



GRAND LAKE BOARD OF TRUSTEES MEETING MINUTES

Monday, July 13, 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*

7. Call to Order

Mayor Bergquist called the Board of Trustees meeting to order at 6:15 P.M. in the Town Hall Board Room.

8. Pledge of Allegiance

Mayor Bergquist led the Pledge of Allegiance.

9. Announcements

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

10. Roll Call

Present: Mayor Bergquist; Mayor Pro-Tem Arntson; Trustees Causseaux, Finch, Miller, Mills and Schoenherr; Town Manager Kudron; and Town Clerk Carrell.

Mayor Pro-Tem Arntson arrived late at 6:47 pm.

11. Conflicts of Interest

None.

12. Mayor's Report

Mayor Bergquist provided an update and expressed her appreciation and pride for the staff, volunteers, and community members who assisted in organizing the Fourth of July celebration on short notice. She noted that, despite having less than one week to plan the event and encountering a few challenges, the celebration was well received and provided valuable lessons for future events. Mayor Bergquist also shared that local businesses benefited from increased all-day visitor activity and that the Town continues to experience a busy and active summer season. She encouraged residents and visitors to remain patient, welcoming, and respectful toward one another.

13. Manager's Report

A. July 13, 2026

Code Enforcement

Manager Kudron reported that trash issues continue to increase, noting that trash attracts bears and that community cooperation is essential. Permit

enforcement remains active, and short-term rental (STR) license compliance is very good. The Fourth of July was very busy for trash, parking, and other visitor-related issues, and staff is working on right-of-way (ROW) parking issues.

Planning

The next Planning Commission meeting is scheduled for July 15, 2026. The 900 Grand project has been submitted for final permitting and will be on the July 30, 2026 agenda. The Ruger subdivision is also on the agenda.

Public Works

Striping is complete and the Town looks great. Manager Kudron thanked Public Works for keeping the Town clean before, during, and after the holiday.

Grand Lake Center

Summer camps are in full swing, and Continental Divide Trail (CDT) hikers are camping and using facilities in Grand Lake. With many summer residents and visitors in Town, Grand Lake Center facilities are being used more than ever.

Marketing & Events

A CTO crew will visit in July to film a promotional video for the social media co-op. Staff also reported on PIO training and updates.

Intergovernmental

The new recycling center is open Saturdays from 9:00 a.m. to 12:00 p.m., and the early opening has been very successful. The Town is working with the Lift on special July 4th service to Grand Lake. Grand Lake received the Energy Impact Award. The Town continues to work with Grand Lake Fire on the wildfire plan, and staff has submitted a draft policy to the Fire Chief for review.

Marina

The summer season is in full swing, with record numbers of visitors and revenues for the first part of July. All boats in the fleet are operational.

Administration

Grant year-end activities are in full swing. Training directives have been issued for all staff, and the Town's business license renewal cycle has been completed.

Water

No changes to operations were reported.

Space to Create

State inspections are complete; staff is awaiting completion of medallions in the units. Second-round interviews were held July 10, with five qualified applicants currently in the pool.

Updates & Upcoming

A Board of Trustees retreat will be scheduled in August. Additional event information, including Rocky Mountain Folk School classes, is available on the Town's website.

The next Board meeting is scheduled for July 27, 2026.

14. Public Comments (Limited to 3 Minutes)

Dennis Humphries, 60 Overlook Drive- Mr. Humphries, representing the Grand Resource and Recycling Coalition, provided an update on the Grand Lake recycling program. He reported that the program has experienced strong participation since opening over Memorial Day weekend, with increasing vehicle counts and all three recycling dumpsters filled for the first time during the previous week. Mr. Humphries shared that community members have expressed appreciation for having a local recycling option in Grand Lake rather than traveling to another drop-off location. He noted that the program is performing well and may be exceeding participation at the Granby drop-off site. Mr. Humphries thanked the Town for its support and stated that additional volunteers are needed to help sustain the program.

Elaine Manardi, 381 County Road 4421- Ms. Manardi provided an update on the recent Ducks Outta Water event and expressed her appreciation to the Town for its support. She reported that the event was well attended and enjoyed by both residents and visitors, with strong participation from children and families. Ms. Manardi noted that many attendees expressed excitement about the return of the duck event to Grand Lake. She also acknowledged the support and assistance provided by local businesses and community members who contributed to the event's success. Ms. Manardi specifically thanked the Public Works Department for its assistance and Jim Kreutzer for donating the use of a lift for the duck drop.

15. Consent Agenda

A. Accounts Payable

Trustee Miller moved to approve the Consent Agenda for July 13, 2026. Trustee Causseaux seconded the motion, and Town Clerk Carrell called for a vote.

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

16. Items of Discussion

A. 2025 Audited Financial Statements — Approval and Presentation by Dazzio & Associates, PC

Trustee Causseaux moved to approve the Town of Grand Lake, Colorado 2025 Audited Financial Statements as presented. Trustee Finch seconded the motion, and Town Clerk Carrell called for a vote.

Trustee Finch	Aye
Trustee Schoenherr	Aye
Trustee Causseaux	Aye
Trustee Miller	Aye
Trustee Mills	Aye

Mayor Pro-Tem Arntson	Absent
Mayor Bergquist	Aye

B. Resolution No. 62-2026 — Authorizing Cash Account and Safe Deposit Box Signers

Trustee Causseaux moved to approve Resolution No. 62-2026, authorizing cash account and safe deposit box signers. Trustee Finch seconded the motion, and Town Clerk Carrell called for a vote.

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

C. [Quasi-Judicial] Grand Arts Council Special Event Liquor Permit Application and Resolution No. 55-2026

Presented by Town Clerk Carrell.

Alan Walker, 13132 Highway 34, appeared on behalf of the Grand Arts Council.

Mr. Walker provided information regarding the annual bluegrass music event featuring a group of performers who return to Grand Lake each year. The performers are scheduled to perform at the park on Wednesday evening and traditionally hold a Saturday evening performance at the Grand Lake Center. Due to a scheduling conflict at the Grand Lake Center, the group requested to relocate the Saturday performance to the Grand Lake Community House and sought sponsorship from a local nonprofit organization. The Grand Arts Council agreed to serve as the nonprofit sponsor for the event.

Mayor Bergquist opened the public hearing. No public comment was received, and Mayor Bergquist subsequently closed the public hearing.

Trustee Schoenherr moved to approve the Special Event Liquor Permit application and Resolution No. 55-2026, setting certain fees for the Grand Arts Council's special event, "Bluegrass Concert," to be held on August 1, 2026, from 5:00 p.m. to 10:00 p.m. at the Grand Lake Community House, 1026 Park Avenue. Trustee Causseaux seconded the motion, and Town Clerk Carrell called for a vote.

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

D. Colorado AeroLab Special Event Permit Application and Resolution No. 56-2026

Presented by Town Manager Kudron.

Elaine Menardi, 381 County Road 4421, appeared on behalf of AeroLab.

Ms. Menardi provided information regarding the upcoming Viking Armada event, which will build upon the success of the previous year's Pirate Flotilla held at Headwaters Cove at Headwaters Marina in the Little Ghost area. She noted that the event was well received and highly attended, and this year's event will feature Viking-themed boats, including handmade Viking boats created by local children. The event is intended to provide another fun, family-friendly community activity.

Trustee Causseaux moved to approve the Special Event Permit application and Resolution No. 56-2026, for Colorado AeroLab's "Viking Armada" event to be held July 17, 2026. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

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

E. Colorado AeroLab Special Event Permit Application and Resolution No. 57-2026

Presented by Town Manager Kudron.

Elaine Menardi, 381 County Road 4421, appeared on behalf of AeroLab.

Ms. Menardi, representing AeroLab, provided information regarding Main Street Game Night, a new family-friendly event held in partnership with Quacker Gift Shop. The event will feature free board games and activities for the community, with no fundraising component. Activities are planned to take place at the park pavilion, with the potential for additional tables and tents on the grass area. Upcoming events include a Genius Square tournament on July 18 and Yo-Yo Night on August 8, with the goal of providing a fun, family-oriented activity prior to the Bluegrass Concert events on Saturday evenings.

Trustee Causseaux moved to approve the Special Event Permit application and Resolution No. 57-2026, for Colorado AeroLab's "Main Street Game Night" event to be held July 18, August 1, and August 8, 2026. Trustee Finch seconded the motion, and Town Clerk Carrell called for a vote.

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

F. Grand Arts Council Special Event Permit Application and Resolution No. 58-2026

Presented by Town Manager Kudron.

Alan Walker, 13132 Highway 34, appeared on behalf of the Grand Arts Council.

Trustee Causseaux moved to approve the Special Event Permit application and Resolution No. 58-2026, for the Grand Arts Council's "Bluegrass Concert" event to be held on August 1, 2026. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

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

G. Peaks 'n Pines Quilt Guild Special Event Permit Application and Resolution No. 59-2026

Presented by Town Manager Kudron.

Trustee Causseaux moved to approve the Special Event Permit application and Resolution No. 59-2026, for Peaks 'n Pines Quilt Guild's "Quilt Show" event to be held July 30 through August 2, 2026. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

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

H. Friends of Grand County Library Special Event Permit Application and Resolution No. 60-2026

Presented by Town Manager Kudron.

Trustee Miller moved to approve the Special Event Permit application and Resolution No. 60-2026, for the Friends of the Grand County Library's "Friends Book Sale" event to be held August 14 through August 16, 2026. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

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

I. Code Amendment Package — Ordinances Nos. 04–23-2026 — First Reading

Presented by Code Enforcement/Permit Tech Brian Kracke.

The Board discussed code amendments, regarding artificial turf regulations and clarification of use tax requirements. Discussion included contractor documentation of purchase prices, landscaping-related tax considerations, and the potential for hardship variances related to property improvements.

The Board also discussed code enforcement topics related to fencing requirements, short-term rental regulations, annual inspections, fire safety compliance, business licensing requirements, and coordination with the Grand Lake Fire Protection District. Additional discussion included inspection fees, rental compliance, notification procedures, and improving the complaint tracking process.

J. Appointment of Town Representative to the Grand County Historic Preservation Board and Resolution No. 63-2026

Presented by Town Manager Kudron.

Trustee Causseaux moved to approve Resolution No. 63-2026, appointing Dennis Humphries as the Town of Grand Lake's representative to the Grand County Historic Preservation Board. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

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

K. Proposition 123 Affordable Housing Expedited Review Process and Resolution No. 64-2026

Presented by Town Manager Kudron.

Trustee Miller moved that the Board of Trustees adopt Resolution No. 64-2026, establishing an expedited review process for qualifying affordable housing development applications pursuant to Proposition 123, in the form presented, incorporating DOLA's July 7, 2026 courtesy review recommendations. Trustee Finch seconded the motion, and Town Clerk Carrell called for a vote.

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

L. 2026 Grand Lake Clarity Stakeholders' MOU — Authorization to Execute

Presented by Town Manager Kudron.

Trustee Causseaux moved that the Board of Trustees authorize the mayor to execute the 2026 Grand Lake Clarity Stakeholders' Memorandum of Understanding on behalf of the Town of Grand Lake, substantially in the form presented, and to take all actions necessary to carry out its terms. Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

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

M. W. Portal Road Pedestrian Crosswalk at County Road 663 — Authorization to Proceed

Trustee Causseaux moved to authorize staff to proceed with design, permitting, and grant-funded construction of a marked pedestrian crosswalk on W. Portal Road at County Road 663, per the conceptual sketch (Dwg. No. GLCO325T-CW-002, dated July 2026). Trustee Mills seconded the motion, and Town Clerk Carrell called for a vote.

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

17. Future Items for Consideration

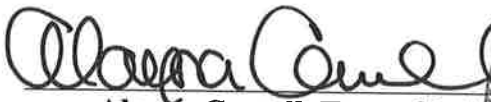
- To be determined

18. Adjourn Meeting

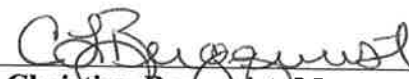
Trustee Miller moved to adjourn the meeting, seconded by Trustee Causseaux. Town Clerk Carrell called for a vote; the motion passed unanimously.

This meeting of the Board of Trustees was adjourned at 8:17 PM.

(Attest)


Alayna Carrell, Town Clerk




Christina Bergquist, Mayor