

**MINUTES OF THE BOARD OF DIRECTORS MEETING  
PARACHUTE/BATTELEMENT MESA PARK AND RECREATION DISTRICT  
Monday, August 31, 2020 @ 6:00 p.m.**

Grand Valley Recreation Center, 398 Arroyo Drive  
Battlement Mesa, CO 81635

**ATTENDEES**

Directors present: Adam Ford, Vice President  
Chuck Hall, President  
Amber Palcer, Secretary  
Ken Seidel, Treasurer  
Vinnie Tomasulo, Asst. VP

Others present: Judy Bertrand, MDM (PBMPRD District Manager) Via Zoom  
Doug Choate, Director: Golf Superintendent & Parks Manager  
Steve Matzl, Director: Rec Center & Programs

Public present: See sign in Sheet

**ADMINISTRATIVE  
MATTERS**

Attendance and Agenda: The meeting was called to order by President Hall at 6:00 p.m. and a quorum was noted. VP Ford made a Motion to approve the Agenda, with Asst VP Tomasulo seconding said Motion. The Agenda was unanimously approved.

Public Comments: N/A

Minutes: The Manager provided the Minutes from the July 20, 2020 Regular Board Meeting. Asst VP Tomasulo made a Motion to approve the Minutes; with Secretary Palcer seconding said Motion. The Minutes were unanimously approved.

Disclosure of Conflicts of Interest: The Board had previously been informed of the Colorado Revised Statutes to disclose potential conflicts of interest to the Board of Directors and Secretary of State. No Board member stated they had a conflict of interest in any discussion.

**FINANCIAL MATTERS**

Claims/Accounts Payable: The District Manager presented the claims paid outside of the Board meeting from July 23 – August 8<sup>th</sup> and the checks paid outside the Board meeting for August 17, 2020 (due to the meeting being cancelled due to fires). VP Ford made a Motion to approve all payments outside of the Board meeting, with Secretary Palcer seconding said Motion. The payments outside the Board meeting were unanimously approved.

Financial Reports: The District Manager presented the Statement of Revenue, Expenditures & Net and Statement of Net Position. Secretary Palcer made a Motion to accept the financials, with Treasurer Seidel seconding. The Financial Reports were unanimously accepted.

President Hall asked about the URSA gas royalties for 2020 and 2021. The Manager stated that gas royalties had decreased from around \$160,000 in 2019 to \$31,000 this year and said she

expected little to no additional royalties for 2020 and none for 2021. Asst. VP Tomasulo asked about the gas royalty contract with URSA and the Manager stated that the contract had expired in 2018 and that she had contacted numerous people at URSA, including their attorney; and had Jason Downie, the District's General Counsel contact them without success.

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

## **OPERATIONS- DIRECTORS REPORTS**

Golf Course and Parks: The District Manager provided Director Curtis's Golf Report. Director Choate stated that Wadsworth is still awaiting parts for the irrigation system project and specifically mentioned the Rain Bird sprinklers. However, they are installing 250 ft. sections at a time now and have been for a week. Director Choate stated that the mucking bag had arrived and American Underwater was pumping now.

Rec Center & Programs: Director Matzl presented his report which included the goals for the Rec Center and programs. Director Matzl stated that the hot tub was up and running and he did not see the need to purchase a new hot tub at this time. However, he is still getting a quote on a new hot tub. Director Matzl also stated that the hot tub is not ADA compliant. Director Matzl stated he had applied for a variance to Garfield County's "Safer at Home" Order. He said that they are scheduling fall soccer and Glenwood Springs is the only other one offering soccer.

VP Ford mentioned that the lights outside the building do not match the ones near the garage. Director Matzl will fix this problem.

President Hall asked about the marketing for the Community Park Classic. The Manager stated that she or Director Matzl would investigate with Denie and Chuck Curtis.

## **MANAGER'S REPORT**

Shower & Locker Room Capital Upgrade and BAF Fan in Pool: VP Ford asked if the locker room floors would be tile vs. the quartz concrete. Director Matzl stated that there were issues with quartz causing abrasions and if it gets stained there is an issue. The bid provided from Wind River Tile was for tile was \$54,140, but the Manager was awaiting references. The Manager also noted that she had asked Director Matzl to request that Park Warehouse (who would provide benches) lower their shipping costs, which are currently at 19%.

The Manager presented a spreadsheet showing the costs of the shower and locker room upgrades to be \$79,031 and the 2 "Big Ass Fan" products and installation costs to cool the pool area at \$25,378; for a total of \$104,409. The Manager presented the capital expenditures for the Rec Center at \$64,000 year to date with the budget of \$350,000. Ms. Bertrand stated that they would still be around \$163,000 under budget with these projects.

Secretary Ford made a Motion to approve the shower & locker room capital upgrade and purchase 2 "Big Ass Fans" for the pool up to \$105,000. Treasurer Seidel seconded said Motion and it was unanimously approved.

2021 Budget: The Manager stated she will have the draft budget for the September Board meeting. Secretary Palcer wants to discuss the Rec Center rate increase and membership package sales. VP Ford asked what the decrease in expenses was going to be. The Manager stated she was still working on the budget and would speak to these questions in September.

Loss of around \$400,000 in property tax revenue in 2021: The Manager stated that the assessed value had decreased and with URSA not having paid the remainder of the delinquent taxes for 2019 of around \$20,000 and approximately \$175,000 in 2020, that this will cause financial problems.

District Manager's contract: President Hall will sign the contract and bring it to the September 21, 2020 Board meeting.

## **NEW BUSINESS**

President Hall stated he wanted to discuss the purchase of property from Battlement Mesa Company (BMC) and said he had sent an email to the board previously regarding this. President Hall stated he had talked with Eric Schmela regarding the purchase of BMC the property that connects to the irrigation pond. President Hall said that they discussed a price of \$25,000 with 4 golf memberships included in the purchase. The Manager stated that the perpetual easement that Jason Downie created would provide us with the area needed for the pond. Director Choate said that it would be beneficial to own the property in order to get equipment to the pond without it being moved across the course. Treasurer Seidel said that the easement would never go away, even if the property is sold.

President Hall said that Eric Schmela stated he had 8+ acres near the east side of the course that could be turned into an RV Park in the future. Mr. Schmela stated the asking price was \$125,000. However, it is zoned residential, so there would be additional costs to get it reclassified for an RV park. Asst. VP Tomasulo asked the Manager if we would get the \$400,000 CVRF funds and the Manager stated she was working on the documents and thought it was possible to get \$350,000 if they accepted the employees that worked on COVID only. VP Ford asked if the District could get the 8 acres for \$30,000 and that would allow BMC to have a tax deduction. President Hall asked Director Choate if the 8+ acres is something we would want later. Director Choate stated that an RV park would be a good use for the property, but that he does not think we would need all that acreage, and they have a spot for several RV's at this time.

Asst VP Tomasulo made a Motion to have President Hall offer BMC up to \$25,000 for the land near the irrigation pond and 4 golf memberships. Treasurer Seidel seconded said Motion. The Board approved the offer 4 to 1 (with Secretary Palcer voting "No".)

President Hall said he would do more research on the \$125,000 parcel and come back to the Board with more information.

## **ADJOURNMENT**

There being no further business to come before the Board at this time, President Hall adjourned the meeting at 7:28 p.m.

The next Regular Meeting is scheduled for **Monday, September 21, 2020 at 6:00 p.m. at the Grand Valley Recreation Center, 398 Arroyo, Battlement Mesa, CO.**

Respectfully submitted,  
Judy Bertrand, District Oversight Manager

**THESE MINUTES APPROVED AS THE OFFICIAL AUGUST 31, 2020 MINUTES OF PARACHUTE BATTLEMENT MESA PARK AND RECREATION DISTRICT BY THE BOARD OF DIRECTORS.**

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

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Adam L. Ford, VP

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Chuck Hall, President

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Amber Palcer, Secretary

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Ken Seidel, Treasurer

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Vinnie Tomasulo, Asst VP