

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

Monday, May 18, 2026, 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 Pro
Steve Matzl, Director: Rec. Ctr. and Programs
Rachel Miles, Director: Food and Beverage
Ken Overmyer, Director: Parks and Trails
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 5:30 p.m., a quorum was noted. V.P. Goad made a motion to approve the agenda presented for May 18, 2026. Secretary Churchill seconded the motion, which was approved unanimously. Asst. V.P. Kellerby made a motion to approve April 20, Minutes, Secretary Churchill supported the motion, and the minutes were approved by everyone without opposition.

Public Comment: None

FINANCIAL MATTERS: – Consent Agenda

The Finance Manager’s Report was presented by Director Frye. V.P. Goad made a motion to accept the Consent Agenda, Asst. V.P. Kellerby seconded the motion, which was approved unanimously. Director Frye provided the Board with an update status of the QuickBooks-to-NetSuite transition, outlining several ongoing implementation issues that have required significant time and attention. The Board requested that a NetSuite representative attend a future meeting to address these challenges and to present a clear plan for remediation. Director Frye will continue to lead the NetSuite data entry and reconciliation efforts, with staff support from other departments. The team’s objective is to complete the entry of all historical data by the end of the month. The April monthly financial statements will be provided at the June Board meeting.

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

CURRENT BUSINESS:

Butler Building - Parking Lot: Manager Choate discussed the parcel of land located across the street from the Butler Building, adjacent to the recreation property. It was confirmed that ownership has been identified as David Gitlitz of Paradise Valley, who has agreed to donate the parcel to the Recreation District. The District will be responsible for obtaining an appraisal of the property and covering any associated closing costs. Acquisition of this parcel will allow the District to avoid retaining all construction-related improvements within the existing Butler Building footprint. Instead, the site design can incorporate grading of the slope onto the adjacent property, providing opportunities for additional parking, placement of a trash enclosure, and other supporting uses. Following a brief pause in the design process to evaluate options for the adjacent parcel, Choate reported being ready to proceed with the next phase of design. With a clear direction now established regarding the use of the parcel, the project will advance into the Construction Documents (CD) phase beginning in early June. This phase is anticipated to require approximately 45 to 60 days to complete and will provide the detailed specifications necessary for construction.

OPERATIONS – DIRECTORS’ REPORTS:

Golf Course: Director Ochs reviewed her Operations report, including rounds played, tee times by pricing class, and membership metrics. Overall, performance remains relatively steady compared to the same period last year, with a slight increase despite several unfavorable weather days. Membership levels continue to trend upward. Tee time utilization by pricing category continues to reflect a strong proportion of public play, which remains a positive indicator. Revenue performance is stable, and the facility continues to maintain a solid market position. Regarding upcoming initiatives, work continues on obtaining signage at the freeway exit ramps. This effort has been ongoing for some time, and follow-up communication has been made with the third-party contractor, Colorado Logos. While prior documentation has been re-submitted, the project remains pending, and further updates will be provided as progress is made. Additionally, outreach efforts have been made to explore a potential “stay-and-play” partnership with a nearby property. Initial discussions included offering mutual promotion and discounted access. While there has been preliminary interest, a formal agreement has not yet been established, and follow-up is ongoing. Upcoming Events: Two-Man and Ladies event this Saturday is sold out. Grand Valley High School Athletics Fundraiser (May 30) is approximately 50% full; additional promotion via email blast has been initiated to support participation. Callaway Demo Day (May 31) is nearly sold out, with two fitters confirmed. Additional events are scheduled for June; further details will be provided as available.

Golf Maintenance: Manager Choate reported the Director of Golf Maintenance position is currently posted on the Golf Course Superintendents Association and Rocky Mountain GCSA websites. The posting is scheduled to remain open for 30 days; three applications have been received to date. Additional recruiting platforms (e.g., Indeed, TurfNet) will be considered if needed. The Event Center structure is complete; wind and solar shades are on order and expected within the next 3 - 4 weeks. Landscaping is nearing completion, weather permitting. The cart path project has been completed to the tunnel. Staffing needs include one seasonal employee and two part-time employees, or potentially two full-time seasonal employees. The Board discussed the need for a dedicated, permanently installed audio system under the covered structure, including multiple speakers to ensure consistent sound distribution. Choate will evaluate options for installing an appropriate speaker and microphone system for use during events. Choate informed the Board that there is consideration to switching back to Comcast. The proposed service will result in slightly higher costs; however, it includes full licensing coverage for all televisions. Management is aware of the licensing requirement and will incorporate the transition as part of the broader technology upgrade.

Callahan's: Director Miles reported staff performance continues to be strong, with the team effectively maintaining operations during a recent staffing absence, demonstrating solid collaboration and coverage. The first Prime Rib and Live Music event was successfully held in the Event Center; attendance was positive, though cooler temperatures impacted guest comfort. Heaters have since been received, and wind/sun shades are expected to further improve the space. Upcoming events will maintain food service in the restaurant until environmental conditions in the Event Center are fully optimized; live music and bar service will continue in the Event Center, with added activities such as line dancing planned. Tournament and Event Center utilization has been strong, with multiple successful events already completed and continued bookings expected. Demand for events, catering, and private functions remains high. Beverage cart operations have been established, with additional staffing being added to support service levels. Beverage sales trends were reviewed: margaritas and martinis continue to perform well, while prior seasonal offerings may be reevaluated. Based on sales mix, consideration was raised to review bottled beer pricing given its relatively smaller contribution to overall sales. It was noted that individuals have been bringing outside alcohol onto the property, presenting both compliance and liability concerns. Currently, there is no formal system in place to adequately track beer inventory; cart staff are authorized to confiscate outside alcohol as needed. The Board discussed the need to implement improved controls and policies to prevent outside alcohol from being brought onto the premises and to strengthen inventory tracking procedures, while also considering potential liability implications.

Recreation Center and Programs: Director Matzl reported April performance was stable, with membership slightly increased. Participation in programs and pass sales also showed growth. Youth softball registration is currently low, particularly for girls in grades 3–6; additional outreach is encouraged to increase participation. Baseball registration is strong, with a current waitlist; additional coaching support is being explored to accommodate more players. Registration remains open for upcoming programs, including summer camps. “Movies Under the Stars” and the community yard sale are scheduled; additional details will be included in the June newsletter. Transition to the Toast system for beverage sales is planned for June 1. Fitness programming continues, including a Monday morning Bums and Tums class at 8:30 a.m. Exterior painting quotes were received but exceeded expectations; the project is being reevaluated and may proceed in phases, beginning with the main entry area. Ongoing facility improvements, including front-entry block work, are progressing well. Pool Infrastructure Update: A failure of the pool pump and chiller systems occurred approximately three weeks ago, related to ongoing issues with underground electrical wiring between the main electrical room and the pool pump/chiller room. Previously replaced underground wiring failed again, including the chiller connection, prompting a decision to abandon the underground system. As an emergency corrective measure, new electrical conduit has been installed above ground, running through the ceiling from the electrical room to the pump and chiller area. The system has been designed to accommodate current needs as well as future expansion. Conduit has been installed for the chiller, glycol pumps, and additional pool equipment, with two extra conduits included for potential future use. Electrical wiring installation is ongoing. This unplanned improvement represents an estimated cost of \$23,000 and may be partially offset through contingency funding. Facilities Maintenance Update: The domestic hot water system experienced issues over the past month, operating on a single heat exchanger due to a pinhole leak in the second unit. The failed heat exchanger was replaced under warranty and has now been reinstalled, restoring the system to full operation. Despite the warranty coverage, the failure occurred less than one year after installation, raising ongoing concerns regarding system reliability. Replacement of the domestic hot water system remains a top deferred maintenance priority, and staff will continue pursuing grant funding to support a long-term solution. Although the equipment was selected with the expectation of a longer service life, its performance has been impacted by local water conditions, which are known to be particularly

hard. While this may contribute to accelerated wear, staff will continue evaluating potential solutions to improve system longevity. Crack filling on the tennis and pickleball courts is scheduled to begin June 8. Completion is typically achieved within one week; however, timelines may be affected by current weather conditions. Indoor operations will continue as needed until conditions allow for consistent outdoor work. Hot Tub Project Update: The contract for the hot tub installation has been awarded to Maximum Comfort Pool & Spa (Avon). Tile selections have been finalized, with options displayed in the lobby. A darker tile will be used along the top edge and as accents on stairs and seating areas, while a gray tile will be applied to vertical surfaces, including the fascia and interior walls of the seating pool. Design modifications include the addition of a wall to enclose the entry point from the women's locker room; access to the pool will be through the adjacent glass door due to the extended footprint of the hot tub. The lower portion of the door leading from the men's locker room will be obscured, and a partition will be installed to ensure appropriate routing to the shower area prior to pool access. The new hot tub is designed to accommodate up to 11 occupants, an increase from the current capacity of six, and will include approximately 14 jets. The system will operate with both a jet pump and a circulation pump, and has been designed with additional capacity to support a future backup electric heater. This redundancy will ensure continued operation in the event of boiler issues. The primary heating source will remain the existing heat exchange and boiler system, which provides the most efficient and cost-effective operation. The new design is expected to reduce overall water usage compared to the existing system. Project construction is scheduled to begin on September 8, following Labor Day, with a target completion date of October 31. Damage to the exterior glass door was caused by debris projected during weed trimming activities. In response, use of weed trimmers on the upper level has been discontinued to prevent similar incidents moving forward.

Parks and Trails: Director Overmyer reported a scope modification request has been approved by GCFMLD to remove a 200-foot trail segment on the west side of Spencer while maintaining the existing project budget. Groundbreaking by Mountain West Contracting is anticipated in early June. A design workshop was conducted for Sunset Park, including stakeholder outreach with staff, community members, and local user groups (including youth participants and the Rambo mountain biking group) to gather input for future improvements. Coordination is ongoing with the Grand Valley Park Association regarding support for rodeo grounds maintenance, including limited assistance with arena dragging as needed. The ballfield irrigation controller upgrade has been completed and is fully operational. Ongoing water flow issues from the Daisy Ditch were discussed, including challenges with surface flow, water loss, and inconsistent delivery. A contractor has been engaged to evaluate options, including potential piping improvements and long-term solutions. Partnership opportunities related to nearby infrastructure projects will also be explored to reduce costs and improve system efficiency. Treasurer Tomasulo offered to talk with David Hill to determine the water rights of the area. The high school baseball season has concluded successfully, with positive feedback received on field conditions. The Athletic Director has expressed interest in completing additional field improvements such as pitching mound upgrades at their expense in exchange for continued field use. Prior improvements, including dugout fencing, were completed this season. The Dog Agility Park fencing project has been delayed due to contractor availability; current estimates indicate an approximate three-month timeline for installation. Alternative vendor pricing did not meet expectations. To mitigate potential cost increases, equipment for the Dog Agility Park will be ordered in advance and stored until fence installation is complete. A discount was secured on the equipment, making early procurement a cost-effective approach.

MANAGER'S REPORT:

District Manager Choate informed the Board the Monument Gulch boundary line adjustment has been approved by the Town and is now with Peak Surveying for preparation of the mylar for final filing. Upon completion, the donation process with BLM will begin. Progress is ongoing, though slower than anticipated. Transition to Comcast services is still underway; infrastructure work at the golf course has been completed, and final installation is pending. Choate requested consideration to reschedule the upcoming workshop from May 22, to a later date, with July preferred. The Board agreed to July 17th as the new date from 9:00 a.m.-Noon. A proposal for a compensation study, with a not-to-exceed cost of \$7,000, was requested. The Board petitioned for time to review the proposal prior to approval. Choate indicated that he will follow up with Chris Jackson to schedule him for a future meeting.

PUBLIC COMMENTS: None

ADJOURNMENT:

There being no further business to come before the Board at this time, President Palcer adjourned the meeting at 6:40 p.m.

The next Regular Meeting is scheduled for Monday, June 15, 2026, 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 May 18, 2026, MINUTES OF PARACHUTE BATTLEMENT MESA PARK AND RECREATION DISTRICT BY THE BOARD OF DIRECTORS.

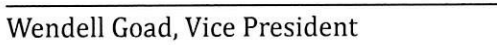
Noted (Signed copy in possession of the District Manager)



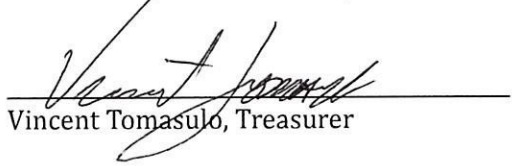
Amber Palcer, President



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