12 man-hours + \$2640
Travel 12 man-hours RT + fuel surcharge \$2448

Total: \$6440.00

Cheyenne Bauman
Senior Inside Sales Pro
Phone: (214) 459 - 9038
BSN SPORTS
A Varsity Brands Company

From: Grand Lake Center <info@grandlakecenter.com>
Sent: Tuesday, March 17, 2026 2:36 PM
To: Cheyenne Bauman <CBauman@bsnsports.com>

[Quoted text hidden]

[Quoted text hidden]