

**MINUTES OF THE BOARD OF DIRECTORS MEETING
PARACHUTE/BATTELEMENT MESA PARK AND RECREATION DISTRICT
Monday, July 18, 2022 @ 5:30 p.m.**

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

ATTENDEES

Directors present: Chuck Hall, President
Ken Seidel, Treasurer
Vinnie Tomasulo, Asst VP

Others present: Judy Bertrand, MDM (PBMPRD District Manager)
Doug Choate, Director: Golf Course Superintendent & Parks
Mary Ochs, Director: Golf Pro & Pro Shop

Public present: Travis Elliott (Parachute Town Manager)
Brittany Clark (Sports Manager)
Rick and Robin Steffen (The Rough Bar and Grill)

**ADMINISTRATIVE
MATTERS**

Attendance and Agenda: The meeting was called to order by President Hall at 5:30 p.m. and a quorum was noted.

Treasurer Seidel made a Motion to accept the Agenda, with Asst VP Tomasulo seconding said Motion. It was unanimously approved.

Treasurer Seidel made a Motion to excuse VP Ford and Secretary Palcer, with Asst VP Tomasulo seconding. They were unanimously excused.

Minutes: The Manager provided the Minutes from the June 20, 2022 Regular Board Meeting. Asst VP Tomasulo made a Motion to approve the Minutes with three modifications. Treasurer Seidel seconded said Motion and the Minutes were unanimously approved and signed.

Travis Elliott (Parachute Town Manager): Mr. Elliott described some of the projects that the Town was working on including construction of a Love's store and gas station near the boat launch. Loves will have 6 overnight RV stations and will include a McDonalds and Chester Chicken. Mr. Elliott noted that Eco's, which performs restoration and cleaning, will locate on First Street. President Hall asked about the entrance to Loves and was told that Loves was paying for improvements to Cardinal Way. He believes that Loves will open by Christmas of 2022. There are 3 other lots available for commercial development.

He noted that they have leased out all their equipment and space for rafting to Parachute Adventures for rent of \$10/yr. Mr. Elliott stated that they were losing around \$65,000 per year on the service/activity.

The District Manager asked if Loves would have charging stations and he stated that Loves would not, but Tesla installed charging stations at the Sinclair and the rest area has free charging.

Mr. Elliott stated that they had updated their comprehensive plan and it is available on the Town's website. The master plan cost \$50,000 with an additional \$68,000 for the comprehensive plan. CPS prepared their plan. The priority is for outdoor recreation, including a river front trail, Top Adventures land and island, Cottonwood Park, and property at the base of Mt. Callahan subsidized by CTF for more public space. But the top goals in the Master Plan are trails and updating Cottonwood Park. Mr. Elliott asked who could be involved in the planning process with the Town and the District Manager recommended Steve Matzl, the Rec Center Director.

Public Comment: Robin and Rick Steffen discussed the status of the liquor license and refurbishing of the restaurant. There is still no date as yet for the liquor license, but Robin stated she paid the County additional to expedite the license. It is now awaiting State approval. The food inspector is scheduled for next week.

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 and the checks for signature. Asst VP Tomasulo made a Motion to approve the payments, with Treasurer Seidel seconding said Motion. The payments were unanimously approved.

Financial Reports: The District Manager presented the Statement of Revenue, Expenditures & Net and Statement of Net Position. The Manager noted that Advertising and Promotion included approximately \$5,000 for job postings and scorecards. The Manager said that Director Choate stated he would not need \$50,000 for Daisy Ditch. The Manager will move this budgeted line item from Daisy Ditch to Cart Paths under Capital Outlay. Treasurer Seidel made a Motion to accept the financials, with Asst VP Tomasulo seconding said Motion. The financials were unanimously approved.

2021 Audit: The Manager stated that the Auditor had filed the 2021 Audit with the Colorado State Auditor and was the same as the draft previously presented.

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

OPERATIONS- DIRECTORS REPORTS

Golf Course and Parks: Director Ochs stated that there were 26 teams for Gals and Greens and that The Rough Bar and Grill were in the process of updating the kitchen and restaurant for opening on August 1st. Ms. Ochs provided the Tournament schedule through year end.

Director Choate presented his report and advised that the golf course water transfer to the rec center was delayed due to difficulties in getting Rainbird parts. He noted that delivery was pushed back to the middle of September. After completing the clubhouse landscaping, he is planning on updating the area between the two parking lots. Chris Manera is unavailable until September for the Huntley water diversion. Director Choate stated he is still awaiting the survey from Peak Surveying. He noted that he is following up with Lush Green on maintaining the weeds and trash at the Community Park. Treasurer Seidel discussed getting a proper sized toilet in the men's clubhouse bathroom.

Rec Center & Programs: The Manager presented Director Matzl's report and stated that there is still LED work to be done in the lobby and gym hallway. 360 Electrical is providing a bid. She noted that the recirculation is being done in house and the walls in the locker rooms are being installed later this week. Director Matzl is still expecting the tile work to start on August 1st. The Manager noted that memberships from year-to-date 2021 to year-to-date 2022 have doubled, from 883 to 1,627. Attendance has also increased 4,170 over year-to-date 2021.

MANAGER'S REPORT

FMLD Grant: The Manager stated she had submitted the request for \$25,000 reimbursement for the LED lights.

Katharina Ballard, Tee'd Off: The Manager asked the board if they wanted her to get the attorney involved to recover the last two months rent due the District. The consensus was to let it go.

Savings with LED Lights: Last month Asst VP Tomasulo asked about seeing the improvement due to the LED light installation on the District's Xcel bill. The Manager provided the payments to Xcel since 2016 and noted that with COVID in 2020 rates were lower due to closing the center and since July 2021 usage has increased and rates have increased as well. The Manager noted that residential rates had increased 7% but some commercial rates had raised 37%, so it would be difficult to determine how much savings was achieved due to the LED lights.

Update on Restaurant: The Manager stated that The Rough Bar and Grill was awaiting the logo design, the menu needed approval from the public health department, and the liquor license was awaiting State approval.

Rec Center Plumbing and Tile work: The Manager stated that the plumbing should be completed by August 1st at which time Abbey should be ready to begin the tile work.

One on One Agreement: The Manager provided the agreement with One on One, which consists of Bryan Peck, who will handle social media and Noel Lucky, (Golf Digest) who will be the interface with Mary Ochs and Doug Choate for establishing content for the social media. The contract term is through October 31, 2022. The total cost is equivalent to the expense approved for the previous social media firm. There was discussion about updating Hole #1 on the website. Director Choate stated Chris Wheeler is coming back out to take photos.

Sidewalk in front of Rec Center: The Manager asked Asst VP Tomasulo if BMSA would consider installing a sidewalk in front of the Rec Center. Director Matzl had discussed the dead grass

near the road that was not getting watered, and a sidewalk would alleviate some of this and also allow people to walk on a sidewalk vs. the road.

**NEW BUSINESS
ADJOURNMENT**

There being no further business to come before the Board at this time, President Hall adjourned the meeting at 7:07 p.m.

The next Regular Meeting is scheduled for **Monday, August 15 2022 at 5:30 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 JULY 18, 2022 MINUTES OF PARACHUTE BATTLEMENT MESA PARK AND RECREATION DISTRICT BY THE BOARD OF DIRECTORS.

(Signed copy in possession of the District Oversight Manager)

Adam L. Ford, VP

Chuck Hall, President

Amber Palcer, Secretary

Ken Seidel, Treasurer

Vinnie Tomasulo, Asst VP