RECORD OF PROCEEDINGS

EVERGREEN PARK & RECREATION DISTRICT
REGULAR MEETING
July 21, 2026

1. CALL TO ORDER / ROLL CALL

Director Eggers called the regular meeting of the Board of Directors (Board) of the Evergreen Park & Recreation District (EPRD/District) to order at 5:02pm. Present from the Board were President Peter Eggers, Vice President Mary McGhee, Second Vice President Ally Hilgefort, and Treasurer Betsy Hays. Youth Advisory Board Member Clare Sweet was also present. Secretary Rebecca Davis was absent and excused.

Present from staff were Executive Director (ED) Cory Vander Veen, Director of Operations (DO) Brian Tucker, Director of Development and Community Engagement (DDC) Nancy Judge, Executive Manager (EM) Maddy Evans, Lake House Manager (LHM) Krista Emrich, Grants & Strategy Manager (GSM) Liz Cohen, Financial Controller (FC) Paul Tosetti, Assistant Financial Controller (AFC) Matt Anderson, Park Operations Manager (POM) Jarred Lilyhorn, HR Manager (HR) Jillian Heisler, Special Projects Coordinator (SPC) Anne Morrison, Events & Marketing Coordinator (EMC) Kathy Dekker, and Lake House Coordinator (LHC) Klaire Funderburgh.

2. ANNOUNCEMENTS & CHANGES TO THE AGENDA & CONFLICT OF INTEREST DISCLOSURE

District Resident Tracy Lester made a point of order noting that EPRD's Board bylaws state individual public commentors are given 5 minutes to speak, while the agenda notes that it is 3 minutes. Board and staff acknowledged this comment and that the bylaws would be clarified to reflect the current time limit.

3. GENERAL PUBLIC COMMENT

District Resident Tracy Lester commented on the flooring in the future gym/field house.

4. CONSENT AGENDA

4.1 - June 2026 Board Meeting Minutes

4.2 - Cybersecurity Update

4.3 – Bear Creek Pavilion Signage Approval

The Board agreed to pull consent agenda 4.3 off of the consent agenda for discussion.

MOTION

Director McGhee moved to approve all items on the consent agenda as amended, except for consent agenda item 4.3. Director Hays seconded and the motion passed unanimously.

5. DISCUSSION ITEMS FROM CONSENT AGENDA

Consent Agenda Item 4.3 – Bear Creek Pavilion Signage Approval was removed from the Consent Agenda for discussion.

The Board discussed the proposed naming sponsor sign for the future pavilion at Buchanan Park. They discussed proposed materials for the pavilion sign, durability and maintenance, sign lighting, placement, and finishes. The Board provided direction and comments for staff to implement prior to purchasing.

MOTION

Director McGhee moved to approve Consent Agenda item 4.3, and the concrete used in the construction of the pavilion. Director Hays seconded and the motion passed unanimously.

6. 2025 AUDIT PRESENTATION

The 2025 Audit was presented by Matthew Miller and Tracy Atlas with McMahan & Associates. They explained the audit report structure, confirmed an unmodified opinion, summarized fund- and government-wide statements, reported a break-even operating result with about $138,000 net income and significant capital outlay, described footnote disclosures, and explained that construction-in-progress additions (~$802,000) are capitalized and not depreciated until project completion. The auditor explained temporary mill-levy reduction mechanisms, the distinction between fixed-dollar and fixed-mill authorizations, and how assessed valuation changes drive annual mill calculations. Board Members expressed the need to read the audit before approving. Matthew advised management to wait on returning the representation letter until the Board reviews, and the Board discussed deadlines and options including filing for an extension.

MOTION

Director Hilgefort moved to file an extension for the 2025 Audit to make the decision in August 2026. Director McGhee seconded and the motion passed unanimously.

7. Q2 2026 FINANCIAL UPDATE

FC Tosetti reviewed the 2026 Q2 financial update, clarified the District's fund structure and capitalization policy, explained Fund 02 holds debt service for the bond with only interest paid to date, and reported Fund 01 year-to-date revenues of $6.3 million versus a $5.9 million budget with the variance driven by early/higher property tax collections while program and instruction revenues are down about $314,000. He emphasized that the lake's lost skating season and related activities caused significant revenue loss and contributed to salary savings where lake positions were unspent. Program-level performance varied, with increases in basketball and volleyball but declines in swim lessons, gymnastics, indoor climbing, and outdoor recreation; staff attributed declines chiefly to less registration and some private-market leakage for swim lessons. Daily admissions declined markedly, with staff linking the trend to warm weather and more outdoor activity. Discussion covered expense offsets and timing effects including auditor billing delays, higher payroll system costs, and the overall $400k expense underrun versus $440k salary savings. The capital improvement project budget progress was reviewed as well.

8. AQUATICS EXPANSION UPDATE

Leadership changes were announced for the aquatics project: Pinkard has been absorbed into Catamount, but the original Pinkard team and the GMP remain unchanged. Legal has approved the reassignment agreement, which staff will sign so work continues seamlessly under the new corporate structure. All billing systems and processes will stay the same.

Construction updates included completion of wet, electrical, and gas utilities; successful sewer and manhole inspections; and excavation reaching full shallow-end depth with deep-end work next. Pinkard will begin foundations by month end.

The building permit is approved and paid; defensible-space/tree work is still pending. Staff reported progress in securing vendor discounts and donations to reduce FFE and equipment costs. Subcommittee decisions are needed on certain finish items, and ongoing site-walks and stakeholder communications continue to address RFIs and maintain schedule progress.

9. GYM/FIELD HOUSE DISCUSSION

Bids for the Gym/Field House were competitively aligned, and the team reviewed the rotated permit design, earthwork strategy, exterior materials, controlled access plans, and neighbor-driven adjustments. General contractor bids ranged from roughly $1.9M–$3.0M for the base structure and $3.1M–$4.4M fully specified, with alternates evaluated to support an estimated $3M target. Much of the session focused on floor-related alternates and costs: maple athletic wood, Taraflex Olympic flooring, epoxy zones, and turf options were compared with ranges of about $130k–$260k, and additional factors such as concrete inlays, maintenance over lifespan, and equipment priorities influence the true price difference.

The group debated floor material trade-offs, including lifecycle cost, durability, maintenance burden, climate-control limitations, downtime risk, and programming impacts. Survey results showed close preferences between wood and Taraflex for the volleyball/basketball zone. The discussion framed the core decision as selecting Taraflex or wood for the primary court surface, balancing budget constraints, long-term maintenance, and programming demands, and concluded with a request for a comprehensive budget snapshot before finalizing floor and equipment choices. In addition the Board wants to hear more feedback from the next stakeholder meeting in August.

ED Vander Veen reviewed the COP Progress Update for the gym/field house and other capital projects, reporting on funding statuses for each.

10. SKATEPARK DISCUSSION

California Skate Parks mobilized to the site last week and skatepark construction has begun, with rough grading support from EPRD's Park Operations team. The group reviewed the final concept rendering for the gathering area, which includes a 12-by-18 shelter. They confirmed the plan to use Floyd Hill boulders for landscaping and retaining to improve drainage and reduce long-term maintenance, with some boulders already placed on site.

11. OLD BUSINESS & UPDATES

ED Vander Veen passed his CPRE exam and is now a Certified Parks and Recreation Executive.

Director Hays brought up the Rotary Peace Pole installation and that the Board gets to choose 4 languages that go on the peace pole. The Board agreed on Spanish, French, Ute, English.

Staff are still working on the banking transition; it is delayed at this time, but it's in progress.

12. GENERAL PUBLIC COMMENT

There were no public comments.

BREAK - 8:31PM-8:42PM

13. EXECUTIVE SESSION

Director Hays moved to enter Executive Session pursuant to C.R.S 24-6-402(4)(a), concerning the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest, to explore additional park land. Director Hilgefort seconded and the motion passed unanimously. Executive Session was entered into at 8:44pm.

14. INITIAL DRAFT OF THE AUGUST 2026 BOARD MEETING AGENDA

Consent Agenda (July Meeting Minutes, Capital Projects Public Communications Update, Q2 Facility & Pass Usage Update, 2025 Annual Report, Board Bylaw Updates, 2025 Audit Approval), Rally for the Rink Presentation, Aquatics Expansion Update, Gym/Field House Discussion, Executive Session

15. ADJOURNMENT

MOTION

Director McGhee moved to adjourn the July 21, 2026 Board of Directors Meeting as of 9:16pm. Director Hays seconded, and the motion passed unanimously. The meeting was adjourned.

Respectfully Submitted,
Madalyn Evans
Executive Manager