

Town of Marble
Regular Meeting of the Board of Trustees
May 7, 2026 6:00 pm
Marble Community Church, 121 W. State St. Marble, Colorado
Agenda

- A. 6:00 P.M. Call to order & roll call of the regular May meeting of the Board of Trustees of the Town of Marble
- B. Mayor's Comments
- C. Consent Agenda
 - a. Approval of April 9th, 2026 Minutes
 - b. Approval of Current Bills, May 7th, 2026
- D. Treasurer Report, Amy
 - a. Account balances, 5/1/26
 - b. Year to date, budget vs actual
- E. Administrator Report
 - a. Consider approval Craig Helm camping permit application
 - b. Consider approval Jewel Campbell camping permit application
 - c. Consider approval Levin Short Term Rental application
 - d. Consider approval Beaver Lake Lodge annual liquor license renewal
 - e. Set public hearing for Craaybeek variance request, Dylan
 - f. Consider approval Crystal River Intergovernmental Agreement
- F. Discussion of mixed-use corridor proposal
 - a. Use by right vs Use by review discussion, Ryan
- G. Old Business
- H. New Business
- I. Adjourn

Minutes of the Town of Marble
Regular Meeting of the Board of Trustees
April 9, 2026 6:00 pm

A. 6:00 P.M. Call to order & roll call of the regular April meeting of the Board of Trustees of the Town of Marble – Mayor Ryan Vinciguerra called the meeting to order at 6:02 Present: Dustin Wilkey, Amber MacMahill, Amy Rusby and Ryan Vinciguerra. Absent: Larry Good and Ron Leach, Town Administrator. Also present: Terry Langley, minutes

B. Mayor's Comments

C. Wildfire Prevention and Preparedness, Chief Rob Goodwin – Rob came to talk about the upcoming wildfire season, mitigation work and future plans. He read that the State of Colorado snowpack is the lowest in recorded history, the winter was the warmest in recorded history and the water content is the lowest in recorded history. They are holding regional wildfire preparation and safety messaging meetings and presentations. They are beefing up staffing, sending out regional attack crews with the goal to keep small fires small. They are as prepared as they can be. The various fire districts are working together with mutual aid and Chief Goodman gave several examples of previous fires in which mutual aid was successful. They are currently doing a huge information push and have more than 10 sessions scheduled. There will be a wildfire presentation at the Marble Fire Station on May 1, 6 p.m. Food will be provided. On May 12 the wildfire collaborative will be here. Dr. Hassam Mahmoud, Vanderbilt University, will present his report on the fire modeling he has been working on with his final report to come out shortly thereafter. Dr. Mahmoud is also working on modeling for Snowmass, Basalt, the Carbondale Fire District and Glenwood Springs. This includes structure evaluation, wind patterns, ignition points, needed fire mitigation and more. When comparing modeling results to actual fires, it has proven to be very accurate (upper 80s to 90s%). This will include evacuation data to help with evacuation planning. Dustin asked about some volunteers from the Carbondale Fire Department helping with the mitigation scheduled for April 18. Ryan reported that there will be a hot dog and potluck along with go kit information at 2 p.m. Mariah asked about public outreach for this event and Amber is working on that. Chief Goodwin explained more about the things included in the modeling. These include multiple ignition points, weather data, fire suppression efforts and more.

D. Consent Agenda – Dustin Wilkey made a motion to approve the consent agenda. Amy Rusby seconded and the motion passed unanimously.

- a. Approval of March 5th, 2026 Minutes
- b. Approval of March 19th, 2026 Minutes
- c. Approval of Current Bills, April 9th, 2026

E. Treasurer Report, Amy

a. Account balances - Amy reported that, as of 4/1/26 we are 25% through the fiscal year. Revenues are at 20% and expenses are at 17.33%. Total in accounts is \$531,955.86. This is up \$75,000 over last year at this time. Revenue is up from last year at this time. Expenses were 2% higher at this time last year, partly due to snow removal. She reported that some of that \$75,000 came from the state and some from interest.

b. Year to date, budget vs actual (see above).

F. Administrator Report

a. Craaybeek variance request, Dylan Craaybeek - Dylan is requesting a setback variance to construct a new garage on his property on Park Street. The limiting factor is the 15% of the lot size for accessory structures. The proposed garage combined with the existing shed exceeds that. They would like to either build the garage and then take down the shed within a year or two OR adjust the garage size and keep the shed. Adjoining properties are owned by the Town of Marble, Charlie Speer and Gary Bascom (across the road). He has chatted informally with the neighbors and no one has expressed any objections. He plans to send formal letters. Dustin asked about the neglected alleyway. It has a 20' right of way. The proposed garage would be within 1' of the property line and removing the shed would clear the alleyway. Ryan asked about the reason for the location of the planned the garage. Dylan explained that this would leave them some yard as well as give some additional privacy and shield from dust. They are trying to follow the codes regarding the distance between structures. Ryan explained that the town tries to avoid variances due to perceived subjective decision making. Amy asked about the septic and Dylan explained that is part of what is determining the location. Dylan has been working with Ron to determine the proper placement of the garage. Ryan stated that removing the shed is one of the only ways that this can work. Ryan commended Dylan on coming before the town with some flexibility. Ryan asked about the size and Dylan explained that they would like to be able to get two cars as well as dirty, wet equipment. Amber asked about moving the garage back and Dylan said that they hope to keep it parallel with the house and that moving it back very far would mean having to move the septic. There will need to be a public hearing requested and scheduled. Because there is not 30 days before the next meeting, it could be scheduled at the May meeting for June.

b. Dark Sky Committee (DSC) update, Ron – Amy reported that Ron had agreed for the town to be the fiscal agent for DSC. Amy Rusby made a motion for the Town to be the fiscal agent for DSC. Amber MacMahill seconded and the motion passed unanimously. There is a DSC event (dinner and a pie auction) scheduled for Friday, April 17, 6 p.m., at the Raspberry Ridge Café.

c. Consider approval Treasure Mountain Ranch (TMR) land exchange letter, Ryan – Rob Anderson expressed some concerns and asked for some clarification about this letter. Amber explained that the majority of last month's presentation focused on a proposed land swap. Rob asked if the letter was a done deal and Ryan explained that they have a draft but nothing is signed yet. Amber explained that the

letter just says that the idea is worth exploring. Ryan read the part of that proposed letter that explained the land swap. Rob said that TMR would be paid for the conservation. Amber explained that TMR said that income would go to nonprofits. Angus felt that they were going to use the funds for the other buildings. Rob spoke to the changing ideas and this is the latest. He asked how it would benefit the town. Ryan said he feels that the conservation aspects were primary. He expressed appreciation for TMR coming to the town with the plans. Rob said that there had been a meeting with the Forest Service and the public previously and that the FS had basically said they could not go with it. He asked that he be informed whenever anything related to the town of Crystal is on the town agenda. Dustin Wilkey made a motion to sign the letter as written. Amy Rusby seconded and the motion passed unanimously.

G. Discussion of mixed-use corridor proposal

a. Use by right vs Use by review discussion, Ryan – Ryan thanked Amber for her work on this. Amber explained that the draft ordinance included maximum business criteria. She suggested taking it down to the same as residential restrictions regarding square footage, etc. She addressed parking requirements (minimum of 5 spaces) and said that there are very few locations that can accommodate that. She spoke to allowing small home occupied business. She suggested that, if under 500', the two residential spaces would be sufficient. From 500-1000, one more space and then staggered up from there, depending on size. She addressed lodging parking requirements and he talked about nonconforming uses, such as a food truck on an empty lot, and possible parking requirements depending on such things as outdoor seating. Guided businesses would need a space for each vehicle to be rented as well as customer parking. She spoke to moving to criteria for use by right/use by review as opposed to a list of types of businesses. Some criteria for use by right might include exiting available parking, all activities taking place inside, no mechanical equipment beyond the property line, minimal outdoor storage, no delivery activity beyond typical residential levels, short term rental units not exceeding one unit. Dustin spoke to the percentage of lot size being capped at 30% of land use to be fair and consistent with existing businesses. He asked about ADA guidelines for parking and bathrooms. Ryan feels that ADA goes beyond town zoning codes and would be addressed with building codes. Amber stated that going to 30% might increase density. Ryan mentioned the Muni Code website which lists municipal and zoning codes for most towns in CO, including lists of use by review and use by right which might be a help to editing Marble zoning. Ryan asked Amber if she wanted to include her ideas in a proposed ordinance or if she would like to wait for the results of the public hearing. She wants public input to be able to make the case to a larger audience in order to hear from the public and to become a more vibrant community with more opportunities. Angus asked about the proposal to put this on a ballot and if it could be distilled into something that can be included on a ballot and voted on. Amber said that a public hearing would allow the board to present the facts and explanations of the proposal and the thoughts behind it. Dustin wants to do a public hearing to avoid misconceptions and hear public opinion. Amy feels that a public hearing would allow the board to hear from the public as long as they attend. She and Amber have been working on an information/fact sheet. Dustin feels it is up to the board to make the final decision after hearing from citizens. Ryan said that technically zoning falls to the

board but that Marble is unique in that traditional paths might not fit. He feels education is important. Discussion of possible changes to current businesses' zoning or grandfathering them in followed. The number of public meetings was discussed and Ryan suggested waiting to see the results of the first one. Publicity ideas such as including a fact sheet on the website, social media, flyers, The Echo and a special mailing were discussed. Angus asked questions around estimated increase to sales tax income as well as financial issues around possible law suits regarding zoning. Terry suggested developing a framework around the public meeting including submitting comments and questions in advance. Amy also suggested setting time limits. This might be utilized at a second public hearing if needed. Dustin Wilkey made a motion to hold a public meeting at the June 4, 2026, regular meeting. Amber MacMahill seconded and the motion passed unanimously.

H. Old Business – Amy asked about the Helm camping permit request. This was first submitted in request. Dustin understood that they want to come up on weekends and that they will take their camper down when the septic needs to be emptied. Due to unanswered questions about differences in the first request and this one, the request was tabled until Mr. Helm can be present.

I. New Business – Amber reported that there is a pancake breakfast scheduled for April 18.

J. Adjourn - Dustin Wilkey made a motion to adjourn. Amy Rusby seconded and the motion passed unanimously. The meeting was adjourned at 8:15 p.m.

Respectfully submitted,
Terry Langley

Town of Marble

Deposit Detail

April 2026

DATE	TRANSACTION TYPE	CUSTOMER	VENDOR	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
01-1000 *General Fund -0240						
04/13/2026	Deposit			SQ260413 SQUARE INC PPD	01-1000 *General Fund - 0240	33.94
				SQ260413 SQUARE INC PPD	01-07-4076 Charges for Services: Parking Program Revenue	33.94
04/20/2026	Deposit			DEPOSIT	01-1000 *General Fund - 0240	957.00
				DEPOSIT	01-06-4080 Miscellaneous Income: Dark Sky Committee	957.00
04/20/2026	Deposit			DEPOSIT	01-1000 *General Fund - 0240	500.00
				DEPOSIT	01-06-4058 Miscellaneous Income: Marble Fest	500.00
04/20/2026	Deposit			DEPOSIT	01-1000 *General Fund - 0240	5,727.47
			Colorado Stone Quarry CSQ	DEPOSIT	01-06-4042 Miscellaneous Income: CSQ Maintenance Payments	300.00
			Colorado Stone Quarry CSQ	q	01-05-4040 Lease Revenue: CSQ Lease Agreement	2,947.25
			Holy Cross Electric	DEPOSIT	01-06-4041 Miscellaneous Income: Holy Cross Electric Rebates	157.08
				DEPOSIT	01-02-4015 Intergovernmental: General Sales Tax	2,323.14
04/30/2026	Deposit			INTEREST PAID	01-1000 *General Fund - 0240	0.55
				INTEREST PAID	01-07-4030 Interest Income	0.55
01-1002 Money Market -1084						
04/07/2026	Deposit	State of Colorado		DISTRIB CO DOR CIGARETTE CCD XXXXXXXX7008RLAC	01-1002 Money Market - 1084	10.62
		State of Colorado		DISTRIB CO DOR CIGARETTE CCD XXXXXXXX7008RLAC	01-02-4025 Intergovernmental: Cigarette Tax	10.62
04/08/2026	Deposit	State of Colorado		DISTRIB CO DOR SALES TAX CCD XXXXXXXX7003RLAS	01-1002 Money Market - 1084	14,237.08
		State of Colorado		DISTRIB CO DOR SALES TAX CCD XXXXXXXX7003RLAS	01-02-4015 Intergovernmental: General Sales Tax	14,237.08
04/10/2026	Deposit			ACH CLIENT NAME PPD	01-1002 Money Market - 1084	2,951.59
				ACH CLIENT NAME PPD	01 Property Taxes	2,951.59
04/15/2026	Deposit	State of Colorado		VENDOR PAY STATE OF CO CCD XXXXXXXX2607847 NTEMARBLE HUTF CITY MARBLE HUTF CITY VENDOR PAY STATE OF CO CCD	01-1002 Money Market - 1084	7,527.31

Town of Marble

Deposit Detail

April 2026

DATE	TRANSACTION TYPE	CUSTOMER	VENDOR	MEMO/DESCRIPTION	ACCOUNT	AMOUNT
				XXXXXXXXX2607847 NTE*MARBLE HUTF CITY APR24 *MARBLE HUTF CITY APR24		
		State of Colorado		VENDOR PAY STATE OF CO CCD XXXXXXXXX2607847 NTEMARBLE HUTF CITY MARBLE HUTF CITY VENDOR PAY STATE OF CO CCD XXXXXXXXX2607847 NTE*MARBLE HUTF CITY APR24 *MARBLE HUTF CITY APR24	01-02-4020 Intergovernmental:Highway Use Tax (HUTF)	7,527.31
04/30/2026	Deposit			INTEREST PAID	01-1002 Money Market - 1084	389.07
				INTEREST PAID	01-07-4030 Interest Income	389.07
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		01-1003 Water Fees -0873				
04/30/2026	Deposit			INTEREST PAID	01-1003 Water Fees -0873	0.38
				INTEREST PAID	01-07-4030 Interest Income	0.38

Transaction List

Town of Marble

April 8-May 4, 2026

ITEM SPLIT ACCOUNT	DATE	VENDOR	MEMO	ACCOUNT FULL NAME	AMOUNT
Check					
	04/08/2026	Mountain Pest Control, Inc.	Acct# 112500	01-1000 *General Fund - 0240	-61.00
01-5650 Dark Sky Committee	04/28/2026	Jessa Young		01-1000 *General Fund - 0240	-86.91
01-5035 Legal - General	05/04/2026	Law of the Rockies	2898-0001 & 0021	01-1000 *General Fund - 0240	-5,289.00
	05/04/2026	Aspen Maintenance Supply LLC	Invoice# 71862	01-1000 *General Fund - 0240	-366.05
	05/04/2026	Marble Water Company		01-1000 *General Fund - 0240	-180.00
01-5125 Utilities	05/04/2026	Century Link		01-1000 *General Fund - 0240	-269.22
01-5025 Office Expenses	05/04/2026	Copy Copy		01-1000 *General Fund - 0240	-114.74
01-5200 Campground Expenses	05/04/2026	Roaring Fork Valley Co-Op		01-1000 *General Fund - 0240	-44.93
01-5650 Dark Sky Committee	05/04/2026	Andrea Tupy		01-1000 *General Fund - 0240	-207.18
01-2002 Alpine Credit Card 2	05/04/2026	Alpine Bank	Acct. # ending: 6434	01-1000 *General Fund - 0240	-1,762.20
01-5043 Accounting	05/04/2026	Ragged Enterprises, LLC		01-1000 *General Fund - 0240	-568.75
Total for Check					-\$8,949.98
Tax Payment					
01-1400 QuickBooks Tax Holding Account	04/10/2026	QuickBooks Payroll	Tax withdrawal	01-1000 *General Fund - 0240	-1,054.82
01-2034 Federal Taxes (941/943/944)	04/15/2026	IRS	Tax Payment for Period: 03/01/2026-03/31/2026	01-1400 QuickBooks Tax Holding Account	-1,550.39
01-2032 CO Paid Family and Medical Leave	04/17/2026	Department of Family and Medical Leave	Tax Payment for Period: 01/01/2026-03/31/2026	01-1400 QuickBooks Tax Holding Account	-106.11
01-1400 QuickBooks Tax Holding Account	04/24/2026	QuickBooks Payroll	Tax withdrawal	01-1000 *General Fund - 0240	-1,221.77
01-2031 CO Income Tax	04/30/2026	CO Department of Revenue	Tax Payment for Period: 01/01/2026-03/31/2026	01-1400 QuickBooks Tax Holding Account	-900.00
Total for Tax Payment					-\$4,833.09
Expense					
01-5200 Campground Expenses	04/10/2026	Lowes		01-2002 Alpine Credit Card 2	329.03
01-5025 Office Expenses	04/12/2026	Ebay		01-2002 Alpine Credit Card 2	10.99
01-5060 Parking Program Expenses	04/12/2026	Amazon		01-2002 Alpine Credit Card 2	51.36
01-5200 Campground Expenses	04/13/2026	Reservation Nexus		01-2002 Alpine Credit Card 2	37.50
01-5200 Campground Expenses	04/13/2026	Starlink	starlink internet	01-2002 Alpine Credit Card 2	108.00
01-5022 Dues & Subscriptions	04/13/2026	Adobe	adobe adobe	01-2002 Alpine Credit Card 2	23.99
01-5025 Office Expenses	04/13/2026	GoDaddy		01-2002 Alpine Credit Card 2	76.98
01-5060 Parking Program Expenses	04/14/2026	Amazon		01-2002 Alpine Credit Card 2	27.03
01-5025 Office Expenses	04/14/2026	Alpine Bank	ACCOUNT ACTIVITY FEE	01-1000 *General Fund - 0240	-2.66
01-5025 Office Expenses	04/17/2026	GoDaddy		01-2002 Alpine Credit Card 2	9.99
01-5022 Dues & Subscriptions	04/19/2026	Adobe	adobe adobe	01-2002 Alpine Credit Card 2	19.99
01-07-4075 Campground/Store Revenues	04/20/2026	MTOT Disc Bankcard	MTOT DEP BANKCARD CCD XXXXXXXX0012837	01-1005 Campground Account -6981	-355.82

Transaction List

Town of Marble

April 8-May 4, 2026

ITEM SPLIT ACCOUNT	DATE	VENDOR	MEMO	ACCOUNT FULL NAME	AMOUNT
02-5106 Maintenance - Park Fund	04/21/2026	Builders First Choice		01-2002 Alpine Credit Card 2	40.29
01-5025 Office Expenses	04/22/2026	JustAnswer		01-2002 Alpine Credit Card 2	55.00
01-5125 Utilities	04/23/2026	Holy Cross Electric	ELEC PAYMT HOLY CROSS ENRGY CCD XXXXXX4505	01-1000 *General Fund - 0240	-20.40
01-5125 Utilities	04/23/2026	Holy Cross Electric	ELEC PAYMT HOLY CROSS ENRGY CCD XXXXXX2805	01-1000 *General Fund - 0240	-22.87
01-5025 Office Expenses	04/26/2026	Intuit		01-2002 Alpine Credit Card 2	32.00
01-5025 Office Expenses	04/28/2026	HughesNet	hnshughesnet.com	01-2002 Alpine Credit Card 2	111.81
01-5125 Utilities	04/30/2026	Holy Cross Electric	ELEC PAYMT HOLY CROSS ENRGY CCD XXXXXX3402	01-1000 *General Fund - 0240	-8.83
Total for Expense					\$523.38
TOTAL					-
					\$13,259.69

Town of Marble

Payroll summary report

From Apr 08, 2026 to May 04, 2026 for all employees from all locations

Pay date	Name	Hours	Gross pay	Pretax deductions	Other pay	Employee taxes	Aftertax deductions	Net pay	Employer taxes	Company contributions	Total payroll cost
Total		276h	\$8,655.41			-\$1,617.37		\$7,038.04	\$659.22		\$9,314.63
04/24/2026 Direct deposit	Anderson, Karleen	27h	\$708.75			-\$79.34		\$629.41	\$54.22		\$762.97
04/24/2026 Direct deposit	Langley, Theresa A	5h	\$127.65			-\$10.32		\$117.33	\$9.76		\$137.41
04/24/2026 Direct deposit	Leach, Ronald S	80h	\$2,448.82			-\$506.12		\$1,942.70	\$187.34		\$2,636.16
04/24/2026 Direct deposit	Manus, Charles R	42.25h	\$1,474.90			-\$263.39		\$1,211.51	\$111.28		\$1,586.18
04/10/2026 Direct deposit	Langley, Theresa A	1h	\$25.53			-\$2.07		\$23.46	\$1.96		\$27.49
04/10/2026 Direct deposit	Leach, Ronald S	80h	\$2,448.82			-\$506.11		\$1,942.71	\$187.33		\$2,636.15
04/10/2026 Direct deposit	Manus, Charles R	40.75h	\$1,420.94			-\$250.02		\$1,170.92	\$107.33		\$1,528.27

Town of Marble

General Fund: Budget vs Actuals

January - December 2026

	TOTAL			
	ACTUAL	BUDGET	REMAINING	% OF BUDGET
Income				
01 Property Taxes	16,597.44		-16,597.44	
01-01-4010 General Property Tax	-161.76	41,000.00	41,161.76	-0.39 %
01-01-4011 Specific Ownership Tax		1,500.00	1,500.00	
01-01-4013 Property Tax Interest		500.00	500.00	
01-01-4054 Additional License Tax		1,000.00	1,000.00	
Total 01 Property Taxes	16,435.68	44,000.00	27,564.32	37.35 %
02 Intergovernmental				
01-02-4015 General Sales Tax	41,815.65	170,000.00	128,184.35	24.60 %
01-02-4020 Highway Use Tax (HUTF)	7,527.31	14,000.00	6,472.69	53.77 %
01-02-4025 Cigarette Tax	51.53	200.00	148.47	25.77 %
01-02-4060 Severance Tax		0.00	0.00	
01-02-4070 Mineral Lease Distribution		0.00	0.00	
01-02-4501 Grant Revenue	2,150.00	5,000.00	2,850.00	43.00 %
Total 02 Intergovernmental	51,544.49	189,200.00	137,655.51	27.24 %
03 Licenses & Permits				
01-03-4051 Business Licenses		1,000.00	1,000.00	
01-03-4052 Building Permits	600.00	4,000.00	3,400.00	15.00 %
01-03-4053 Septic Permits		2,000.00	2,000.00	
01-03-4059 Short term rental Licenses		350.00	350.00	
01-03-4061 Other Licenses & Permits		500.00	500.00	
Total 03 Licenses & Permits	600.00	7,850.00	7,250.00	7.64 %
05 Lease Revenue				
01-05-4040 CSQ Lease Agreement	12,889.00	34,000.00	21,111.00	37.91 %
01-05-4057 SGB Lease Agreement	-2,985.13	3,000.00	5,985.13	-99.50 %
Total 05 Lease Revenue	9,903.87	37,000.00	27,096.13	26.77 %
06 Miscellaneous Income				
01-06-4041 Holy Cross Electric Rebates	313.74	500.00	186.26	62.75 %
01-06-4042 CSQ Maintenance Payments	300.00	3,600.00	3,300.00	8.33 %
01-06-4058 Marble Fest	2,000.00	16,000.00	14,000.00	12.50 %
01-06-4079 Non-Specified	15.00	1,000.00	985.00	1.50 %
Total 06 Miscellaneous Income	2,628.74	21,100.00	18,471.26	12.46 %
07 Charges for Services				
01-07-4075 Campground/Store Revenues	18,026.01	59,000.00	40,973.99	30.55 %
01-07-4076 Parking Program Revenue	33.94	16,000.00	15,966.06	0.21 %
Total 07 Charges for Services	18,059.95	75,000.00	56,940.05	24.08 %
104900 Transfer Water Fund, Admin Cost		1,000.00	1,000.00	
Total Income	\$99,172.73	\$375,150.00	\$275,977.27	26.44 %
GROSS PROFIT	\$99,172.73	\$375,150.00	\$275,977.27	26.44 %
Expenses				
Culture and Recreation				
01-5060 Parking Program Expenses	78.39	2,000.00	1,921.61	3.92 %

Town of Marble

General Fund: Budget vs Actuals

January - December 2026

	TOTAL			
	ACTUAL	BUDGET	REMAINING	% OF BUDGET
01-5165 Recycle Program	1,854.00	4,000.00	2,146.00	46.35 %
01-5200 Campground Expenses	2,684.07	25,000.00	22,315.93	10.74 %
01-5210 Earth Day Expenses		10,000.00	10,000.00	
01-5631 Marble Fest Expense	1,270.00	16,000.00	14,730.00	7.94 %
01-5632 Marble Hub Donation	10,000.00	10,000.00	0.00	100.00 %
Total Culture and Recreation	15,886.46	67,000.00	51,113.54	23.71 %
General Government				
01-5009 Payroll Expenses	50.00		-50.00	
01-5004 Taxes	2,504.71		-2,504.71	
01-5006 Wages	32,741.34	143,000.00	110,258.66	22.90 %
Total 01-5009 Payroll Expenses	35,296.05	143,000.00	107,703.95	24.68 %
01-5020 Elections		3,000.00	3,000.00	
01-5021 Civic Engagement Fund		1,500.00	1,500.00	
01-5201 Donation to AVL T Childrens Park		2,000.00	2,000.00	
01-5645 Treasurers Fees		500.00	500.00	
Administrative				
01-5022 Dues & Subscriptions	1,381.06	2,000.00	618.94	69.05 %
01-5025 Office Expenses	2,801.06	9,000.00	6,198.94	31.12 %
01-5026 Workshop/Travel		3,000.00	3,000.00	
01-5030 Legal Publication		1,000.00	1,000.00	
01-5039 Grant Expenditures		5,000.00	5,000.00	
01-5044 Food		2,000.00	2,000.00	
01-5046 Vehicle Expenses		1,000.00	1,000.00	
01-5135 Church Rent		720.00	720.00	
01-5640 Unclassified		0.00	0.00	
Total Administrative	4,182.12	23,720.00	19,537.88	17.63 %
Purchased Professional Services				
01-5035 Legal - General	6,849.50	15,000.00	8,150.50	45.66 %
01-5037 Grant Writing		6,000.00	6,000.00	
01-5040 Audit		14,000.00	14,000.00	
01-5043 Accounting	2,858.75	10,000.00	7,141.25	28.59 %
01-5050 Liability & Worker Comp Insc	2,878.76	7,000.00	4,121.24	41.13 %
01-5110 Engineering Services & Insp.	4,950.00	8,908.00	3,958.00	55.57 %
01-5125 Utilities	1,047.83	4,000.00	2,952.17	26.20 %
Total Purchased Professional Services	18,584.84	64,908.00	46,323.16	28.63 %
Total General Government	58,063.01	238,628.00	180,564.99	24.33 %
Public Works				
01-5027 Office Maint.	1,007.18	8,000.00	6,992.82	12.59 %
01-5100 Snow & Ice Removal	7,316.40	30,000.00	22,683.60	24.39 %
01-5145 Street Maintenance		30,000.00	30,000.00	
01-5147 Bell Tower Maintenance		5,000.00	5,000.00	
Total Public Works	8,323.58	73,000.00	64,676.42	11.40 %

Town of Marble

General Fund: Budget vs Actuals

January - December 2026

	TOTAL			
	ACTUAL	BUDGET	REMAINING	% OF BUDGET
Total Expenses	\$82,273.05	\$378,628.00	\$296,354.95	21.73 %
NET OPERATING INCOME	\$16,899.68	\$ -3,478.00	\$ -20,377.68	-485.90 %
Other Income				
01-04-4000 Contributions and Donations		1,000.00	1,000.00	
01-07-4030 Interest Income	1,371.96	5,000.00	3,628.04	27.44 %
01-4900 Transfer to Park Fund		-20,000.00	-20,000.00	
Total Other Income	\$1,371.96	\$ -14,000.00	\$ -15,371.96	-9.80 %
NET OTHER INCOME	\$1,371.96	\$ -14,000.00	\$ -15,371.96	-9.80 %
NET INCOME	\$18,271.64	\$ -17,478.00	\$ -35,749.64	-104.54 %

Town of Marble

Park Fund: Budget vs Actuals

January - December 2026

	TOTAL			
	ACTUAL	BUDGET	REMAINING	% OF BUDGET
Income				
Conservation Trust Income - CTF	485.04	1,500.00	1,014.96	32.34 %
Total Income	\$485.04	\$1,500.00	\$1,014.96	32.34 %
GROSS PROFIT	\$485.04	\$1,500.00	\$1,014.96	32.34 %
Expenses				
02-5100 Park Fund Expenses				
02-5106 Maintenance - Park Fund	700.85	11,535.00	10,834.15	6.08 %
Total 02-5100 Park Fund Expenses	700.85	11,535.00	10,834.15	6.08 %
Total Expenses	\$700.85	\$11,535.00	\$10,834.15	6.08 %
NET OPERATING INCOME	\$ -215.81	\$ -10,035.00	\$ -9,819.19	2.15 %
Other Income				
02-4900 Transfer In - Park Fund		20,000.00	20,000.00	
Total Other Income	\$0.00	\$20,000.00	\$20,000.00	0.00%
NET OTHER INCOME	\$0.00	\$20,000.00	\$20,000.00	0.00 %
NET INCOME	\$ -215.81	\$9,965.00	\$10,180.81	-2.17 %

Town of Marble

Water Fund: Budget vs. Actuals

January - December 2026

	TOTAL			
	ACTUAL	BUDGET	REMAINING	% OF BUDGET
Income				
Water Fund Income				
03-4100 Water - Fees For Service	22,005.00	21,000.00	-1,005.00	104.79 %
Total Water Fund Income	22,005.00	21,000.00	-1,005.00	104.79 %
Total Income	\$22,005.00	\$21,000.00	\$ -1,005.00	104.79 %
GROSS PROFIT	\$22,005.00	\$21,000.00	\$ -1,005.00	104.79 %
Expenses				
Water Fund Expenses				
03-5026 Water - Administration Costs	18.36	1,000.00	981.64	1.84 %
03-5999 Fire Protection/Water Tank		20,000.00	20,000.00	
Total Water Fund Expenses	18.36	21,000.00	20,981.64	0.09 %
Total Expenses	\$18.36	\$21,000.00	\$20,981.64	0.09 %
NET OPERATING INCOME	\$21,986.64	\$0.00	\$ -21,986.64	0.00%
NET INCOME	\$21,986.64	\$0.00	\$ -21,986.64	0.00%



**Town of Marble Long-Term Camping Permit
APPLICATION**

No person shall occupy a camping unit within the Town of Marble limits without an adequate septic system and without first securing a permit from the Board of Trustees or their designee. Permits are not required when a camping unit is parked in a residence's driveway if the occupants use the residence's septic facilities. No wastewater of any kind shall be thrown or discharged upon the ground of any camping unit.

Applicant: Craig Helm		
Mailing Address: 1313 Oak Way Ave		
City: Glenwood Springs	State: CO	Zip: 81601
Phone: 970-379-7393	Email: craighelm.nz@gmail.com	
PROPERTY OWNER NAME:		
(If other than the applicant, a notarized letter from the property owner consenting to this application must be submitted.)		
Applicant:		
Mailing Address:		
City:	State:	Zip:
Phone:	Email:	
Property Address:		Parcel #:
City:	State:	Zip:

Start Date:	End Date:
-------------	-----------

TYPE OF CAMPING SHELTER TO BE USED (describe recreational vehicle, tent, etc.):

Trail Ridge (27' long) trailer camper towed behind our Toyota pickup truck

Please provide a detailed description of the **SEWAGE DISPOSAL PLAN****:

We will use the toilet facilities in the camper. The camper has a 45-gallon holding tank.
We live in Glenwood and plan to tow the camper back home to empty the camper's holding tanks as needed.

**According to the Town of Marble Zoning Code, Sections 7.7.50 and 7.7.90, which govern Trailers and Camping Units Permits and Sewage Disposal, all applicants must adhere to local government enforcement of zoning codes via inspections and other methods. Any violations noted here may lead to the revocation of camping permits.

The information I have provided is valid, and I have included the following with this application:

- \$25 application fee (checks are made payable to the Town of Marble)
- Notarized letter of permission from the land owner, if applicable.



Signature:

Date: 9-9-25

Please return the permit application with the following to the Town of Marble, 322 West Park St., Marble, CO 81623. If you have any questions, please contact Ron Leach at leach@townofmarble.com.

For Town use only:

- Application approved
- Application declined

Notes:

Date:



**Town of Marble Long-Term Camping Permit
APPLICATION**

(For a camping shelter to be used more than 14 days within a consecutive three-month period)

No person shall park a camping unit within the Town of Marble limits without an adequate septic system and without first securing a permit from the Board of Trustees or their designee. Permits are not required when a camping unit is parked in a residence's driveway if the occupants use the residence's septic facilities. No wastewater of any kind shall be thrown or discharged upon the ground of any camping unit.

Applicant: Jewel Campbell		
Mailing Address: 251 Dogwood Ave		
City: Crawford	State: CO	Zip: 81415
Phone: 970-510-0079	Email: jewel.leanne@gmail.com	
PROPERTY OWNER NAME:		
(If other than the applicant, a notarized letter from the property owner consenting to this application must be submitted.) <i>See above</i>		
Applicant:		
Mailing Address:		
City:	State:	Zip:
Phone:	Email:	
Property Address:		Parcel #:
City:	State:	Zip:

Start Date: 5/22/26	End Date: 9/30/26
---------------------	-------------------

TYPE OF CAMPING SHELTER TO BE USED (describe recreational vehicle, tent, etc.):

Please provide a detailed description of the **SEWAGE DISPOSAL PLAN****:

2x/month dump at Meri-Daes facility
per town approval with appropriate fees

**According to the Town of Marble Zoning Code, Sections 7.7.50 and 7.7.90, which govern Trailers and Camping Units Permits and Sewage Disposal, all applicants must adhere to local government enforcement of zoning codes via inspections and other methods. Any violations noted here may lead to the revocation of camping permits.

The information I have provided is valid, and I have included the following with this application:

- \$25 application fee (checks are made payable to the Town of Marble)
- Notarized letter of permission from the land owner, if applicable.

Jed Campbell

Signature:

4/27/26

Date:

Please return the permit application with the following to the Town of Marble, 322 West Park St., Marble, CO 81623. If you have any questions, please contact Ron Leach at leach@townofmarble.com.

For Town use only:

- Application approved
- Application declined

Notes:

Date:

Short Term Rental Business License Application

Town of Marble
322 W. Park St
Marble, CO 81623

Type of Application (check one): Initial Permit Application Renewal Permit Application

Applicant Information (owner of property):

Name: Mountain Sea LLC: if the Owner is not a natural person, the names of all natural persons who own an interest in the owner. As the rental manager for Lumisol LLC

Mailing Address: 7311 County Rd 3

City: Marble State: CO Zip: 81623

Daytime Phone: _____ Evening Phone: _____ Cell Phone: 415-302-8826

Fax: _____ Email Address: mountainsea.co@gmail.com

Short Term Rental Information:

Address: 423 W Park St, Marble, CO 81623

Designated Responsible Party (As defined in Town of Marble Ordinance # 3-2019) Sasha Paris

Daytime Phone: _____ Evening Phone: _____ Cell Phone: 415-302-8826

Maximum Occupancy: (As defined in Town of Marble Ordinance # 3-2019) 6

Colorado Sales Tax ID# _____

Short Term Rental Business License Self-Inspection form

Town of Marble
322 W. Park St
Marble, CO 81623

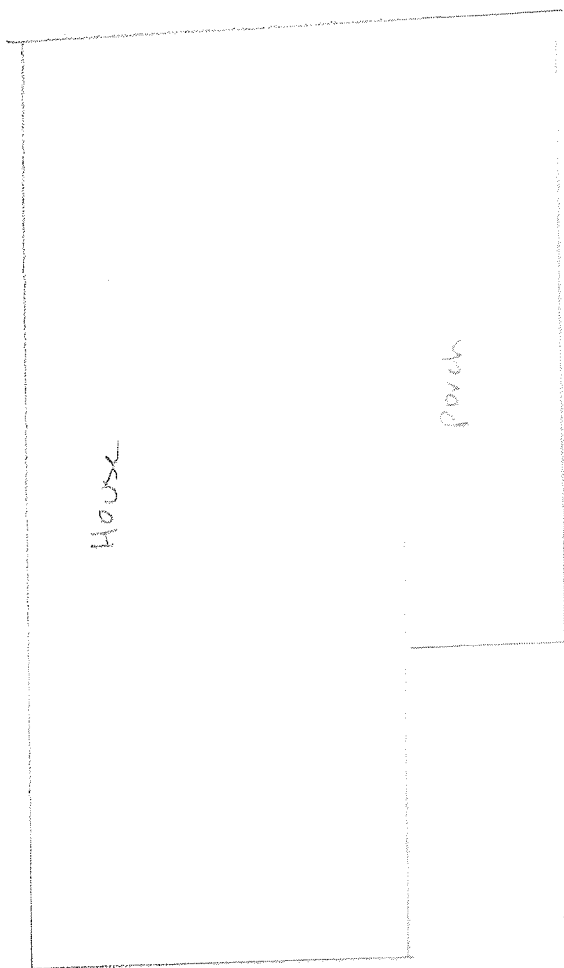
- Smoke/Carbon Monoxide Combination Detector installed in each bedroom.
- Land line telephone installed.
- Designated Responsible Party posted.
- Open burning restrictions posted.
- Trash/garbage pick up day posted.
- No on street parking posted.

Applicant: Mantah Sea LLC Date: 5/3/26

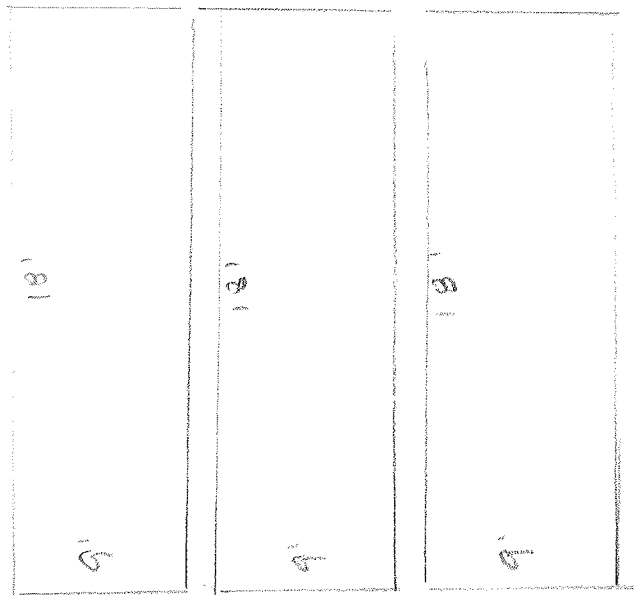
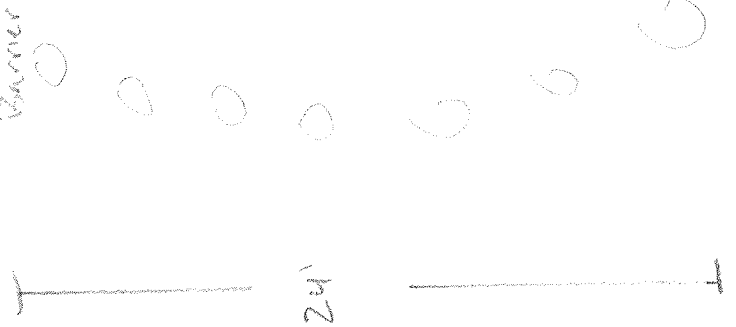
#3 standard parking spaces 9' x 18'

#2-3 more potential standard parking spaces down the driveway 9' x 18' represented as dashed line

#4 compact parking spaces 8.5' x 16' not represented here but possible in main parking area



Rock Barrier



DRIVEWAY



Count 3 →

Gunnison County Assessor's Property Record Search

COLORADO

Gunnison County Assessor's Property Record Search

R004167
423 W PARK ST , MARBLE

Total Actual Value
\$292,270

SUMMARY

Account #	R004167
Parcel #	2917-262-06-014
Account Type	Residential
Economic Area	Econ Area 8
Owner Name	LUMI SOL LLC
Mailing Address	7311 COUNTY ROAD 3 MARBLE, CO 81623-9334
Property Location	423 W PARK ST , MARBLE
Legal Description	LOTS 20-24, BLOCK 31, MARBLE
The Legal Description is abbreviated and not intended for use on a deed.	
Parcel Notes	-

BUILDING (1)

Property Type	Residential	# of Units	1
Occupancy	Single Family Residential: CONVENTIONAL		
Original Year Built	-	Stories	1
Effective Year Built *	1982	Bedrooms	2
Construction Quality	Fair	Bathrooms	2
Condition	Below Average	Finished Basement	-
Above Grade Living Area	975	Unfinished Basement	-
Garage	-	Unfinished Area	-

* The difference between a building's Original Year Built and Effective Year Built reflects any remodels, additions and maintenance that have been undertaken since it was first constructed. These activities tend to extend a building's useful life, resulting in an Effective Year Built that is newer than the Original Year Built.

SALES AND CONVEYANCE

SALE DATE	SALE AMOUNT	GRANTOR	GRANTEE	VACANT OR IMPROVED	RECEPTION #
+ 02/28/2019	\$0	PARIS ROGER TRUST	LUMI SOL LLC	-	659187
Sales Notes	Transfer with no consideration				
Deed Type	BARG & SALE DEED - NO FEE				
+ 03/03/2007	\$0	PARIS ROGER	PARIS ROGER TRUST	-	573608
Sales Notes	Transfer with no consideration				
Deed Type	SPEC WARR DEED - NO FEE				
+ 08/27/1991	\$55,400	Unknown	Unknown	Improved	B000694P000257-3
Sales Notes	Not an open-market, arms length sale				
Deed Type	GEN WARR DEED - FEE				

PRIOR YEAR ASSESSMENT INFORMATION



9800 Fredericksburg Road
San Antonio, TX 78288

RENTAL PROPERTY INSURANCE POLICY SUMMARY

LUMI SOL LLC
423 W PARK ST
MARBLE, CO 81623

Existing USAA Rental Property Insurance Policy Summary

May 03, 2026

Dear Ms. Levin,

We're writing to provide the following summary of the USAA rental property policy:

Effective Date of Policy:	July 01, 2025 12:01 a.m. standard time
Policy Expiration Date:	July 01, 2026 12:01 a.m. standard time
Policy Location:	423 W PARK ST, MARBLE, CO 81623
Policy Number:	CIC 009062182 82A
Named Insured:	LUMI SOL LLC
Additional Insured:	LUMI SOL LLC
Additional Insured Type:	Real Estate Manager

Description of coverage(s)	
Dwelling coverage:	\$496,000
Home Protector:	Included
Personal belongings:	\$5,000
Personal liability:	\$500,000
Medical payments:	\$5,000
Deductible(s)	
All other perils:	2.00%(\$9,920)
Wind and hail:	2.00%(\$9,920)
Revised Annual Premium:	\$1,252.74

Your Home Protector coverage, if included, provides you an additional 25% of dwelling coverage. Policy terms, conditions and exclusions apply.

Notification to Additional Interest Upon Cancellation

If this policy is canceled or not renewed, the mortgagee or lender will be properly notified at least 10 days before the date cancellation or nonrenewal takes effect.

DR 8400 (05/05/25)
COLORADO DEPARTMENT OF REVENUE
 Liquor Enforcement Division
 PO BOX 17087
 Denver CO 80217-0087
 (303) 205-2300

Submit to Local Licensing Authority

**BEAVER LAKE LODGE
 AND CABINS
 201 EAST SILVER
 STREET
 Carbondale CO 81623**

Fees Due	
Annual Renewal Application Fee	\$
Renewal Fee	750.00
Storage Permit \$100 X _____	\$
Sidewalk Service Area \$75.00	\$
Additional Optional Premise Hotel & Restaurant \$100 X _____	\$
Related Facility - Campus Liquor Complex \$160.00 per facility	\$
Amount Due/Paid	\$ 750.00

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one-time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

Retail Liquor License Renewal Application

Please verify & update all information below. Return to city or county licensing authority by due date.

Note that the Division will not accept cash.

Paid by check
 Paid Online

Uploaded to MoveIt on Date

Licensee Name

BL LODGE LLC

Doing Business As Name (DBA)

BEAVER LAKE LODGE AND CABINS

Liquor License Number

03-21670

License Type

Lodging Facility License (City)

Sales Tax License Number

04147304-0000

Expiration Date

07/02/2026

Due Date

05/18/2026

Business Address

Street Address

201 EAST SILVER STREET

Phone Number

9709632504

City, State, ZIP Code

MARBLE CO 81623

Mailing Address

Street Address

201 EAST SILVER STREET

City, State, ZIP Code

Carbondale CO 81623

Email

ksmithgood@aol.com

Date of Birth

Operating Manager

KAREN GOOD

6-19-1963

Home Address

Street Address		Phone Number
201 E SILVER ST		970-963-2504
City	State	ZIP Code
MARBLE	CO	81623

1. Do you have legal possession of the premises at the street address? Yes No

Are the premises owned or rented? Owned Rented*

*If rented, expiration date of lease

2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? Yes No

If yes, please see the table in the upper right hand corner and include all fees due.

3. Are you renewing a takeout and/or delivery permit? Yes No

(Note: must hold a qualifying license type and be authorized for takeout and/or delivery license privileges) If selecting 'Yes', an additional \$11.00 is required to renew the permit.

If so, which are you renewing? Delivery Takeout Both Takeout and Delivery

4. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? Yes No

Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? Yes No

5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? Yes No

If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested.

DR 8495 (02/16/24)
 COLORADO DEPARTMENT OF REVENUE
 Liquor Enforcement Division
 PO BOX 17087
 Denver CO 80217-0087
 (303) 205-2300

Tax Check Authorization, Waiver, and Request to Release Information

I, KAREN GOOD

am signing this Tax Check Authorization, Waiver and Request to Release Information (hereinafter "Waiver") on behalf of

(the "Applicant/Licensee")

BL LODGE, LLC dba BEAVER LAKE LODGE & CABINS

to permit the Colorado Department of Revenue and any other state or local taxing authority to release information and documentation that may otherwise be confidential, as provided below. If I am signing this Waiver for someone other than myself, including on behalf of a business entity, I certify that I have the authority to execute this Waiver on behalf of the Applicant/Licensee.

The Executive Director of the Colorado Department of Revenue is the State Licensing Authority, and oversees the Colorado Liquor Enforcement Division as his or her agents, clerks, and employees. The information and documentation obtained pursuant to this Waiver may be used in connection with the Applicant/Licensee's liquor license application and ongoing licensure by the state and local licensing authorities. The Colorado Liquor Code, section 44-3-101. et seq. ("Liquor Code"), and the Colorado Liquor Rules, 1 CCR 203-2 ("Liquor Rules"), require compliance with certain tax obligations, and set forth the investigative, disciplinary and licensure actions the state and local licensing authorities may take for violations of the Liquor Code and Liquor Rules, including failure to meet tax reporting and payment obligations.

The Waiver is made pursuant to section 39-21-113(4), C.R.S., and any other law, regulation, resolution or ordinance concerning the confidentiality of tax information, or any document, report or return filed in connection with state or local taxes. This Waiver shall be valid until the expiration or revocation of a license, or until both the state and local licensing authorities take final action to approve or deny any application(s) for the renewal of the license, whichever is later. Applicant/Licensee agrees to execute a new waiver for each subsequent licensing period in connection with the renewal of any license, if requested.

By signing below, Applicant/Licensee requests that the Colorado Department of Revenue and any other state or local taxing authority or agency in the possession of tax documents or information, release information and documentation to the Colorado Liquor Enforcement Division, and its duly authorized employees, to act as the Applicant's/Licensee's duly authorized representative under section 39-21-113(4), C.R.S., solely to allow the state and local licensing authorities, and their duly authorized employees, to investigate compliance with the Liquor Code and Liquor Rules. Applicant/Licensee authorizes the state and local licensing authorities, their duly authorized employees, and their legal representatives, to use the information and documentation obtained using this Waiver in any administrative or judicial action regarding the application or license.

6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? Yes No

If yes, attach a detailed explanation.

7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? Yes No

If yes, attach a detailed explanation.

8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? Yes No

If yes, attach a detailed explanation.

Affirmation & Consent

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business

KAREN GOOD

Title

OWNER, BL LODGE LLC dba BEAVER LAKE LODGE

Signature

[Handwritten Signature]

Date (MM/DD/YY)

3-25-26

Report & Approval of City or County Licensing Authority

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

Therefore this application is approved.

Local Licensing Authority For

[Empty box for Local Licensing Authority For]

Title

[Empty box for Title]

Attest

[Empty box for Attest]

Signature

[Empty box for Signature]

Date (MM/DD/YY)

[Empty box for Date]

Name (Individual/Business)

BL LODGE, LLC dba Beaver Lake Lodge & Cabins

Social Security Number/Tax Identification Number

90-0090220

Home Phone Number

Business/Work Phone Number

970-963-2504

Street Address

201 E SILVER ST

City

MARBLE

State ZIP Code

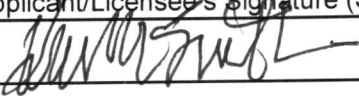
CO

81623

Printed name of person signing on behalf of the Applicant/Licensee

KAREN GOOD

Applicant/Licensee's Signature (Signature authorizing the disclosure of confidential tax information) Date Signed



3-25-26

Privacy Act Statement

Providing your Social Security Number is voluntary and no right, benefit or privilege provided by law will be denied as a result of refusal to disclose it. § 7 of Privacy Act, 5 USC § 552a (note).

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Instruction Sheet for Permit Application and Report of Changes

For All Sections, Complete Questions on Page 2

Section A

To Register or Change Managers, check the appropriate box in section A and complete question 10 on page 6. Proceed to the Oath of Applicant for signature. Submit to State Licensing Authority for approval.

Section B

For a Duplicate license, be sure to include the liquor license number in section B on page 1 and proceed to page 8 for Oath of Applicant signature.

Section C

Check the appropriate box in section C and proceed below.

For a Retail Warehouse Storage Permit, go to page 4 complete questions in the section (be sure to check the appropriate box). Submit the necessary information and proceed to page 8 for Oath of Applicant signature. Submit to the State Licensing Authority for approval.

For a Wholesale Branch House Permit, go to page 4 and complete questions in the section (be sure to check the appropriate box). Submit the necessary information and proceed to page 8 for Oath of Applicant signature. Submit to the State Licensing Authority for approval.

To Change Trade Name or Corporation Name, go to page 4 and complete questions in the section (be sure to check the appropriate box). Submit the necessary information and proceed to page 8 for Oath of Applicant signature. Retail Liquor License submit to the Local Liquor Licensing Authority (City or County). Manufacturer, Wholesaler and Importer's Liquor Licenses submit to the State Liquor Licensing Authority.

To modify Premises, or add Sidewalk Service Area, go to page 7 and complete all questions. Submit the necessary information and proceed to page 8 for Oath of Applicant signature. Retail Liquor License submit to the Local Liquor Licensing Authority (City or County). Manufacturer, Wholesaler and Importer's Liquor Licenses submit to the State Liquor Licensing Authority.

For Optional Premises go to page 7 and complete all questions. Submit the necessary information and proceed to page 8 for Oath of Applicant signature. Retail Liquor License submit to the Local Liquor Licensing Authority (City or County).

To Change Location, go to page 5 and complete questions in the section. Submit the necessary information and proceed to page 8 for Oath of Applicant signature. Retail Liquor License submit permit application or report of change to the Local Liquor Licensing Authority (City or County). Manufacturer, Wholesaler and Importer's Liquor Licenses submit to the State Liquor Licensing Authority.

Noncontiguous or Primary Manufacturing Location Change, go to page 6, and complete questions in the section. Use this section to make a current Noncontiguous Manufacturing Location into a Primary Manufacturing Location, or a Primary Manufacturing Location into a Noncontiguous Manufacturing Location. To be eligible for a Noncontiguous or Primary Manufacturing Location Change, you must be a Colorado state licensed manufacturer pursuant to section 44-3-402 or 44-3-403, C.R.S.

Campus Liquor Complex Designation, go to page 8 and complete questions in the section. Submit the necessary information and proceed to page 8 for Oath of Applicant signature.

To add another Related Facility to an existing Resort or Campus Liquor Complex, go to page 8 and complete questions in the section.

Permit Application and Report of Changes

All Answers Must Be Printed in Black Ink or Typewritten

Applicant is a Corporation Individual Partnership Limited Liability Company

License Number

03-21670

Name of Licensee

BL LODGE LLC

Trade Name of Establishment (DBA)

BEAVER LAKE LODGE AND CABINS

Address of Premises (specify exact location of premises)

201 E. SILVER ST

City

MARBLE

County

GUNNISON

State

CO

ZIP Code

81623

Business Email Address

KSMITHGOOD@AOL.COM

Business Phone Number

970-963-2504

Select the Appropriate Section Below and Reference the Instructions on Page 1.

Section A – Manager

- Manager's Registration (Hotel & Restaurant)..... \$30.00
- Manager's Registration (Tavern)..... \$30.00
- Manager's Registration (Lodging Facility)..... \$30.00
- Manager's Registration (Entertainment Facility)..... \$30.00
- Change of Manager (Other Licenses pursuant to section 44-3-301(8), C.R.S.)..... No Fee

Please note that Manager's Registration for Hotel & Restaurant, Lodging Facility, Entertainment Facility, and Tavern licenses requires a local fee with submission to the local licensing authority as well. Please reach out to local licensing authorities directly regarding local processing and fees.

Section B – Duplicate License

- Duplicate License \$50.00

Section C

- Retail Warehouse Storage Permit (each)..... \$100.00
- Wholesale Branch House Permit (each)..... \$100.00
- Change Corporation or Trade Name Permit (each)..... \$50.00
- Change Location Permit (each)..... \$150.00
- Noncontiguous or Primary Manufacturing Location Change..... \$150.00
- Change, Alter or Modify Premises.....\$150.00 x Total Fee: - Addition of Optional Premises to Existing Hotel/Restaurant\$100.00 x Total Fee:
- Addition of Related Facility to an Existing Resort or Campus Liquor Complex.....\$160.00 x Total Fee:
- Campus Liquor Complex Designation..... No Fee
- Sidewalk Service Area..... \$75.00

Do Not Write in This Space – For Department of Revenue Use Only

Date License Issued	License Account Number	Period

The State may convert your check to a one time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department of Revenue may collect the payment amount directly from your bank account electronically.

Total Amount Due..... \$.

Storage Permit

Retail Warehouse Storage Permit or a Wholesalers Branch House Permit

- Retail Warehouse Permit for:**
 - On-Premises Licensee (Taverns, Restaurants etc.)
 - Off-Premises Licensee (Liquor stores)
- Wholesalers Branch House Permit**

Address of Storage Premises

--

City

County

ZIP Code

--

--

--

Attach a deed/lease or rental agreement for the storage premises.

Attach a detailed diagram of the storage premises.

Change Trade Name or Corporate Name

- Change of Trade Name/DBA only
- Corporate Name Change (Attach the following supporting documents)
 1. Certificate of Amendment filed with the Secretary of State, or
 2. Statement of Change filed with the Secretary of State, and
 3. Minutes of Corporate meeting, Limited Liability Members meeting, Partnership agreement.

Old Trade Name

--

New Trade Name

--

Old Corporate Name

--

New Corporate Name

--

Change of Location

Note to Retail Licensees: An application to change location has a local application fee of \$750 payable to your local licensing authority. You may only change location within the same jurisdiction as the original license that was issued. Pursuant to 44-3-311(1) C.R.S. Your application must be on file with the local authority thirty (30) days before a public hearing can be held.

Date filed with Local Authority

Date of Hearing

Address of current premises.

Address

City

County

ZIP Code

Address of proposed New Premises

(Attach copy of the deed or lease that establishes possession of the premises by the licensee)

Address

City

County

ZIP Code

New mailing address if applicable.

Address

City

County

State

ZIP Code

Attach detailed diagram of the premises showing where the alcohol beverages will be stored, served, possessed or consumed. Include kitchen area(s) for hotel and restaurants.

Noncontiguous or Primary Manufacturing Location Change

Select the option that applies to your situation:

- Make a current Primary Manufacturing Location (Location 1) into a Noncontiguous Location (Location 2); **or**
- Make a current Noncontiguous Manufacturing Location (Location 1) into a Primary Manufacturing Location (Location 2).

Address of Location 1:

Address

City

County

ZIP Code

Address of Location 2:

Address

City

County

ZIP Code

Change of Manager

Change of Manager or to **Register the Manager** of a Tavern, Hotel and Restaurant, Lodging Facility and Entertainment Facility liquor license or licenses pursuant to section 44-3-301(8), C.R.S.

Change of Manager

Former Manager's Name

New Manager's Name

Date of Employment

Has manager ever managed a liquor licensed establishment?..... Yes No

Does manager have a financial interest in any other liquor licensed establishment?..... Yes No

If yes, give name and location of establishment

Modify Premises or Addition of Optional Premises, Related Facility, or Sidewalk Service Area

Note: Licensees may not modify or add to their licensed premises until approved by state and local authorities.

(a) Describe change proposed

Addition of new on-site service area for occasional events with alcohol service

(b) If the modification is temporary, when will the proposed change:

Start (month/day/year)

End (month/day/year)

Note: The total state fee for temporary modification is \$300.00

(c) Will the proposed change result in the licensed premises now being located within 500 feet of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary?..... Yes No

(If yes, explain in detail and describe any exemptions that apply)

(d) Is the proposed change in compliance with local building and zoning laws?..... Yes No

(e) If this modification is for an additional Hotel and Restaurant Optional Premises has the local authority authorized by resolution or ordinance the issuance of optional premises?..... Yes No

(f) Attach a diagram of the current licensed premises and a diagram of the proposed changes for the licensed premises.

(g) Attach any existing lease that is revised due to the modification.

(h) For the addition of a Sidewalk Service Area per Regulation 47-302(A)(4), 1 C.C.R. 203-2, include documentation received from the local governing body authorizing use of the sidewalk. Documentation may include but is not limited to a statement of use, permit, easement, or other legal permissions.

Campus Liquor Complex Designation

An institution of higher education or a person who contracts with the institution to provide food services I wish to designate my existing:

Liquor License Type Liquor License Number

to a Campus Liquor Complex..... Yes No

Additional Related Facility

To add a Related Facility to an existing Resort or Campus Liquor Complex, include the name of the Related Facility and include the address and an outlined drawing of the Related Facility Premises.

Address of Related Facility

Address
City State ZIP Code

Outlined diagram provided..... Yes No

Oath of Applicant

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

Print Name Title
Karen Good *OWNER/MANAGER*
Electronic signature is not accepted, physical signature is required. Date (MM/DD/YY)
[Signature] *4/28/26*

Report and Approval of Local Licensing Authority (City / County)

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the applicable provisions of Title 44, Articles 4 and 3, C.R.S., as amended. Therefore, This Application is Approved.

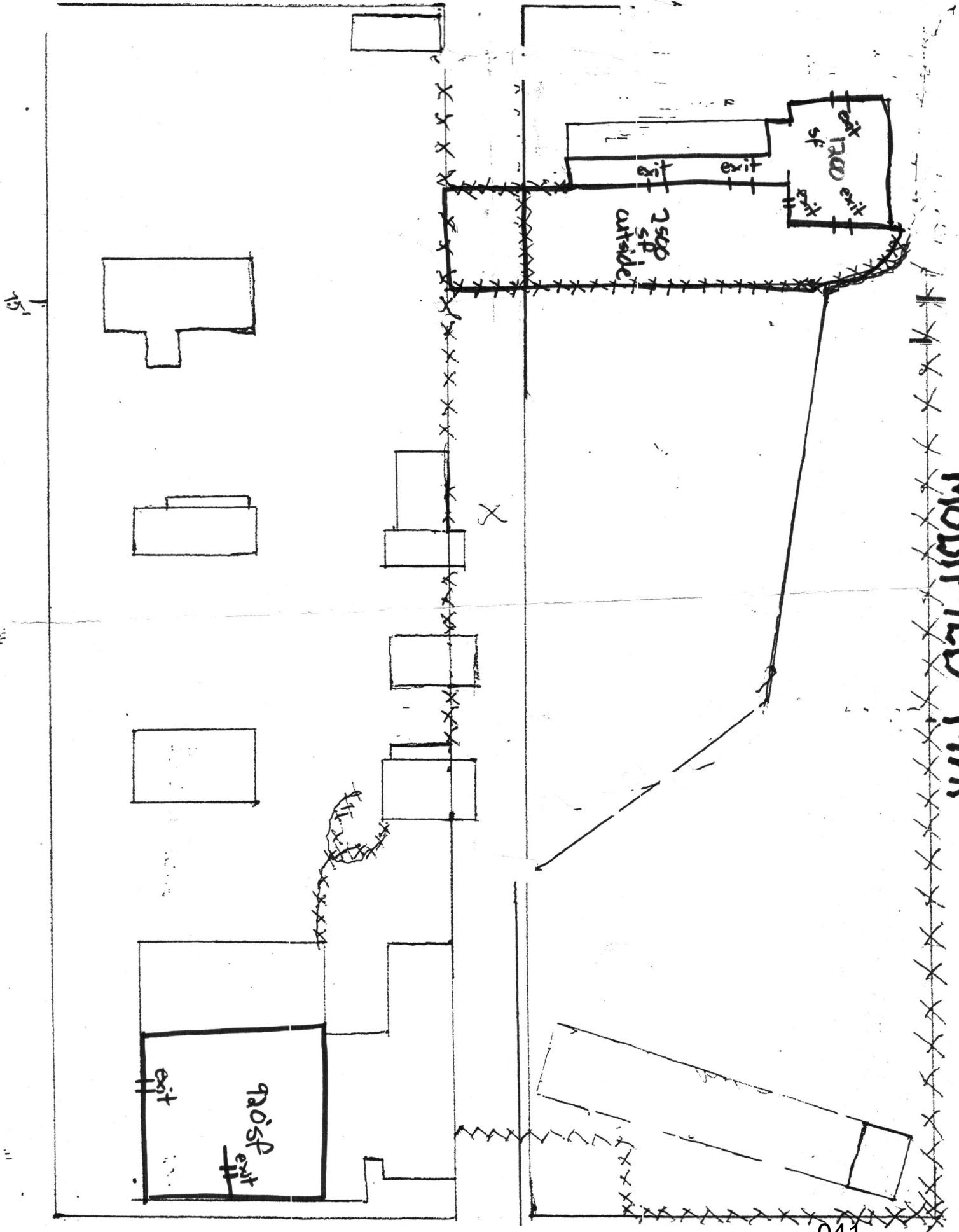
Local Licensing Authority (City or County) Date filed with Local Authority
Signature Title Date (MM/DD/YY)

Report of State Licensing Authority

The foregoing has been examined and complies with the filing requirements of Title 44, Article 3, C.R.S., as amended.

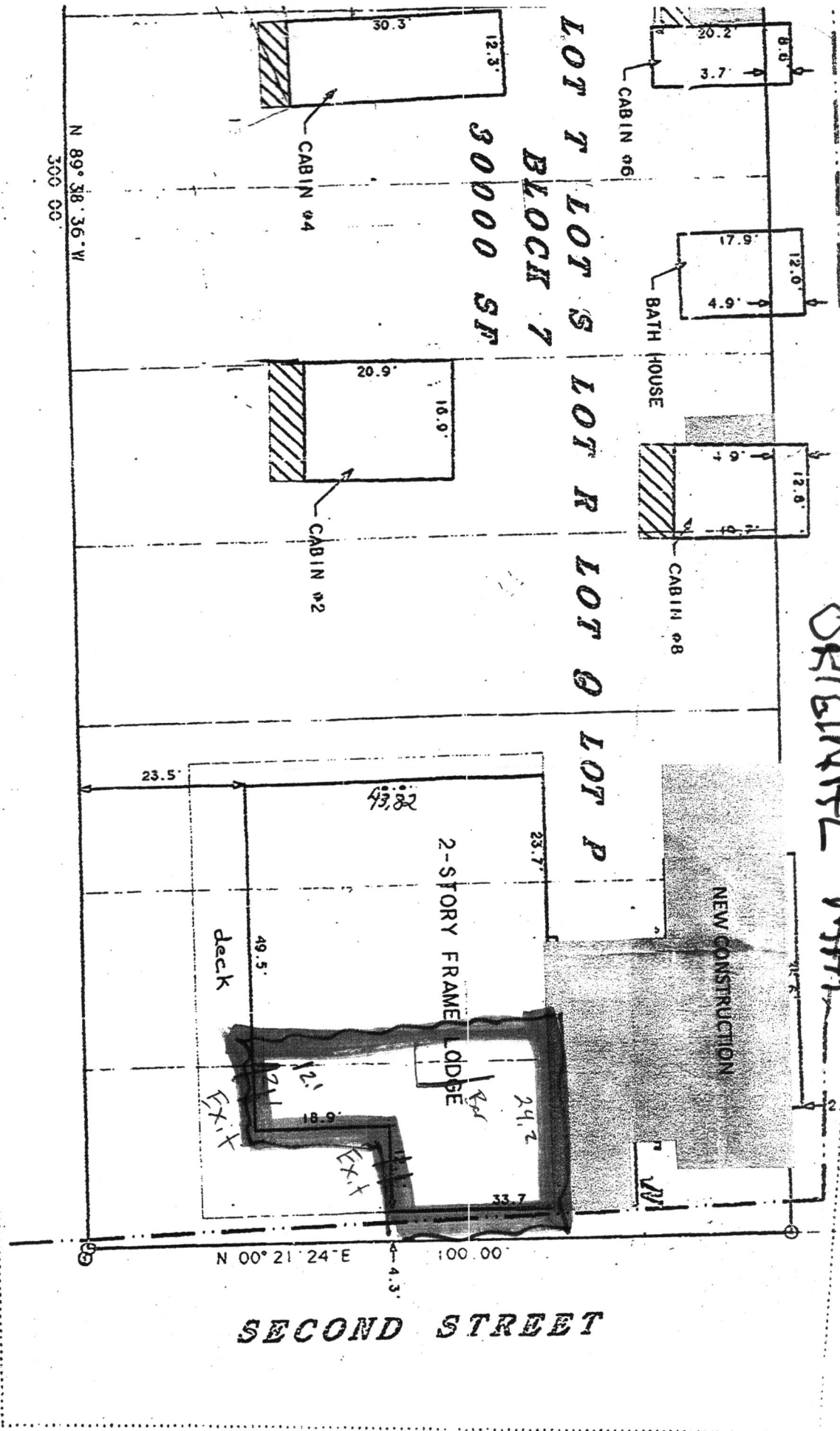
Electronic signature is not accepted, physical signature is required. Title Date (MM/DD/YY)

MODIFIED MAP



ORIGINAL MAP

SILVER STREET



SECOND STREET

Crystal River Intergovernmental Agreement

This Intergovernmental Agreement (“Agreement”) regarding the Crystal River is entered into by and between the Colorado River Water Conservation District, Gunnison County, Colorado, Pitkin County, Colorado, Town of Marble, Colorado, and the West Divide Water Conservancy District referred to herein individually as “Party” and collectively as the “Parties”.

RECITALS

WHEREAS, the Parties to this Agreement are political subdivisions of the State of Colorado; and

WHEREAS, Section 29-1-203, Colorado Revised Statutes, as amended authorizes political subdivisions to enter into agreements which may be of mutual benefit to the parties; and

WHEREAS, in 2002 the USFS found the Crystal River eligible for inclusion in the national Wild and Scenic River system; and

WHEREAS, the Crystal River Wild and Scenic and Other Alternatives Feasibility Collaborative Steering Committee (“Steering Committee”) was established in 2022 to provide a platform for robust discussions of shared goals and strategies that would facilitate lasting protections for the Crystal River; and

WHEREAS, the Steering Committee consisted of a representative cross section of interested parties to provide informed input, examine, explore and investigate river protections that would result in the identification of shared principles for protection of the Crystal River; and

WHEREAS, the Steering Committee recommended that the local governments of jurisdiction develop an Intergovernmental Agreement expressing their commitment to protect the Crystal River from on-channel dams and transmountain diversions; and

WHEREAS, the Parties seek durable and effective protections that will endure over time to preserve the free-flowing nature and ecological integrity of the Crystal River; and

WHEREAS, the Parties affirm their shared commitment that no on-channel dams or transmountain diversions should impair the Crystal River; and

WHEREAS, the Parties acknowledge the importance of protecting local agriculture and maintaining water rights tied to the land, especially through preserving downstream senior water rights that protect downstream flows and ensure working landscapes remain viable; and

WHEREAS, the Parties respect the need for local control and property rights to be preserved, subject to applicable state and local law; and

WHEREAS, the Parties recognize that recreation and tourism are integral to the Crystal River corridor and should be managed sustainably to protect the river’s ecological and scenic values; and

WHEREAS, the Parties to this Agreement recognize the economic, environmental, and recreational benefits the Crystal River provides to their various constituents.

NOW, THEREFORE, in consideration of the promises and mutual covenants contained herein, the Parties mutually agree as follows:

AGREEMENT

- I. **Reservoirs.** To the extent permitted by law, the Parties agree not to advocate for or otherwise support any project that proposes a new reservoir or impoundment of water on the mainstem of the Crystal River. However, nothing herein shall be construed as limiting Gunnison County or Pitkin County from administering any regulations promulgated under the Areas and Activities of State Interest Act, C.R.S. §24-65.1-101 *et seq.*, or other applicable provisions of the Gunnison County Land Use Resolution or Pitkin County Land Use Code and applicable law.
- II. **Trans-basin Diversions.** To the extent permitted by law, the Parties agree to oppose any water rights application or trans-basin diversion project that would remove water from the Crystal River basin. However, nothing herein shall be construed as limiting Gunnison County or Pitkin County from administering any regulations promulgated under the Areas and Activities of State Interest Act, C.R.S. §24-65.1-101 *et seq.*, or other applicable provisions of the Gunnison County Land Use Resolution or Pitkin County Land Use Code and applicable law.
- III. **Termination.** The Parties enter into this Agreement to serve the public interest. If this Agreement ceases to further the public interest, a Party, in its discretion, may terminate their participation in the Agreement, in whole or in part, upon written notice to the Parties.
- IV. **Notices.** Any notice required under this agreement may be personally delivered (including electronic mail) or mailed in the United States mail, first class postage prepaid to the Party to be served at the following address:

Colorado River Water Conservation District:

Gunnison County:

Pitkin County:

Town of Marble:

West Divide Water Conservancy District:

- V. **Independent Entities**. The Parties enter into this Agreement as separate, independent governmental entities and shall maintain such status throughout.
- VI. **Integration and Amendment**. This Agreement represents the entire agreement between the Parties and terminates any oral or collateral agreement or understanding. This Agreement may only be amended by a writing signed by the Parties. If any provision of the Agreement is held invalid or unenforceable, no other provisions shall be affected by such holding, and the remaining provisions of the Agreement shall remain in full force and effect.
- VII. **No Construction Against Drafting Party**. The Parties and their respective counsel have had the opportunity to review the Agreement, and the Agreement will not be construed against any Party merely because any provisions of the Agreement were prepared by a particular Party.
- VIII. **Captions**. The captions and headings in this Agreement are for convenience of reference only and shall not be used to interpret, define, or limit its provisions.
- IX. **Execution by Counterparts and Electronic Signatures**. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. The Parties approve the use of electronic signatures for the execution of this Agreement.
- X. **Authority to Execute**. Each Party represents that all procedures necessary to authorize such Party's execution of this Agreement have been performed and that the person signing for such Party has been authorized to execute the Agreement.

**BOARD OF COUNTY COMMISSIONERS
OF GUNNISON COUNTY**

Chairperson

ATTEST:

Deputy Clerk

Date: _____

TOWN OF MARBLE

Chairperson

ATTEST:

Deputy Clerk

Date: _____

WEST DIVIDE WATER CONSERVANCY DISTRICT

Chairperson

ATTEST:

Deputy Clerk

Date: _____

**COLORADO RIVER WATER CONSERVATION
DISTRICT**

Chairperson

ATTEST:

Deputy Clerk

Date: _____

PITKIN COUNTY

Chairperson

ATTEST:

Deputy Clerk

Date: _____

May 4th, 2026

Board of Trustees
Town of Marble
322 West Park Street
Marble, CO 81623

RE: Crystal River Intergovernmental Agreement

Dear Mayor and Trustees,

We write in support of the proposed Intergovernmental Agreement regarding the Crystal River between Pitkin and Gunnison Counties, Town of Marble, Colorado River Water Conservation District and West Divide Water Conservancy District. The Crystal River is one of the last free-flowing rivers in the West and is still connected to a natural flood regime which supports riparian communities, fish and wildlife habitat and recreation.

We appreciate the collaborative process that led to the Agreement, and the ongoing commitment by the Parties to protect the Crystal River, as stated in the Agreement. The Agreement is notable in that it finds common ground to keep the Crystal River waters free flowing and within the basin, a goal these same entities were at odds over not long ago. The Agreement sends a strong signal to any would-be developers that local governments, water users, residents and community members are united in opposition to dams and out of basin diversions. Support for the Crystal's ecological, scenic, recreational and historical values is well documented and continues to be a uniting force among diverse stakeholders up and down the river corridor.

We commend the Town of Marble for their continued support for and engagement in the stakeholder process, and for collaborating with the Parties on this Agreement. This type of community process exemplifies the kind of collaboration and problem-solving that is key to protecting our shared values on the Crystal River. This agreement is just one of three river protection approaches being explored by the broader stakeholder collaborative: Intergovernmental Agreement, Instream Flow and Wild and Scenic. In 2024, the Parties of this Agreement reached a consensus with the stakeholder collaborative that each of the three protection approaches listed above would be pursued in such a way as to not preclude the others. Work continues on the other two approaches as the stakeholder group continues efforts to build workable proposals.

We believe this Intergovernmental Agreement can act as an important step forward, offering some form of protection while progress continues to be made on the more durable forms of protection, including an Instream Flow and Wild and Scenic designation. Wild and Scenic designation remains the best and most durable form of comprehensive protections for river values and permanent prohibition of dams. We hope that in the spirit of this Agreement, the

Town will continue their involvement in the stakeholder process and the work to explore Instream Flow and Wild and Scenic protections for the Crystal River.

Sincerely,

Wilderness Workshop
Michael Gorman, Campaign Director
michael@wildernessworkshop.org

American Whitewater
Hattie Johnson, Southern Rockies Restoration Director
hattie@americanwhitewater.org