

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

Monday, June 15, 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- Absent 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: The meeting was called to order by President Palcer at 5:30 p.m., a quorum was noted. President Palcer requested a motion to approve Vice President Goad's absence from the evening's meeting. Assistant V.P. Kellerby made the motion, which was seconded by Secretary Churchill and passed unanimously. Treasurer Tomasulo made a motion to approve the agenda presented for June 15, 2026. Assistant V.P. Kellerby seconded the motion, which was approved unanimously. Secretary Churchill made a motion to approve the May 18, 2026, Minutes; Assistant V.P. Kellerby supported the motion, and the minutes were approved by everyone without opposition.

Public Comment: None

FINANCIAL MATTERS: – Consent Agenda

Finance Manager's Report
Accept Payment of Claims/Accounts Payable
Accept the unaudited financial statements for the period ending
There were no motions to approve the Payment of Claims; after amendments are made, they will be reviewed for approval at a later date.

CURRENT BUSINESS:

NetSuite: Manager Choate maintained he has been working closely with NetSuite and Karen, and it appears that over the course of the past year there was some miscommunication regarding responsibilities between NetSuite and Karen. It seems that Karen may have attempted to take on much of the work herself rather than having the NetSuite team handle the process of importing the QuickBooks data into NetSuite as originally intended. Based on recent email communications between Karen and NetSuite, progress is now being made. The NetSuite team has converted the 2025 trial balances into the system through November and is only awaiting for December in

order to fully reconcile 2025. Additionally, while Karen believed she had been operating within NetSuite for January, February, and March, this was not the case because the incomplete 2025 trial balance prevented those numbers from aligning properly. As part of the current cleanup effort, NetSuite has begun entering data that overlaps with entries Karen had previously attempted, resulting in duplicate records. The team is now working through those duplicates to correct the data and bring the 2025 balances into alignment. Overall, the system is somewhat disorganized at the moment, but there is a sense that meaningful progress is being made toward resolving the issues. It was acknowledged that there is a clear understanding of the need to have the system fully operational by next month's meeting, including accurate financials and a complete payment of claims, establishing a firm deadline. The Board discussed what that deadline would mean if it is not met, expressing concern that failure to do so would likely require a significant change. It was noted that Karen effectively has until the next meeting to determine whether NetSuite will function as needed and to outline the path forward. The expectation is that the system must work, particularly after approximately a year and a half of effort and an investment of around \$30,000, which includes a year of software and implementation costs, although additional verification of those figures may be needed. It was also noted that, to their knowledge, NetSuite is no longer charging for ongoing implementation work. There was some discussion about potential next steps if the system ultimately cannot be made to work, including the possibility of recovering a portion of the costs. Overall, the situation was described as a difficult one, with agreement that characterizing it as "bad" may even understate the challenges involved. Treasurer Tomasulo emphasized that there is nothing more critical to the organization than its financials, aside from its staff, noting that this importance cannot be overstated. Despite the current challenges, the District is still functioning operationally: payroll continues to be processed successfully to ensure employees are paid, and vendor payments are generally being kept up to date. However, while operations are continuing, there are gaps in financial reporting and some resulting confusion due to incomplete or inconsistent data. It was clarified that the financials approved so far for 2026 are believed to be accurate, as they were prepared in QuickBooks rather than NetSuite. In fact, no NetSuite-generated financials have been formally approved to date. Although it had been indicated that systems were being run in parallel for verification during the first few months of the year, it is uncertain whether that process was actually completed or whether it was done accurately. It was reported that, for the most part, Karen has begun to learn how to properly implement NetSuite and that progress is being made, particularly with importing trial balances for each month of the previous year directly into the system. However, challenges remain with credit card transactions, which are still being entered manually rather than imported as complete files. Given the high volume of transactions, this manual process is inefficient and increases the likelihood of errors. It was noted that both Karen and the NetSuite team are actively working together to resolve these issues, but there is concern that continuing with line-by-line data entry is not a sustainable or reliable long-term solution. Treasurer Tomasulo expressed significant frustration, noting that NetSuite is a large organization with extensive experience and that this is not their first system conversion, nor the first time they have worked with credit cards or transitioned from QuickBooks. He emphasized that this is a major operation and that some poor decisions were likely made early in the process. While recognizing that considerable effort is now being put into correcting the issues, he pointed out that a substantial amount of labor time is being spent by board members on tasks they should not be responsible for, such as ensuring the finances are properly reconciled. Despite these challenges, the board continues to make decisions based on the information provided. Regarding the possibility of replacing the software, he stated that he is not prepared to make that decision until a representative from NetSuite is present to provide a full explanation and answer direct questions, noting that the board has so far only heard one side of the situation. Manager Choate stated that he would continue working with NetSuite to gather more detailed information, identify the appropriate representative, and potentially arrange for them to present directly to the board at the next meeting to address questions and concerns. Treasurer Tomasulo proposed

forming a small oversight committee to help ensure progress is made ahead of the next deadline, offering to participate directly in conversations with NetSuite. Manager Choate agreed to share all NetSuite communications with the newly formed oversight committee consisting of Treasurer Tomasulo and Secretary Churchill.

OPERATIONS – DIRECTORS' REPORTS:

Golf Course: Director Ochs reported overall operations remain strong, with consistent rounds played and continued growth. There was one incident on the golf course in which a member fell and suffered a broken ankle. Ochs met with Chief Jackson, and they will be conducting a perimeter review of the course to update emergency response protocols. With recent fencing and layout changes, this will help ensure their team can respond as efficiently as possible. This review will take place within the next two weeks. Recent events included the Kiwanis Tournament which was a great success, filling the field with approximately 124 players and raising a significant amount of money. Our Two-Man and Ladies event hosted 106 players and was very successful. The High School Tournament, led by Coach Andy, was his first event and a pleasure to host. While participation was lower than expected, we plan to continue growing this event moving forward. Demo Day was another full and successful day. Sales have reached approximately \$13,000. The Grand River Hospital (Meals on Wheels) Fundraiser had 118 players and raised \$20,000, which is an excellent outcome. The recent Titleist/Cleveland Demo Day has generated about \$5,000 in sales so far. The Couples Tournament hosted 43 teams, generating strong participation along with \$7,400 in pro shop revenue. Upcoming Events are Austin Booth Scholarship Fundraiser (first time hosting) Battlement Mesa Open and the Junior Golf Clinics.

Golf Maintenance: Manager Choate stated he currently has six qualified candidates scheduled for interviews for the Director of Golf Course Maintenance position. Interviews will take place Friday through Tuesday, with each candidate receiving a full tour of the facility. The goal is to identify the best fit for this role. Event Center update, the new wind and solar shades have been installed and look fantastic. They significantly reduce wind, while still preserving the scenic views of the valley. The project has come together nicely. J. Martinez is planning to begin work on the back of the clubhouse around the 22nd. The start was delayed due to a misorder of some structural steel, but that issue has now been addressed. Since the last meeting, we've hired two full-time seasonal employees and one part-time seasonal employee, bringing our staffing levels to a strong position for the season. Over Memorial Day weekend, we experienced a significant leak in the clubhouse's main water service line. The 2-inch line developed a leak that surfaced between the kitchen and the women's restroom, causing water to pool on the floor. To repair the issue, we will need to excavate the women's restroom floor to replace the damaged line. Tile removal is beginning today, with demolition and excavation work scheduled for after hours on Friday and continuing through the weekend. Our goal is to be fully operational again sometime next week. In the meantime, we will continue operating using a temporary water line. The women's restroom will likely be closed for part of the repair period, and a portable restroom will be available in the parking lot for guests.

Callahan's: Director Miles noted all the recent events mentioned by Director Ochs have been fantastic. The live music nights have been especially fun in the new venue. The first one was a bit smaller, but the second event was extremely busy, which was great to see. The space really came alive, and it was exciting to watch it fill up. Adjustments are being made moving forward to improve operations. The plan is to offer prime rib in the restaurant while doing a BBQ buffet in the venue, and they'll pause the regular menu during those times. This should help reduce the strain of running back and forth and keep service running smoothly. Overall, the team did a great job. The installation of the shades has made a big difference and enhanced the guest experience. They completed the vendor photo shoot. Callahan's has been receiving calls almost daily from people interested in booking events with them. They are in a great position

and ready to build on that momentum. In terms of branding, they've been referring to the space as either "Battlement" or "The Venue at Battlement Mesa Golf Club,". Feedback is welcome. From a business standpoint, they've been busy across the board, breakfast, lunch, dinner, tournaments, and events have all been strong. "Margarita May" was a success, performing nearly as well as "Martini March," and promotions like the \$5 beer specials continue to do well. Interestingly, many customers are still opting for the regular six-pack option, even when given discounted alternatives. That's something they can continue to evaluate, but overall pricing and sales performance are strong. In general, sales are very healthy, and they're continuing to fine-tune operations as they get busier each day. There's a lot to look forward to. The team will continue to police outside liquor the best they can.

Recreation Center and Programs: Director Matzl affirmed for the month of May that the Recreation Center is performing slightly above last year, with increases in membership, attendance, and day passes. Overall, trends are positive and continuing to move in the right direction. The programs are doing very well, including baseball, softball, soccer, and running. Swimming lessons have been temporarily postponed until after the Fourth of July to ensure water temperatures are consistently above 80°. Since many participants are young children, we want to provide the best and most comfortable first experience possible. The Movies Under the Stars series kicked off last Friday with approximately 60 attendees. It was a great turnout, though we'll be sure to have more popcorn on hand next time. Upcoming movie nights are scheduled for July 10th and July 24th. Summer camps are off to a strong start, with 37 kids participating in the first session. We're hopeful that participation will remain consistent throughout the summer. We are now live with toast/point-of-sale operations and are preparing for our June 20th event, which will be a quinceañera. This is a prepaid event that includes beverages, so we'll monitor how that structure performs and adjusts as needed. On the facilities side, we have selected an exterior paint color for the building, currently a "Buck Velvet" tone, which has been sampled on the back wall. The boiler replacement project is progressing well, with system filling scheduled for tomorrow. To provide some context, the previous boiler system had reached the point of failure. A cracked section allowed water to drip directly onto the flame, creating a safety issue that could not be repaired; replacement was the only viable option. The old system operated on a single-boiler design, where one-unit heated water for the entire facility, including the pool, hot tub, domestic hot water, and heat exchangers. This meant that if the boiler failed, all systems were impacted. The new system has been significantly upgraded to improve both efficiency and reliability: The system now uses four boilers instead of one, allowing for staged operation. Boilers can run in combination (one, two, three, or all four) depending on demand, and they automatically ramp up or down as needed. Runtime is balanced across all units to improve longevity and efficiency. The system is designed with two heat exchanger loops, providing redundancy, if one loop were to fail, the other can continue operating. Additionally, we have separated the older building piping from the new boiler system by introducing a dedicated glycol loop. This isolates the newer equipment from the older 40-year-old infrastructure, protecting the boilers and extending their lifespan. The systems transfer heat through exchangers without mixing water, which improves long-term reliability. Looking ahead, the design also allows for future system separation and redundancy improvements: The upcoming hot tub project will include a backup electric heater so it can operate independently if needed. Domestic hot water is a future phase, with plans to create its own independent backup system as well. From an efficiency standpoint, the new boilers operate at approximately 97-98% efficiency and are fully demand-based, meaning they only run as needed. This is a significant improvement over the previous system. Overall, the new setup provides much greater flexibility, efficiency, and protection against system-wide failure. Assistant

V.P. Kellerby addressed Director Matzl, stating she believes a Disc Golf Course would have Strong Community & Sponsor Interest, she explained her outreach shows solid interest from local businesses and community members. Potential sponsors view it as an

attractive and affordable advertising opportunity. She believes the Project could expect to be self-funded through sponsorships, minimizing financial risk. High likelihood of quick cost recovery once sponsorships are secured. Her request will be taken into consideration, but it is not a high priority at this time. It likely could be supported through the Conservation Trust Fund, once a location is determined. A brief discussion was held regarding having a standardized sponsor form to be used throughout the district.

Parks and Trails: Director Overmyer reported the trail project is progressing, with tax-exempt paperwork currently being completed and expected to be finalized by the end of this week. If everything stays on schedule, work should begin within the next couple of weeks. There are no new updates on the Sunset Park master plan at this time. The Dog Agility Park fencing is scheduled for installation in September, and the equipment has already been ordered and will be stored until that time. He recently attended a Certified Playground Inspector course in Denver, where he received valuable information on proper playground maintenance, safety standards, and hazard identification. This knowledge will be beneficial as we move forward with future playground projects and equipment decisions. He is also exploring the possibility of adding a pump track at the Community Park, specifically in the area between the grass and the bathroom where there is currently a large dirt mound. I've met with a couple of contractors to discuss costs and feasibility, and I plan to bring more detailed information and a design concept to the next board meeting. At Callahan Field, we continue to experience issues with trash and irrigation. The sprinkler heads are clogging more frequently than last year, and water is being pumped out of the system. Overmyer reached out to Denver Brass and Copper to obtain a quote for installing a filtration system, which he expects to receive within the next week.

MANAGER'S REPORT:

District Manager Choate said Comcast has completed the infrastructure installation for both the Recreation Center and the golf course. We are now waiting on EZ-IT to complete the system setup. I spoke with them today, and they are currently experiencing issues with the phone system they had planned to implement, specifically with Zoom, which they had intended to use for the phones. As a result, they are exploring an alternative service provider and hope to have a new solution identified by the end of the week. Because the system must be installed all at once, we cannot transition in phases; the full switch from the current Ting to Comcast will occur simultaneously once everything is ready. FMLD has approved our changes to the Battlement Parkway Trail. The annual SDA conference is scheduled for September 15-17 in Keystone. Assistant V.P. Kellerby, Secretary Churchill, Treasurer Tomasulo, and Manager Choate will be attending. Anyone else planning to participate is encouraged to confirm so arrangements can be finalized. Scholarships will be applied for by first-time attendees. Documents we post to the Website must be converted into accessible formats. Last year, we used a service through Allyant, the service costs \$960 annually. Holly has since identified a more cost-effective solution through SIPA, which partners with a company called Amnet. Their pricing is based on volume, at approximately \$1 to \$3 per page. After reviewing the costs, this approach is expected to be more economical than the annual service fee combined with staff time required for conversions. Since documents must be made accessible regardless, this method will ultimately save money. The goal is to have this new process implemented following the July meeting so that all online documents are fully accessible moving forward. Grand Valley Appraisal is in the process of conducting an appraisal for the Butler building.

EXECUTIVE SESSION:

Assistant V.P. Kellerby made a motion to move into Executive Session 24-6-402(4)(b). C.R.S. Board Rules of Procedure. Treasurer Tomasulo seconded the motion; it was unanimously

approved. Executive Session 24-6-402(4)(b). C.R.S. Seeking legal counsel on the Board Rules of Procedure began at 6:38p.m. Treasurer Tomasulo made a motion to end Executive Session 24-6-402(4)(b). C.R.S. Board Rules of Procedure at 7:19 p.m., Secretary Churchill seconded the motion, it was unanimously approved.

PUBLIC COMMENTS: N/A

ADJOURNMENT:

There being no further business to come before the Board at this time, President Palcer adjourned the meeting at 7:20 p.m.

The next Regular Meeting is scheduled for Monday, July 20, 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 June 15, 2026, MINUTES OF
PARACHUTE BATTLEMENT MESA PARK AND RECREATION DISTRICT BY THE BOARD
OF DIRECTORS.**

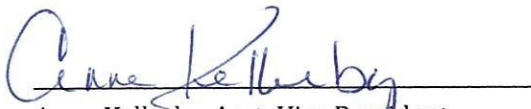
Noted (Signed copy in possession of the District Manager)



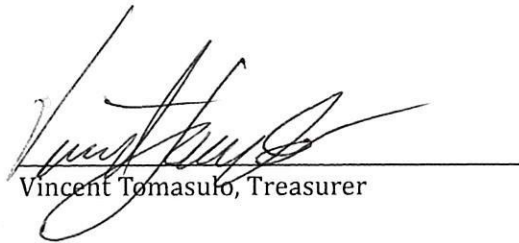
Amber Palcer, President



Shandice Churchill, Secretary



Anne Kellerby, Asst. Vice President



Vincent Tomasulo, Treasurer