MINUTES OF THE BOARD OF DIRECTORS' MEETING
PARACHUTE/BATTLEMENT MESA PARK AND RECREATION DISTRICT
Monday, September 21, 5:30 p.m.
Grand Valley Recreation Center, 398 Arroyo Drive
Battlement Mesa, CO 81635

ATTENDEES:	Director's Present:	Amber Palcer, President Anne Kellerby, Asst. Vice President Shandice Churchill, Secretary (absent) Vincent Tomasulo, Treasurer Chris Beasley, Director
	Others Present:	Doug Choate, District Manager Mary Ochs, Director: Head Golf Pro Rachel Miles, Director: Food and Beverage Steve Matzl, Director: Rec. Ctr. and Programs Mike Hawkins, Director: Golf Maintenance Ken Overmyer, Director: Parks and Trails Diane Schneider, Executive Assistant Charla McCredie, HR
	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. Assistant V.P. Kellerby made a motion to excuse the absence of Secretary Churchill from the meeting this evening, Treasurer Tomasulo seconded the motion, and it was approved unanimously. Treasurer Tomasulo made a motion to approve the agenda presented for September 21, 2026, adding Resolution 260921(a) Non-Motorized Trail. Assistant V.P. Kellerby seconded the motion, which was approved unanimously. Treasurer Tomasulo made a motion to approve August 17, 2026, minutes. V.P. Kellerby supported the motion, and the minutes were approved by everyone without opposition.

Public Comment: None

CURRENT BUSINESS:
Chris Beasley Oath of Office: Chris Beasley took his Oath of Office.

Resolution 260921(a) Non-Motorized Trail: Manager Choate described Resolution 260921(a) Non-Motorized Trail, he reminded the Board that the district was not awarded the 2025 grant from CPW. He requested approval of the 2026 resolution so the grant application could be revisited and rewritten for consideration in 2026. Treasurer Tomasulo made a motion to approve Resolution 260921(a) Non-Motorized Trail. Assistant Vice President Kellerby seconded the motion. The motion was carried out with unanimous support.

Sunset Concept Discussion: Ashley Hejtmanek from Design Workshop updated the Board on the Sunset Concept. Ashley reviewed two park concepts that were presented last month and discussed

combining the strongest elements from both designs. The conversation focused on balancing community gathering spaces, active recreation, and the site's natural features while incorporating feedback received through community outreach, staff discussions, and input from local mountain biking advocates. Key amenities discussed included trails, a dog park, a multi-use sports field, playgrounds, a large pavilion, shade structures, an amphitheater, and sports courts such as pickleball, basketball, and volleyball. The board also considered utility infrastructure, power requirements for future events, long-term maintenance needs, water use, xeriscaping, and the costs and benefits of synthetic turf versus natural grass. Members discussed the challenges of providing irrigation and the potential impacts on local water infrastructure, expressing interest in low-water landscaping and sustainable design practices. Potential maintenance and emergency access options were evaluated, with concerns raised about the feasibility of securing an easement from neighboring property owners. Board members generally favored a nature-focused concept that consolidates amenities into a central core, improves operational efficiency, preserves open space and trail connections, and provides flexibility for future recreation needs. Desired features identified during the discussion included a larger parking area, centrally located restroom facilities between the dog park and the multi-use sports field, and a layout that efficiently groups maintenance, utility, recreation, and gathering facilities while maintaining the park's natural character.

Discussion of 2027 Rates for Golf Course and Recreation Center: The Board reviewed and agreed to the proposed 2027 rates and fees presented by Director Ochs for the Golf Course. The recommended rate adjustments were based on comparisons with other local and nearby golf courses and were intended to keep the golf course competitive while balancing revenue needs. The Board also agreed to modify the guest rate policy. Members will continue to be allowed to bring up to three guests; however, guests will receive the Garfield County rate rather than the in-district rate**.** This change preserves a member benefit while providing additional revenue and simplifying the guest pricing structure. Director Ochs proposed exploring targeted promotional days to increase participation during slower periods. The concept would be to designate one or two days per month, potentially on Mondays or other lower-volume days, for specific groups to play at the in-district rate. Potential promotions could include seniors (65+), veterans, law enforcement officers, doctors, nurses, and other essential personnel. The goal would be to recognize these groups while increasing play and utilization during slower days at the course.
Treasurer Tomasulo requested a comparison showing what the financial impact would be if this year's membership and play levels had been charged at the proposed 2027 rates. Director Ochs stated that she would prepare that analysis and have the report available for the Board's review. Director Matzl discussed proposed membership rate increases across all membership categories, noting that the changes were developed after comparing rates with other recreation centers in the County. He explained that staff also reevaluated the membership structure to better reflect current community demographics and household compositions. Rather than relying on a traditional family-of-four model, the proposed structure would allow youth members to be added individually as additional household members. This approach is intended to better accommodate a variety of family situations, including single-parent households and larger families, while providing a more flexible and equitable membership model for the community. The board generally agreed that the proposed rates and membership structure appeared reasonable and well-supported. Discussion also included the recreation center's continued offering of punch passes and daily passes. Staff noted daily passes have been a successful source of revenue for the facility. However, there was some discussion regarding the popularity of daily passes, as it remains unclear why some patrons continue to choose daily admission over the value offered through recurring membership options. Overall, the proposed changes are intended to better align membership offerings, pricing, and access with current community needs, usage patterns, and demographics. President Palcer made a motion to approve the 2027 rate increases for the Golf Course and Recreation Center with discussed changes being made. Board Member Beasley seconded the motion which was approved

unanimously.

CEBT Discussion: Manager Choate's discussion centered on informing the board about rising employee medical and dental insurance costs and seeking its perspective on continuing the organization's current benefits strategy. Insurance costs for 2027 are projected at approximately $318,000, with an expected 12% increase and the potential addition of three new full-time positions bringing total costs to between $360,000 and $380,000. Choate believes the organization can continue providing its current level of benefits in the coming year but noted that this would be the second consecutive year of significant cost increases. If similar increases continue, the organization may need to evaluate alternative PPO plan options in the future. Choate sought the board's guidance on maintaining the organization's commitment to employee benefits while managing rising costs. Treasurer Tomasulo agreed that, given the organization's current financial position and staffing needs, absorbing the projected 12% increase in insurance costs is appropriate for the coming year. However, he recommended beginning a comprehensive assessment of employee benefits sooner rather than later, potentially with the assistance of an outside specialist, to prepare for a similar increase next year. Tomasulo emphasized the importance of proactively evaluating future options and planning ahead,

December Board Meeting: Due to conflicts with the originally scheduled December 21, 2026, Board meeting, the Board agreed to reschedule the December meeting to Thursday, December 10, 2026.

Community Resource Service of Colorado: Manager Choate updated the Board on the ongoing transition of the financial statements. The Board agreed to acknowledge receipt of the draft financial statements while CRSO continues to finalize and reconcile the financials. The Board anticipates receiving the finalized financial statements at the October Board meeting, at which time it expects to be able to approve them, subject to completion of the audit.

OPERATIONS – DIRECTORS' REPORTS:

Golf Course: Director Ochs reported on participation by class and provided membership updates for both the month and year-to-date. While the golf season is beginning to wind down, she said there is still a significant amount of golf remaining. Looking ahead, 52 players are registered for the event on the 24th, and the Grand Valley Bros. outing on the 26th is expected to bring approximately 100 participants. Additional players are still needed for the Member-Guest tournament. The two-person event is scheduled for October 4th, while the tournament on October 10 and 11 reached capacity and sold out within three days of registration opening. Overall, participation remains strong as the season moves toward its conclusion.

Golf Maintenance: Director Hawkins reported the shades he discussed have been delivered and successfully installed. The back patio project is complete and now open, along with the starter shack on Hole #1. The fence in front of the church has also been fixed. From a maintenance standpoint, the greens have received light topdressing and were verticut since our last meeting. As we move into the frost season and mowing activity begins to slow down, the maintenance team will shift focus toward winter preparation over the coming weeks. One key winter preparation task will be wrapping trees to help prevent damage from deer, elk, and other wildlife. We have already experienced some elk damage, including impact to one of the greens. To help mitigate further issues, Doug purchased a product called Deer Out, which was applied last Friday in an effort to discourage wildlife activity around the course. We will continue taking preventive measures and monitor the effectiveness of these efforts moving forward.

Callahan's: Director Miles reported the restaurant continues to see strong momentum as the new

patio has opened, adding 54 seats and bringing total capacity to well over 100 guests. The summer live music series has officially wrapped up, marking the end of a successful season. A notable highlight was the opportunity to support local firefighters by providing meals for more than 150 firefighters on two consecutive days, which was both rewarding and well received by the team. Looking ahead, preparations are underway for the final golf tournament of the season, which is generating a lot of excitement. Overall, there is a strong sense of satisfaction with how the summer was managed and the positive results achieved. Sales have increased compared to last August, and lunch business has remained consistently busy. This strong performance is expected to continue through the winter months. The team is also looking forward to partnering with the Recreation Center and Alpine Bank for Veterans Day activities, which should be a great community event. Aside from these updates, there are no major additional announcements this month, but the outlook remains positive as the restaurant heads into the fall and winter seasons.

Recreation Center and Programs: Director Matzl reported the Recreation Center Day Pass sales declined by 51 compared to last month, but overall participation trends remain very positive, with memberships increasing by 331 and attendance up by 384 for the month. As August approaches, several youth programs are underway or preparing to launch, including volleyball, a fall soccer clinic, Tiny Tots basketball, and girls' basketball registration. The Chamber recently hosted a pickleball event at the facility, though participation was lower than last year. Looking ahead, 25 participants have already registered for next Saturday's Fly-Fishing Expo, and craft fair applications have reached 101. Other upcoming events include Buck Fever on October 10, Trunk or Treat on October 24, and a partnership with the high school carnival for the Trunk or Treat event. Efforts are also underway to partner with Timberline Ace Hardware to host a pumpkin-carving activity the weekend prior. Planning continues for the Craft Fair and Veterans Day Dinner, with support from Rage Love helping create what is expected to be a special event for local veterans. Facility improvement projects are progressing as well, with Hot Tub construction moving forward. The main drains and rebar are in place, and a bonding inspection is needed before concrete can be poured. Additionally, grant funding has been submitted for a domestic hot water remodel, with hopes of moving that project ahead soon.

Parks and Trails: Director Overmyer reported the Battlement Parkway Trail project is nearing co
mpletion. The railing was installed today, and a final inspection is planned for tomorrow morning. Once the work is confirmed complete and the drawings are finalized, the project will be considered 100% complete, and work will begin on the reimbursement packet. Overall, the project went smoothly, with quality concrete work and only one minor issue involving the sprinkler system due to inaccuracies in the original drawings. The issue was quickly resolved by the crew, causing no delays to the project. At Sunset Park, fencing for the dog agility park is expected to begin next week. The contractor was contacted today, and the goal is to install the fencing during the coming week. For the Callahan Ball Fields, a pressure test was completed on the 8-inch water supply line that serves the Town of Parachute and extends to Cottonwood Park. Overmyer met with the water engineer to review options for diverting water through the Cornell Ditch while continuing to meet the town's water supply needs. Currently, no legal or operational issues have been identified that would prevent moving forward, although discussions are still ongoing. Preliminary cost estimates are being developed for a temporary pump system that would draw water directly from the 8-inch line at the ball fields, reducing existing irrigation and ditch-related issues. The estimated cost for this temporary solution is approximately $20,000 to $30,000. Long-term, the preferred solution would be to construct a water storage pond similar to the Town of Parachute's system, which can provide several days of water supply and improve overall reliability.

MANAGER'S REPORT:

Manager Choate reported BMMD informed us today the final mylars should be available, potentially allowing them to be submitted to the town by Thursday afternoon for the annexation and boundary line adjustment process. Once that is completed, we will move directly into the donation process to acquire ownership of Monument Gulch, which is expected to proceed more quickly than the annexation and boundary line adjustment. Holly has successfully established our account with Amnet and has made our meeting documents accessible through the website, which is now fully operational. The organization has also completed the acquisition of the small parcel adjacent to the Butler Building for a trash enclosure and parking area. The required radon testing and geotechnical surveys are complete, and both assessments returned favorable results. However, consultants have recommended additional radon testing once construction begins and the space is enclosed, as a few elevated readings were detected. The results of future testing will determine whether radon mitigation measures are necessary. Choate also discussed the Finance Manager recruitment process. Four strong candidates have been identified, including two particularly promising applicants who are scheduled to interview next Wednesday. In addition, work continues the safety program. Efforts are underway to ensure all staff complete a mandatory training class on the 29th of this month, and quarterly safety meetings remain an ongoing part of the program.

PUBLIC COMMENTS: N/A

ADJOURNMENT:
There being no further business to come before the Board at this time, President Palcer adjourned the meeting at 6:58 p.m.

The next Regular Meeting is scheduled for Monday, October 19, 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 SEPTEMBER 21, 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

Chris Beasley, Director