

**MINUTES OF THE BOARD OF DIRECTORS MEETING
PARACHUTE BATTLEMENT MESA PARK AND RECREATION DISTRICT
Monday, November 20th, 2023 @ 5:30 p.m.**

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

ATTENDEES

Directors present: Adam Ford, President
Amber Palcer, Vice President
Wendell Goad, Asst Vice President
Vincent Tomasulo, Secretary
Karen Hamick, Treasurer

Others present: Doug Choate, District Manager, Director: Golf Course
Superintendent & Parks
Mary Ochs, Director: Head Golf Professional
Steve Matzl, Director: Recreation Center and Programs
Jason Downie, Legal Counsel
Karen Frye, Accounting and Finance Manager

Public present: See sign in sheet.

ADMINISTRATIVE MATTERS

Attendance and Agenda: The meeting was called to order by President Ford at 5:30 p.m. and a quorum was noted. Secretary Tomasulo asked to move the Budget Presentation to follow the Executive Session. Secretary Tomasulo made a motion to approve the Agenda as modified with Asst. VP Goad seconding. The agenda was unanimously approved.

Minutes: The Manager provided the Minutes from the October, 16th Board meeting. Secretary Tomasulo made a motion to accept the Minutes with Treasurer Hamick seconding said motion. The Minutes were unanimously approved and signed.

Public Comment: See Sign in Sheet.

President Ford thanked everyone for their attendance. Comments were heard from the following citizens regarding The Rough Bar and Grill: Clell Routson, Larry Kay, Rosemary Cose, Anne Kellerby, Shaun Kellerby, Sandra Toomey, Bruce Knuth, Tricia Nelson, Randy Lopez, Debbie Underwood, Laurel Koning, Walt Moyer, Raynell Knox, John Wenter, John Shepard, Bob Bjerstedt, Rich Horseman, Brooklyn Vehill, Mary Lee Mohrlang, Marcia Johnson, and Linda Pittman. President Ford thanked these individuals for their comments.

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.

FINANCIAL MATTERS – Consent Agenda

Finance Manager’s Report- Finance Manger Frye presented her Manager’s Report to the Board.
Payment of Claims/Accounts Payable
Statement of Net Position
Statement of Activities Budget to Actual

The District Manager had the bank statements and reconciliations for the bank accounts available for review. Asst. VP Goad made a motion to approve the Consent Agenda with Secretary Tomasulo seconding. The Consent Agenda was unanimously approved.

CURRENT BUSINESS

Rick and Robin Steffen came to present on behalf of The Rough Bar and Grill. Rick Steffen presented packets to each of the Board members. Rick Steffen stated his concerns were stated in his response to the District Manager's letter dated November 2, 2023. Rick asked if the District Manager's version of events was different from that. District Manager Choate stated he felt at no time did the District or the Golf Course agree to The Rough's reduced scope of services. District Manager Choate stated the further we got into the golf season the more obvious it became The Rough's reduced hours of operation did not meet the needs of the Golf Course. District Manager Choate stated he still didn't understand how The Rough felt the terms of the signed contract were flexible. Mr. Steffen referred to the packet and stated The Rough's hours were posted on the Battlement Mesa Golf Course website. Mr. Steffen stated they were open with limited services on Mondays. Mr. Steffen presented the days The Rough operated the beverage cart. Mr. Steffen presented a list of Western Slope Golf Courses and their hours of operation. Mr. Steffen spoke about his redlined version of the current contract. Mr. Steffen stated that no response was given to his new proposed contract. Mr. Steffen stated The Rough would be willing to operate the beverage cart every weekend, with a review of the service at the end of July. District Manager Choate asked Mr. Steffen why he did not follow the Scope of Services of the current contract. District Manager Choate stated that The Rough chose not to follow the current scope of services. Mr. Steffen gave a history of how the current contract was signed. Jason Downie, legal counsel, stated a back-and-forth argument should be avoided and recommended The Rough continue their presentation. Mr. Steffen presented hours of operation for other area golf courses. Mr. Steffen stated the packet contained information on his help involving the restaurant remodel. Secretary Tomasulo asked Mr. Steffen if he felt all the issues were caused by the District. Mr. Steffen stated he was there to tell the District what The Rough was requesting. Robin Steffen stated her version of the events prior to the District providing letter of non-renewal. Vice President Palcer stated that there were two meetings to discuss the contract in October. Robin Steffen stated she was expecting a third meeting.

OPERATIONS – DIRECTORS' REPORTS

Golf Course and Parks: Director Ochs presented her manager's report. Director Ochs stated rounds for October were good and total rounds are ahead of 2022. Director Ochs stated November 2023 is also ahead versus 2022. Director Choate stated the restaurant drawings are complete and will be submitted to Garfield County for permits. Director Choate noted 9 golf carts from the old fleet will be picked up by Beachside Golf Carts in the next 1-2 weeks. Director Choate stated Lush Green will begin the irrigation project at the Community Park this week. The native irrigation at the Community Park will all be buried during this project. Director Choate stated the irrigation project at the Recreation Center began this week and will take 5 days to complete. This project includes replacement of the wire, solenoids, valve boxes, and irrigation controller. Director Choate stated a member of the community would volunteer to make extensive upgrades to the Tanker Trail if the board would allow survey of the current easement.

Recreation Center and Programs: Director Matzl presented his Director's Report to the Board. Director Matzl gave his membership counts for October and noted that attendance is up from 2022. Director Matzl stated 79 guests attended the Veteran's Brunch. Director Matzl noted the craft fair had 2300 visitors on the Saturday prior to this meeting. President Ford stated the Grand Valley Room audio/video was scheduled to be replaced in January of 2024.

MANAGER'S REPORT N/A

PUBLIC COMMENTS

Comments were heard from the following citizens: Raynell Knox, Clell Routson, Sara McCurdy, Lori Miller, Shaun Kellerby, Jane Edwards and Bruce Knuth.

EXECUTIVE SESSION

President Ford made a motion to enter executive session for the purpose of receiving legal advice on specific legal questions in accordance with C.R.S. § 24-6-402(4)(b); and matters that may be subject to negotiations in accordance with C.R.S. § 24-6-402(4)(e) regarding the Lease and Liquor License. Secretary Tomasulo seconded said motion and the Board voted unanimously to enter Executive Session.

At 7:52 Secretary Tomasulo made a motion to leave Executive Session with Asst. VP Goad seconding. The Board voted unanimously to leave Executive Session.

CONCLUSION

Secretary Tomasulo made a motion to affirm the decision made by District Manager Choate not to renew the lease agreement with The Rough, Treasurer Hamick seconded said motion. The Board voted unanimously not to renew the lease agreement with The Rough. The Board and The Rough discussed reasons why this decision was made. Secretary Tomasulo stated he felt discussions were made in bad faith and did not appreciate The Rough trying to force the Board to make decisions under duress. Secretary Tomasulo stated he felt The Rough should have felt comfortable coming to the Board before going to social media. Secretary Tomasulo stated the public could only see one side of the story. Robin Steffen stated she was unaware of any issues that needed to be corrected. Mr. Steffen stated he had presented his redline version of the contract to the District Manager. Mr. Steffen stated his redline version mirrored their current operation. Mr. Steffen then stated The Rough did not put any of the information on social media. Mr. Steffen stated he emailed the Board and expected an immediate response. President Ford stated he and Robin had a long phone conversation and he confirmed that The Rough would be on the agenda for the next meeting. Mr. Steffen stated he did not understand the letter he had received from the District Manager on November 2. Mr. Steffen stated he did not know what to tell his staff. A discussion of postings on social media was held regarding The Rough Facebook page. Treasurer Hamick stated the lease is in writing and it is very specific. Mr. Steffen continued to claim that he was not notified of any issues. Treasurer Hamick stated any changes agreed to should have been in writing. Vice President Palcer also stated the lease should have been followed. President Ford stated the staff should not have to remind The Rough of the terms of the lease once the terms are agreed upon. Secretary Tomasulo stated he felt negotiations were made in bad faith after the PBMPRD had acted in good faith with The Rough. Secretary Tomasulo stated that Battlement Mesa is unique in how limited the services are here. Secretary Tomasulo stated the Board voted this way because the District would be better served this way. Treasurer Hamick and Secretary Tomasulo stated the decision was not an easy one for the Board. The Board confirmed the public was heard before arriving at this decision. President Ford stated the District did not have an alternate plan in place yet, and a statement would be issued regarding this decision.

BUDGET PRESENTATION

Accounting/Finance Manager Frye presented the proposed 2024 budget to the Board. Accounting/Finance Manager Frye discussed specifics of the budget to the Board. Secretary Tomasulo mentioned changing the budgeted interest income. Manager Frye stated she prefers to provide a conservative budget. Manager Frye also discussed the current legislation affecting the 2024 budget. The Board discussed the proposed 2024 budget. The Board also discussed the need for reserves for the District moving forward. Secretary Tomasulo stated we should state a specific reserve level moving forward. Manager Frye stated a 3-year capital investment projection would be provided to the Board. Treasurer Hamick discussed the need to post the new rates for the Recreation Center. District Manager Choate stated the new rates were already on Facebook. Manager Frye provided information to the Board regarding the possibility of Great Outdoors Colorado Grant and other grants.

President Ford inquired about the project that would involve the Tanker Trail. President Ford made a motion to survey the Tanker Trail for upgrades with Secretary Tomasulo seconding. The Board unanimously approved the motion.

ADJOURNMENT

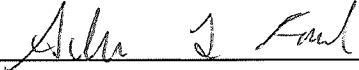
There being no further business to come before the Board at this time, President Ford adjourned the meeting at 8:36 p.m.

The next Regular Meeting is scheduled for **Monday, December 11th, at 5:30 p.m. at the Grand Valley Recreation Center, 398 Arroyo, Battlement Mesa, Colorado.**

Respectfully submitted,
Doug Choate, District Manager

**THESE MINUTES APPROVED AS THE OFFICIAL NOVEMBER 20TH, 2023, MINUTES OF
PARACHUTE BATTLEMENT MESA PARK AND RECREATION DISTRICT BY THE BOARD OF
DIRECTORS.**

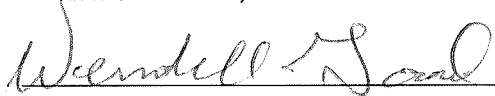
Noted (Signed copy in possession of the District Manager)



Adam L. Ford, President



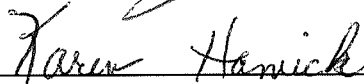
Amber Palcer, Vice President



Wendell Goad, Asst. Vice President



Vincent Tomasulo, Secretary



Karen Hamick, Treasurer