

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

Monday, August 17, 5:30 p.m.

Grand Valley Recreation Center, 398 Arroyo Drive

Battlement Mesa, CO 81635

ATTENDEES:

Directors Present: Amber Palcer, 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
 Mike Hawkins, Director: Golf Maintenance
 Ken Overmyer, Director: Parks and Trails
 Diane Schneider, Executive Assistant
 Elaine Alberding, Precision Employment

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. Treasurer Tomasulo made a motion to approve the agenda presented with the addition of the Comp study to be added to the agenda for August 17, 2026. Assistant V.P. Kellerby seconded the motion, which was approved unanimously. Treasurer Tomasulo made a motion to approve the June 15, 2026, Minutes with grammatical corrections to be made in the Callahan's report. Assistant V.P. Kellerby supported the motion, and the minutes were approved by everyone without opposition.

Public Comment: None

CURRENT BUSINESS:

Precision Employment Comp Study: Elaine Alberdine presented the new compensation study to the Board and reviewed its findings and recommendations during a workshop before the meeting. Assistant V.P. Kellerby moved to adopt the wage bands outlined in the study. Secretary Churchill seconded the motion. The Board voted unanimously to approve and adopt the proposed wage bands.

Sunset Concept Discussion: Director Overmyer reviewed and discussed the conceptual plans presented for the new Sunset Park, highlighting a variety of proposed features and preliminary design elements under consideration. The presentation focused on creating a multifunctional community space with amenities designed to serve a wide range of recreational interests and community activities. Key concepts included a soccer and multi-use field, playground, amphitheater, plaza game area, an extended plaza with designated food truck parking, and a shade pavilion with restrooms. The proposed layout also includes approximately 70 parking stalls. Director Overmyer further explained plans for a wheel park and pump station, a dog park, and covered pickleball courts, with walking and biking paths as part of the overall park design.

CRSC: District Manager Choate introduced Diane Rodriguez, via Zoom, a senior accounting manager with Community Resource Services of Colorado (CRSC). CRSC is the company the district chose to help recover and bring the finances up to date. Rodriguez has played an instrumental role in supporting the transition from NetSuite to QuickBooks. She provided an update on the conversion process and the progress made to date. She reported to her knowledge, the data has been entered into QuickBooks from NetSuite through June of 2026. She anticipates having the financial reports for April through June, and possibly July, completed and available by the next board meeting. The board requested that these reports be distributed separately in advance of the meeting, allowing members adequate time to review the large volume of information that will be provided. Rodriguez explained that the system mapping has now been completed, which has helped streamline the credit card transition process. She also noted that the 2025 audit received an extension and is expected to be completed within the next one to two weeks. Additionally, a request was made for the district to provide assistance with accounts payable and deposit processing so the current procedures and workflows can be better understood and supported. Treasurer Tomasulo asked if tracking capital assets were still going to be done separately. Rodriguez replied we will continue with the program presently being used. Tomasulo asked her what she believed was the biggest remaining risk; she replied that the primary risk is obtaining all the necessary information from Karen. She explained that Karen's processes can be difficult to follow because she tends to move between topics, making it challenging to fully understand her procedures. Rodriguez noted that if they can successfully gather the information from Karen and learn her processes, she believes they will be in a very good position.

Open Board Seat: President Palcer stated that she would like to choose a candidate during the board meeting so the selected individual could be formally seated at the next scheduled meeting. After confirming that everyone had reviewed the applications, Assistant V.P. Kellerby asked whether she should abstain from voting due to the fact that she had been a reference for one of the candidates. Kellerby said she did not feel conflicted and believed she could vote impartially. After discussing and comparing the applications, noting both were excellent candidates, the board voted to nominate Chris Beasley for the vacant board position.

FMLD Grant Applications: Manager Choate reported to the Board the district is submitting two grants through FMLD for the Fall session. The Mini Grant is for the purchase of a Kubota utility vehicle. Manager Choate requested that the Board approve and sign **Resolution 260817(a) Kubota RTVXC-PKLHS-1 utility vehicle**. Assistant V.P. Kellerby made a motion to adopt the Resolution 260817(a) Kubota RTVXC-PKLHS-1 utility vehicle. Treasurer Tomasullo seconded the motion. The resolution was approved unanimously. The Fall Traditional Grant is to cover the replacement of the domestic hot water system at the Recreation Center. **Resolution. 260817(b) HVAC and Domestic Hot Water System**. Secretary Churchill made a motion to approve Resolution. 260817(b) HVAC and Domestic Hot Water System. Asst. V.P Kellerby seconded the motion. The motion was carried unanimously, and the resolution was approved.

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OPERATIONS – DIRECTORS’ REPORTS:

Golf Course: Director Ochs said she was disappointed to see that, for the first time in five years, July fell below the previous July in rounds played. However, she believes the record-breaking heat was a significant factor. This year's clinics went more smoothly than in previous years. One of the biggest challenges with youth clinics can be parent involvement. This year, she encouraged parents to relax in the pro shop, overall the experience was very positive. It was a lot of fun, and she will absolutely do it again in the future. Mary met with Chief Jackson approximately three weeks ago and toured the entire golf course. He will be developing a numbered course map identifying the best access points for emergency response. While most of his staff are familiar with the course, this map will assist those who may not be. Copies will be provided to the Pro Shop and the Restaurant. If an emergency call comes in, staff will be able to direct responders to a specific location number, making response times quicker and more efficient. Mary stated the signage for the entrance ramps has been installed. Although it was a lengthy process that took approximately a year and a half to complete, the signs have now been in place for about two weeks. Upcoming events include the Taylor Made Demo Day and the Men's League Championship on August 22. The Titleist Demo Day is scheduled for September 13, followed by another Callaway Demo Day, which will be their third visit of the season and continues to be a highly successful partnership for the course. The Golf for the Cause event is scheduled for September 19. These events are expected to provide excellent opportunities for golfers and continued engagement with our members and guests,

Golf Maintenance: Director Hawkins reported as a result of the recent fire, he believes they lost most of the fish population in the lake located between Holes 10 and 18. He believes ash from the fire settled into the lake, reducing oxygen levels and causing a fish kill. Fortunately, the frogs appear to have survived and continue to thrive. Construction on the starter shack is progressing well and is nearing completion. The remaining work includes finishing the center roof section and completing a few final details. The patio project behind the clubhouse is also close to being finished. A number of shade structures still need to be installed, and we have been informed that this work is scheduled to take place later this week. The furniture has already arrived and is being assembled in the shop, so it will be ready to be placed once the shade structures are completed. In addition, improvements have been made around the chipping green. A collar and several short-grass chipping areas have been added to enhance the practice facility and provide golfers with a greater variety of short-game practice opportunities.

Callahan's: Manager Choate explained that Director Miles was home with sick children, he asked if anyone had any questions on the report she submitted. It was asked if she could reduce the number of pages in her future reports. The discussion shifted into operational priorities when a board member asked if restaurant hours remain open to match the course hours. The member stated that this commitment had been communicated publicly and was one of the factors cited when the Board chose not to renew a former contract. He emphasized that, having made that commitment publicly and discussed it at multiple Board meetings, it is important that the organization continue to uphold that standard and ensure it is being met. Choate responded that food service hours have been reduced slightly on Monday and Tuesday mornings, as well as Monday and Tuesday evenings between 5:00 p.m. and 7:00 p.m. However, he emphasized that the facility remains open to serve golfers and that, as long as golfers are still finishing their rounds, they are welcome to come into the restaurant. He stated that the commitment to remain available when the golf course is open continues to be a priority.

Recreation Center and Programs: Director Matzl reported the Recreation Center continued to see positive membership growth in July 2026, with year-to-date membership numbers exceeding those of the previous year. While July is typically not the facility's strongest month, it remained a solid month overall. Total attendance for July was 4,843 visits, slightly below expectations and down by 75 visits compared to July of last year, despite increased activity at the pool. Day pass sales performed exceptionally well, increasing by 138 visits over the previous year to a total of 523. This represented a strong month from a revenue perspective. Summer sports programs have largely concluded for the season. Volleyball began this evening with one team of ten participants. Cheerleading enrollment reached 18 participants, and the cheerleaders recently participated in the community parade. Registration for girls' basketball is now open, and the running club is underway. The first session of adult tennis in partnership with Colorado Mountain College was canceled, but efforts are being made to schedule a second session in October. Movies Under the Stars has concluded for the season. Applications for the annual Craft Fair continue to be received. Staff are also planning for the return of the Buck Fever event, the event is tentatively scheduled for October 21. Plans call for the event to take place inside the Community Center, allowing food and beverage service to be available. The Grand Valley Recreation District softball tournament was held this past weekend and appeared to be a successful event. Staff expressed appreciation for everyone who participated and hoped the tournament met its intended goals and provided a positive experience for all involved. Fitness programming continues to perform well, and there are no significant updates to report at this time. The first phase of the exterior painting project has been completed, and staff are now preparing for the hot tub replacement project scheduled to begin on September 8. The exact duration of any facility closures related to the project remains unknown. The new concrete will be pumped from the back parking lot over the pool area to reach the hot tub location, temporary pool closures will likely be necessary. Staff expects to have a better understanding of the schedule once construction begins and will provide updates as soon as more information becomes available. As part of ongoing preventative maintenance efforts associated with the new boiler system, samples from the glycol in the heating loop, boiler loop, chiller loop, and domestic water system were sent for laboratory analysis. The results were generally better than expected, particularly in the heating and boiler loops. The chiller loop may require additional attention, and the analysis will help determine what maintenance or corrective actions to take before future projects. Staff will provide an update once the final recommendations are received from the laboratory. The Board also discussed the use of the liquor license at the Rec Center. Matzl reported that it is typically utilized once or twice per month and that the revenue generated from those events exceeds the direct costs associated with maintaining the license. Board members noted, however, that evaluating the program should include not only direct expenses but also indirect costs such as staff time, event coordination, setup, cleanup, and other operational demands associated with hosting those events.

Parks and Trails: Director Overmyer reported work on the Parkway Trail project continues to progress well. The concrete should be completed by August 11. The asphalt portion of the project is scheduled for August 19. The only significant challenge encountered involved a Comcast utility box located within the project area. Relocating the box would have required several months before Comcast could assess or address the issue. As a result, the trail alignment was adjusted to go around the box, and a protective safety railing will be installed to ensure it is visible and does not present a hazard to bicyclists or pedestrians. The remaining work on the trail project includes paving the asphalt section, installing railings near a drainage ditch where the trail comes close to the edge, and repairing the sprinkler line that runs alongside the concrete pathway. Overmyer reviewed master planning concepts and ideas for Sunset Park earlier in the meeting. Installation of the fence for the Ability Park remains scheduled for September, although a specific installation date has not yet been determined. Callahan Fields new filtration system has been fully installed.

However, there has been insufficient water available to put the system into operation. Conditions in the area have become extremely dry, and the location from which water is normally pumped has remained dry. Overmyer recently met with representatives from the Town of Parachute to discuss the possibility of connecting to a municipal water line that supplies irrigation systems throughout town and extends to Cottonwood Park. The Town indicated that such a connection may be a viable option. Discussions are now underway with the water engineer, and staff are awaiting consultation with water attorneys to determine how any potential connection could affect existing water rights before moving forward.

MANAGER'S REPORT:

District Manager Choate reported that the annexation and boundary line adjustment process for Monument Gulch is nearing completion. The project is in its final stages, with only the preparation, signing, and filing of the final mylar documents remaining. Once those documents are filed, Choate anticipates being able to move forward quickly with receiving the donation from BMMD. During the discussion, a Board member asked about the timeline for the process. Choate noted that their direct involvement has been ongoing for a little over a year, although discussions regarding the project began approximately three years ago. Continuing with his report he said Holly Miller is working on the first set of meeting documents from Amnet, so our documents will be compliant. The appraisal for the parcel being donated near the Butler building arrived. President Palcer should be getting the electronic closing documents any day now. On the Butler design, a recent meeting with the design group showed them 95% finished with the design. The geotechnical survey is scheduled for core drilling soil samples and radon testing. Choate summarized the Zoom session with Diane Rodriguez saying we are currently working with CRSO to complete our 2025 audit and to verify our financial records in QuickBooks through March 2026. During this transition, I will continue working with NetSuite and maintain access to their software long enough to retrieve any data necessary for the move back to QuickBooks. In addition, our attorney has reviewed the NetSuite contract and believes that we should be able to discontinue their services without issue.

PUBLIC COMMENTS: N/A

ADJOURNMENT:

There being no further business to come before the Board at this time, President Palcer adjourned the meeting at 7:10 p.m.

The next Regular Meeting is scheduled for Monday, September 21, 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 August 17, 2026 MINUTES OF
PARACHUTE BATTLEMENT MESA PARK AND RECREATION DISTRICT BY THE BOARD
OF DIRECTORS.**

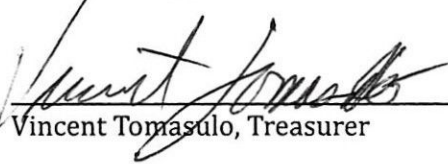
Noted (Signed copy in possession of the District Manager)



Amber Palcer, President



Anne Kellerby, Asst. Vice President



Vincent Tomasulo, Treasurer

Shandice Churchill, Secretary