

**MINUTES OF THE BOARD OF DIRECTORS MEETING  
PARACHUTE/BATTELEMENT MESA PARK AND RECREATION DISTRICT  
Monday, September 21, 2020 @ 6:00 p.m.**

Grand Valley Recreation Center, 398 Arroyo Drive  
Battlement Mesa, CO 81635

**ATTENDEES**

Directors present: Adam Ford, Vice President  
Chuck Hall, President  
Amber Palcer, Secretary  
Ken Seidel, Treasurer

Others present: Judy Bertrand, MDM (PBMPRD District Manager)  
Doug Choate, Director: Golf Superintendent & Parks Manager  
Chuck Curtis, Director: Golf Pro & Pro Shop  
Steve Matzl, Director: Rec Center & Programs

Public present: See sign in Sheet

**ADMINISTRATIVE  
MATTERS**

Attendance and Agenda: The meeting was called to order by President Hall at 6:00 p.m. and a quorum was noted. VP Ford made a Motion to excuse Asst VP Tomasulo, with Treasurer Seidel seconding said Motion. Asst VP Tomasulo was unanimously excused.

Secretary Palcer made a Motion to approve the Agenda with the modification to Administrative Matters, #d to read "Discussion of purchase of acreage from BMC" and the addition of #e, "G-Suites". Treasurer Seidel seconded said Motion. The Agenda was unanimously approved.

Public Comments: N/A

Minutes: The Manager provided the Minutes from the August 31, 2020 Regular Board Meeting. VP Palcer made a Motion to approve the Minutes; with VP Ford seconding said Motion. The Minutes were unanimously approved.

Discussion of purchase of acreage from BMC: President Hall stated he had met with Eric Schmela and offered \$15,000 for the property adjacent to the irrigation pond. Mr. Schmela stated he was not authorized to accept less than \$25,000 by the owners. President Hall agreed to the property price of \$25,000 and 2 golf memberships for Eric Schmela and guest. The Manager stated she will modify the Resolution to reflect that the memberships should read "Eric Schmela and Guest." President Hall stated Mr. Schmela will provide the contract for \$25,000 soon.

President Hall stated he further discussed an 8-acre parcel that BMC was asking \$125,000 for and suggested to Mr. Schmela that this could be donated to the District and written off the owner's income taxes. Mr. Schmela stated at this time there was no interest in a donation.

G-Suites: VP Ford asked about storage and the server at the rec center. The Manager asked if it would be possible to discuss this in November, as the budget would be presented to the public

at the October meeting and the golf course may transfer over to G-Suite in late 2020. VP Ford stated this would be acceptable. The Manager also stated that Kyle Copen had offered IT services for \$5,000 per year and that would include both the rec center and golf course. Ms. Bertrand stated this would help with the G-Suite, new golf website and any other IT problems. However, she noted that Mr. Copen had not provided a contract and stated she may have to create one for him. The Manager also noted that the cost of the previous IT person was comparable and after months of requests they still had not received User ID's and passwords from him for the server.

Disclosure of Conflicts of Interest: The Board had previously been informed of the Colorado Revised Statutes to disclose potential conflicts of interest to the Board of Directors and Secretary of State. No Board member stated they had a conflict of interest in any discussion.

## **FINANCIAL MATTERS**

Claims/Accounts Payable: The District Manager presented the claims paid outside of the Board meeting from August 30 – September 14<sup>th</sup>. Secretary Palcer made a Motion to approve all payments outside of the Board meeting, with VP Ford seconding said Motion. The payments outside the Board meeting were unanimously approved. The Manager presented the checks for board signature. VP Ford made a Motion to approve; with Treasurer Seidel seconding. The checks were unanimously approved.

The Manager mentioned that URSA had provided a gas royalty check of \$3,100 but cancelled payment. The Board asked the Manager to speak with the attorney about filing a claim for royalty payments with URSA filing bankruptcy. President Hall stated that he heard that there is currently only 1 rig drilling in the area.

Financial Reports: The District Manager presented the Statement of Revenue, Expenditures & Net and Statement of Net Position. Secretary Palcer made a Motion to accept the financials, with Treasurer Seidel seconding. The Financial Reports were unanimously accepted.

The District Manager had the bank statements and reconciliations for the bank accounts available for review.

## **OPERATIONS- DIRECTORS REPORTS**

Golf Course and Parks: Director Curtis said that the Community Park Classic will only have 50 players and they will play the back 9 twice. The Board was provided with an estimate of \$3,400 to replace the ice maker at the restaurant and Director Curtis stated we do not need the ice machine itself; only the ice maker. The Manager suggested that the Board approve additional to cover potential electrical costs to install. Treasurer Seidel made a Motion to approve the purchase up to \$5,000, with Secretary Palcer seconding. The purchase of the ice maker was unanimously approved.

The Board was provided with Wadsworth's bid for the back 9 for a total of \$967,240. Director Choate stated that this included the clubhouse as well and the Manager will contact Wadsworth to confirm that the clubhouse was included in the bid. Director Choate stated that the mucking

bag had not been filled completely and he has contacted American Underwater to return and complete the project.

Rec Center & Programs: Director Matzl provided the Rec Center Director report. He stated no one signed up for the Microsoft Office class. The Manager said that they are still awaiting bids for the tile in the shower and locker rooms and asked if the Board would approve waiting on this capital project until second quarter 2021. She felt that they may be able to apply for a grant that would cover a portion of the locker and shower room expense and perhaps carpet. (Note: The Board approved the capital projects for the Fans in the pool and the shower and locker room up to \$105,000 at the August board meeting.) The Board had no problem with this.

Director Matzl stated that they were working on a lease agreement with Head Start to rent out the Battlement Mesa Room, Grand Valley Room, and kitchen for \$3,900 per month with a 3-year term. The Manager stated that they would have to inform people/companies that normally rented these room for events.

Secretary Palcer asked if we were holding youth basketball and Director Matzl stated we were in November. Ms. Palcer also requested membership and usage numbers for the next meeting.

President Hall asked if the HVAC system was functioning and Director Matzl stated "as of right now". VP Ford stated that it used to be cool in the Grand Valley Room and Director Matzl is going to get Arctic Cooling back in to check it. President Hall asked about the inspection or if they would just be a middleman. Director Matzl is working on getting a list of the infrastructure and possible repairs/capital that will be needed. The Manager mentioned that they had contacted several people/firms for inspection and had not gotten responses back. She stated that they could have individual firms perform the inspection, but to have engineers perform this could lead to them stating that capital projects are needed when they may not be. Ms. Bertrand said the roof was on the capital project list as only ½ of it had been replaced, she believed in 2014.

## **MANAGER'S REPORT**

2021 Budget: The Manager provided the Draft 2021 budget, but it was not discussed by the Board. The Manager stated that currently the District was \$273,674 short in property tax revenue, primarily from URSA. Ms. Bertrand did state that she had concerns with the URSA bankruptcy affecting property tax revenue, as oil and gas brings in around 87% of total property taxes. The Manager stated that the Notice of Budget meeting will be posted in the Rifle Telegraph and the open meeting will be held on October 19<sup>th</sup>.

Water Rights: The Manager stated that Director Choate, Ryan Jarvis (Water attorney), Chris Manera (Colorado River Engineering) and she had a call on September 16, 2020 regarding the Daisy Ditch/Cornell Ditch water rights (Case #19CW3120). Solvay is the sole opposer in the case. Given the significant reduction in revenue because of the Covid-19 pandemic, the potential substantial loss in oil and gas property tax revenue, and the costs of capital improvements necessary to utilize the additional points of diversion being sought in the water case, the Board approved the withdrawal of the current change case in Case #19CW3120. VP Ford made a Motion to do so, with Secretary Palcer seconding. It was unanimously approved to withdraw the current change case. Treasurer Seidel made a Motion to authorize spending up to

\$10,000 to meter the current POD, with Secretary Palcer seconding. The meter expense and installation were unanimously approved.

CVRF (Coronavirus Relief Funds): The Manager stated that she had submitted the reimbursement request to DOLA for \$321,139 on 9/15/20 but expects that they will request additional information/documentation.

Easements from BMC: The Manager stated that Jason Downie (General Counsel) is still working on investigating the easements prior to the auction on October 17, 2020. This includes reviewing Mr. Schmela’s redlined easement with his changes.

FMLD \$5,000 Mini Grant: The Mini grant reimbursement for the Grand Valley Room ceiling tile replacement was mailed on September 15, 2020.

Request to move Regular Meeting to 5:00 p.m. on October 19<sup>th</sup>: The Manager asked if the Board could meet at 5:00 p.m. in order to give more time for presentation of the budget and public discussion. The Board agreed to move the regular meeting up by one hour for October.

**NEW BUSINESS:** N/A

**ADJOURNMENT**

There being no further business to come before the Board at this time, President Hall adjourned the meeting at 8:08 p.m.

The next Regular Meeting is scheduled for **Monday, October 19, 2020 at 5:00 p.m., with the Open Meeting Budget discussion at 6:00 p.m. at the Grand Valley Recreation Center, 398 Arroyo, Battlement Mesa, CO.**

Respectfully submitted,  
Judy Bertrand, District Oversight Manager

**THESE MINUTES APPROVED AS THE OFFICIAL SEPTEMBER 21, 2020 MINUTES OF PARACHUTE BATTLEMENT MESA PARK AND RECREATION DISTRICT BY THE BOARD OF DIRECTORS.**

**(Signed copy in possession of the District Oversight Manager)**

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Adam L. Ford, VP

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Chuck Hall, President

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Amber Palcer, Secretary

\_\_\_\_\_  
Ken Seidel, Treasurer

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Vinnie Tomasulo, Asst VP