

**MINUTES OF THE BOARD OF DIRECTORS MEETING  
PARACHUTE/BATTLEMENT MESA PARK AND RECREATION DISTRICT**

Monday, October 20, 2025 @ 5:30 p.m.

*Grand Valley Recreation Center, 398 Arroyo Drive*

*Battlement Mesa, CO 81635*

**ATTENDEES:**

Directors Present:	Amber Palcer, President Wendell Goad, Vice President Anne Kellerby, Asst. Vice President Shandice Churchill, Secretary Vincent Tomasulo, Treasurer
Others Present:	Doug Choate, District Manager Mary Ochs, Director: Head Golf Professional Steve Matzl, Director: Recreation Center and Programs Rachel Miles, Director: Food and Beverage Ken Overmeyer, Director: Parks and Trails Ashley Rothe, Director: Golf Course Maintenance Diane Schneider, Executive Assistant
Public Present:	See Sign in Sheet.

**ADMINISTRATIVE MATTERS:**

Attendance and Agenda: The meeting was called to order by President Palcer at 5:30pm, and a quorum was noted. Vice President Goad made a motion to approve the Agenda presented for October 20, 2025, Asst. VP Kellerby seconded. The Agenda was unanimously approved.

Minutes: Asst. VP Kellerby made a motion to approve the Minutes from September 8, 2025, and Vice President Goad seconded. The Minutes were unanimously approved, and no corrections were made.

Disclosure of Conflicts of Interest: The Board has previously been informed of the Colorado Revised Statutes to disclose conflicts of interest to the Board of Directors and Secretary of State.

Public Comment: Lynn Shore suggested that Callahan's should limit its catering services to the golf course, as expanding beyond that may impact other local restaurants in the area, such as Funky Bear and the pizzeria.

**FINANCIAL MATTERS – Consent Agenda**

Finance Manager's Report

Accept Payment of Claims/Accounts Payable

Accept the unaudited financial statements for the period ending September 30, 2025.

Treasurer Tomasulo made a motion to approve the payment of claims, and the financial statements Vice President Goad seconded the motion. All agreed. The District Manager had the bank statements and reconciliations for the bank accounts available for review.

## **CURRENT BUSINESS:**

Proposed PBMPRD Budget for 2026: The proposed PBMPRD Budget for 2026 was presented and reviewed. Minor modifications will be implemented prior to submission to the Board of Directors for approval on November 17<sup>th</sup>, 2025, at the Board Meeting.

Accept the Audited Financial Statement for December 2024: The audited financial statements for 2024 were accepted. Vice President Wendell Gold made the motion to approve the audit, which was seconded by Treasurer Vincent Tomasulo. The motion passed unanimously.

The Farm right-of-way Discussion: A discussion was held regarding the right-of-way for the Farm, (15-acre property). The board expressed support for vacating the right-of-way. Vice President Goad made a motion to approve removing the access right-of-way, which was seconded by Secretary Churchill. The motion passed with four Directors in favor, and Treasurer Tomasulo abstained from the vote.

## **OPERATIONS - DIRECTORS' REPORTS:**

Golf Course: Director Ochs reported that October's numbers are strong. However, the weather posed significant challenges for our golfers. Several days were too wet for cart use, and unfortunately, we had to cancel the first day of the tournament due to the weather. Despite that setback, golfers were pleased that we proceeded with Day 2, and the feedback has been overwhelmingly positive, Ochs said. We continue to hear how pleasantly surprised players are by the quality and charm of our course.

Golf Maintenance: Director Rothe reported that the team planted new trees to replace the ones that died in the last couple of years. More trees and shrubs were added to enhance the Native Area of Hole 17. Forty-nine new Carp were added to the ponds to help with vegetation. The new Vivint Alarm systems have been installed in the Pro-Shop, Restaurant, and Maintenance Shop. Environmental Solutions installed the new Aeration System in the pond on Hole 18. A new screen was made for the ditch behind Hole 7 along with some concrete forms to help keep the fish from traveling down the ditch to the River. Adcock Concrete had been assigned to finish constructing the cart paths in the surrounding area of the Club House, the front of the Driving Range, the front of the Cart Barn and around the Chipping Green. Work began on October 20, 2025. Rothe presented four designs by Montoya Architects to the Board for the Outdoor Event Center addition and the Roof Expansion on the Patio. After discussion Treasurer Tomasulo made a motion to approve Plan A-2 for the Roof Expansion Addition over the Patio, and Plan A-2 for the Outdoor Event Center addition not to exceed the cost of \$650,000. Assist. VP Kellerby seconded the motion. Four directors approved the motion with Vice President Goad opposed. The motion passed.

Callahan's: Director Miles reported that September was a busy month with events for the Restaurant which were all successful. The Restaurant was a little slower, but steady. Callahan's received 1<sup>st</sup> Place at the Colorado River Valley Chamber's 46<sup>th</sup> Annual Chili Competition. "It is not widely known that there is a restaurant at the golf course, and even fewer know it is open to everyone" Miles stated. Miles is currently working on a marketing plan to inform the public that Callahan's will be open through the Winter along with ideas for events for the Course, Rec Center, and Catering offsite.

Recreation Center and Programs: Director Matzl reported the number of memberships have remained steady. Fall Sports are up and running. He is looking forward to the up-and-coming events such as Bingo Night, the Skate Party Night, the Bronco Parties and talked about the Boxing Match, the Veterans Social and the Craft Fair in November. The painting began on October 13, 2025. The Boiler is presently down and waiting for parts. The pool filter Grant Reimbursement was submitted. The agreement with Colorado Pool Design for the Hot Tub contract was signed during last week's

site visit.

Parks and Trails: Director Overmeyer reported that the Public Notice is posted and the Review Committee is set for November 12, 2025, for the Battlement Pkwy Trail. The shade structure for Sunset Park was delivered. He is getting ready to install it. Overmeyer is close to submitting the application for subdivision on Tanker Trail. He is in the process of getting SGM to do a survey on Sunset Park for the Master Plan and LiDAR Topography on Monument Gulch for the trail planning. Overmeyer mentioned the need to investigate getting an easement to connect the two parcels of Sunset Park and Monument Gulch (325 feet). Overmeyer had a zoom meeting with the Playwell Group and Dog Park Company to get information on dog parks and other playground structures. There was a site meeting with Badger Daylighting to clean out the culvert on Daisy Ditch under Hill Court. There has been issues with flooding around the house and Church in that area. The fabrication of the flume to put the Daisy Ditch along Parachute Avenue per the Water Commissioner is complete. He will schedule it to be put into place.

#### **MANAGER'S REPORT:**

District Manager Choate stated that Playground inspections and facility risk assessments have been completed in coordination with representatives from the CSD liability pool. We are actively working with CSD to implement comprehensive safety programs across the district, he stated. We have received the necessary surveys for the boundary line adjustment in Monument Gulch. This adjustment will allow the Metro District to retain 5 acres of the parcel following the donation of Monument Gulch to the district. The boundary line adjustment application is scheduled for submission to the Town this week. We will begin working with Balcomb & Green to facilitate the donation process for Monument Gulch. As of the date of this report, we have not received updates regarding our Fall GCFMLD grant applications. However, we have submitted a reimbursement request for \$60,000 for the GCFMLD pool filter upgrade grant. Additionally, we submitted a CPW grant application on October 1st for a non-motorized trails planning grant, which will support trail development in Sunset Park and Monument Gulch. Progress continues on the Butler Building design. Our next meeting is scheduled for October 28th to review schematic design documents and cost estimates from the CMGC. FCI has been selected as our Construction Manager/General Contractor. Discussions are ongoing with UHC and the National Fitness Campaign regarding future initiatives.

**NEW BUSINESS N/A**

**PUBLIC COMMENTS N/A**

#### **ADJOURNMENT:**

There being no further business to come before the Board at this time, President Palcer adjourned the meeting at 7:21p.m.

The next Regular Meeting is scheduled for Monday, November 17<sup>th</sup>, 2025, at 5:30 p.m. at the Grand Valley Recreation Center, 398 Arroyo, Battlement Mesa, Colorado.

Respectfully submitted by Diane Schneider, Executive Assistant

**THESE MINUTES APPROVED AS THE OFFICIAL OCTOBER 20, 2025, MINUTES OF PARACHUTE  
BATTLEMENT MESA PARK AND RECREATION DISTRICT BY THE BOARD OF DIRECTORS.**

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



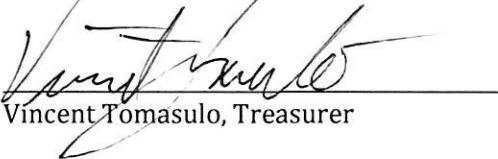
Amber Palcer, President



Shandice Churchill, Secretary



Wendell Goad, Vice President



Vincent Tomasulo, Treasurer



Anne Kellerby, Asst. Vice President