

**MINUTES OF THE BOARD OF DIRECTORS MEETING
PARACHUTE/BATTLEMENT MESA PARK AND RECREATION DISTRICT
Monday, August 15, 2022 @ 5:30 p.m.**

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

ATTENDEES

Directors present: Adam Ford, VP
Chuck Hall, President
Amber Palcer, Secretary
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: N/A

**ADMINISTRATIVE
MATTERS**

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

Secretary Palcer made a Motion to accept the Agenda, with VP Ford seconding said Motion. It was unanimously approved.

Minutes: The Manager provided the Minutes from the July 18, 2022 Regular Board Meeting. Asst VP Tomasulo made a Motion to approve the Minutes. Treasurer Seidel seconded said Motion and the Minutes were unanimously approved and signed.

Management Contract: The District Management and Finance Management contracts expire on September 30, 2022. The Manager had provided the Board with 4 options on June 30th. These were: (1) Extend the District Manager and Finance Manager contracts through year end 2022, (2) Extend the contracts through the election in mid-June 2023, (3) Hire a new District Manager and Finance Manager now, or (4) Hire a new District Manager and extend the Finance Manager job.

President Hall stated that there was a 5th option which would extend the current District Manager and Finance Manager contracts through September 30, 2023.

VP Ford said he wants option 3 consisting of hiring for both positions now. VP Ford stated that every time he brings up something that the Manager is against it and that she is insecure. He stated that the Manager should have paid A1 the \$4,000 contract *overage* and it was unprofessional of her not to do so.

Asst VP Tomasulo stated he was ok with option 4, but he really wanted the District Manager gone at the end of September 2022. The Manager said that the Directors should be involved in the hiring of a new District Manager. Asst VP Tomasulo stated that he was elected and should

be the one to make any decisions regarding the new Manager. He stated that the District Manager looks at the District as a profit enterprise and he wants to build trails. Asst VP Tomasulo said the District Manager has no sense of community.

Treasurer Seidel said if it is not broken don't fix it and wanted to extend both jobs to September 2023.

Director Choate said the transition of the golf course to the park and rec district took a year and for security he felt it best to have Ms. Bertrand do the financials as long as she wanted and to stay on in both positions through the election. President Hall said if the Manager stayed on until June 2023 that the new board could decide on both positions.

Secretary Palcer stated that when the former Golf Pro and Rec Center director left that the Manager handled all jobs and dealt with COVID.

President Hall stated he felt that the Board should extend both the District Manager and Finance Manager jobs until September 2023.

VP Ford made a Motion to post an RFP now and hire in January, then the current Manager would work with the new Manager through the election and train them on that as well. VP Ford said he believed that staff should be involved in the hiring of a new District Manager. Asst VP Tomasulo seconded said Motion. After further discussion President Hall stated that the jobs should be extended through June 2023 and move the date of hiring a new District Manager to February 2023. VP Ford modified his Motion to extend both contracts to June 2023, post the solicitations on January 1, 2023 and hire for the positions in February 2023. The Motion was revised by VP Ford to extend the Finance Manager contract to September 30, 2023 and the District Manager contract to June 15, 2023. Secretary Palcer seconded the modified Motion and VP Ford, Asst. VP Tomasulo and Secretary Palcer voted aye, with Treasurer Seidel and President Hall voting no. The Motion passed.

President Hall asked the Manager if this was acceptable and she stated she needed until Wednesday, August 17th to think it over.

The Manager stated that Director Choate was qualified and could take over as District Manager and be trained by her. Asst VP Tomasulo stated it was too early to talk about a candidate. The Manager stated that she believed it was preferable to promote from within.

Public Comment: N/A.

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. President Hall asked about the payment to Adventure Experience for ropes course training for \$5,541.71, when the bid was for \$4,600; and the

training only included Director Matzl and Denie Noble, which was not enough people trained to offer a ropes course program. Director Matzl said he was not aware that it was only two being trained. It is required that 3 people be trained when using the ropes course. VP Ford made a Motion to approve the payments, with Asst VP Tomasulo 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. Ms. Bertrand noted that as of July the Rec Center and programs had lost over \$500,000. Secretary Palcer made a Motion to accept the financials, with Treasurer Seidel seconding said Motion. The financials were unanimously approved.

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 discussed how many players were from out of town and that customers had stated they liked the new website. Director Ochs has received numerous positive comments regarding The Rough Bar and Grill. Two members of Harvest Host (RV site) have played the course and stated that "You guys are awesome, and your course is gorgeous and fun. We will absolutely be back." Other comments included one that stated ours is the best public course in Colorado.

The Colorado Golf Association tournament was a success, and they will be back next year. An attorney commented that the greens are some of the most challenging he has played anywhere, and he is looking forward to coming back. Pin placement sheets are now on all carts.

President Hall asked if we had a link to Harvest Host (RV site) and Director Ochs stated it would be loaded onto the site. He also said that Hole #1 on the site was correct, but the course overview shows 10 and 18. Also, where the course is located on the map shows Ace Hardware. President Hall doesn't like the way the website works at this time.

Director Choate stated that Rainbird parts are still on order for the water rights transfer to the Rec Center. The landscaping is proceeding, and he will be starting on the clubhouse and #1 and #9. Treasurer Seidel mentioned that there is no power to hook up and #8 needs more aeration. Director Choate stated he will have to get prices for this. TNT Striping will perform cart path repairs for the back 9. It was decided that asphalt would be used.

Rec Center & Programs: President Hall asked Director Matzl to remove the RFP that is posted on the website. There was discussion of constructing a sidewalk in front of the rec center. Secretary Palcer said kids walk home from school in front of the rec center. Asst VP Tomasulo said he wants to build trails.

Director Matzl stated that attendance was 3,723 and membership count was 1,682 up from last month at 1,627. He noted that Movies under the Stars would hold over until the Friday after Thanksgiving inside the Center. Director Matzl stated that Denie Noble was getting more sponsorships and he has a list. Cheerleading and flag football have been very successful.

Treasurer Seidel said that we should give the ropes course back to the school and not offer programs as there was too much certification involved and to spend \$6,000 annually for training was not worth the expense. Asst. VP Tomasulo stated that we cannot charge for ropes course programs. The Manager stated that the District had an IGA with the school allowing us to charge. Asst. VP Tomasulo stated we did not. The Manager said she would provide the Board with the IGA.

MANAGER'S REPORT

Social Media and Golf Digest: The Manager provided a PowerPoint provided by Noel Lucky, Golf Digest showing the number of views and second clicks to view more on the website. Asst VP Tomasulo stated that marketing with Golf Digest forced the District to upgrade the website. VP Ford said that Facebook and the website looked great.

ColoTrust: The Manager provided the bank statement from ColoTrust showing that the NAV loss was lower. The Board had discussed moving funds from the Edge account to the Plus account when the NAV loss was recovered.

One on One Agreement: The Manager provided the contract with Bryan Peck (One on One) for \$9,700 to upgrade the rest of the pbmprd.colorado/gov website.

Accents on Top countertops agreement: The Manager presented the bid/agreement for the replacement of countertops in the locker rooms and restrooms that had been signed by the Manager. The Manager requested retroactive approval. Asst VP Tomasulo made a Motion to approve the expense, with VP Ford seconding. It was unanimously approved.

Memberships and fees for the Rec Center: The Manager provided a rough draft of the fees and loss in revenue for the Rec Center and programs. VP Ford had previously asked what it would take to cover the loss. The results of the analysis showed that in order for the Rec Center to break even, that memberships rates and fees would need to be increased approximately 200%. This would require that Adult membership rates increased to \$444 (\$37/month) and Youth membership rates to \$391 (\$33/month). Day passes would increase from an average of \$10.50 (considering adult at \$13 and youth at \$8) to \$21 per day.

Pivot Energy: President Hall asked what the downside was to contracting with Pivot (Colorado Community Solar). Asst VP Tomasulo said none except for the manager getting additional bills from them. The Manager committed to getting a copy of the contract from them.

Grants: Asst VP Tomasulo said that FMLD grants were due at the end of the month, and he wanted to apply for the remainder of the LED lighting and also for partial roof replacement at the Rec Center. The roof replacement would require 30% matching funds. Asst VP Tomasulo stated he would write up the Resolutions.

NEW BUSINESS

N/A

ADJOURNMENT

There being no further business to come before the Board at this time, President Hall adjourned the meeting at 7:55 p.m.

The next Regular Meeting is scheduled for **Monday, September 2022 19, 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 AUGUST 15, 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