
RECORD OF PROCEEDINGS

Mountain Recreation Metropolitan District – July 22, 2026, Meeting Minutes

**Minutes of the Regular Meeting
of the Board of Directors
Mountain Recreation Metropolitan District
July 22, 2026**

The regular meeting of the Board of Directors of the Mountain Recreation Metropolitan District, Eagle County, Colorado, was held on May 20, 2026, at 6:00 pm, in the Gypsum Recreation Center, 52 Lundgren Blvd, Gypsum, CO 81637, and via Zoom platform, in accordance with the applicable statutes of the State of Colorado.

Attendance

The following Directors were present and acting:

- Joanna Kerwin
- Tom Edwards
- Tom Pohl
- Jerry Santoro
- Mark Weinreich

Also, in attendance were:

- Scott Ruff, Superintendent of Recreation Facilities
- Jamie Wilson, Marketing & Community Engagement Manager
- Karen Murphy, Finance Manager
- Lauren Saunders, Facility Supervisor
- Michael Graff, Facility Coordinator
- Anna Englehart, Superintendent of Recreation Programs
- Dani Kaiser, Spencer Fane (attorney)

1. Call to Order

The regular meeting of the Board of Directors of the Mountain Recreation Metropolitan District was called to order by Director Edwards on July 22 at 6:06 p.m., noting that a quorum was present to conduct business.

2. Changes to the Agenda

3. Approval of Minutes

Director Edwards asked the board to consider the minutes from the June 17, 2026, meeting minutes.

Director Santoro moved to approve the June 17, 2026, meeting minutes as presented. Director Weinreich seconded the motion. It was unanimously

RESOLVED to approve the June 17, 2026, meeting minutes as presented.

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4. Public Input

5. Presentations

6. Business

a. Review proposed 2027 Schedule of Fees

Mr. Ruff began by explaining that, as staff prepare the 2027 budget, they reviewed the fees charged for facilities and programs. They identified the need to update fees to better reflect the District's increasing costs of providing services while keeping rates in line with the current market.

Mr. Ruff then reviewed the recommended changes to the fee schedule for facilities.

For facility daily admissions and punch cards, staff recommend increasing youth, adult, senior, and family daily admission rates to encourage guests to purchase memberships. This is the first increase to daily admission fees since 2024, with the previous increase occurring in 2006. Punch cards will continue to provide a \$1 discount per visit when purchased in 10- or 20-visit packages.

For Eagle Ice Rink rentals and drop-in sessions, Mr. Ruff explained that in 2025 the Board approved matching the rates offered at Dobson Arena for the Vail Mountaineers Hockey Club to maintain consistency. Staff also believe it is important to encourage the use of non-prime ice times by offering lower rates during those hours. They recommend a 5% annual increase for ice rental fees.

For the Eagle Pool summer swim pass, staff recommend a 3% annual increase. Regarding GRC membership fees, Mr. Ruff noted that the Board approved a 3% annual membership increase in 2023 to keep pace with inflation. Before that, membership fees had not been adjusted since the Fitness Facelift in 2018, which was the first increase since the facility opened in 2006.

For the Eagle Sports Complex and Freedom Park, Mr. Ruff reminded the Board that at the September 2025 meeting, they approved a \$25 per-hour rental fee for local user groups that have entered into a usage agreement with Mountain Recreation. Staff will share any additional fee increases with user groups after receiving Board direction so clubs can plan their budgets accordingly. The proposed fee schedule reflects increases in both staffing costs and rental fees for outside groups.

For program fees, the proposed adjustments are intended to help offset rising costs related to staffing, equipment, supplies, and program activities. Several of the recommended changes also align fees with the progression of certification levels from Junior Lifeguard to Lifeguard to Lifeguard Instructor—creating a more

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consistent fee structure that reflects the increasing level of training and certification.

b. Discuss Investment Grade Audit prepared by Energy Systems Group and how to proceed with recommended project(s)

Mr. Ruff presented an update on the Investment Grade Audit (IGA) completed by ESG for the Gypsum Recreation Center and Edwards Fieldhouse, both of which qualified because they are over 50,000 square feet. He reminded the Board that ESG first introduced the IGA in April, explaining that the initial feasibility study and facility assessment could be completed with little to no upfront cost. The audit was intended to identify opportunities to improve energy efficiency, reduce operating costs, and develop projects that could be funded through future energy savings, grants, and other funding opportunities.

Mr. Ruff explained that the IGA provided a detailed assessment of both facilities to identify energy-saving improvements and create a long-term capital improvement plan. He also noted that ESG could assist the District with future grant opportunities, including the Large Building Decarbonization Grant for facilities over 50,000 square feet.

Mr. Ruff reviewed ESG's 60% findings, which included approximately \$4.94 million in recommended projects. The proposed improvements aligned with the District's Capital Improvement Plan and included LED lighting upgrades, solar panels, HVAC and pool mechanical improvements, building weatherization, roof replacement, and pipe insulation at the Gypsum Recreation Center. The scope of work for the Edwards Fieldhouse is still being developed. He also shared that the Town of Gypsum reviewed the proposed projects and Rough Order of Magnitude (ROM) costs with staff.

Because the audit had reached the 60% milestone, the District needed to decide whether to continue with ESG or end the agreement. After reviewing ESG's proposed construction fees, profit, and contingency costs, staff determined the projects could be completed more cost-effectively by Mountain Recreation staff and the Town of Gypsum engineers. Staff recommended ending the agreement with ESG to better protect the District's capital budget while completing the improvements internally.

Director Pohl moved to approve the commendation to terminate the Investment Grade Audit (IGA) contract with Energy Systems Group. Director Weinreich seconded the motion. It was unanimously

RESOLVED to approve staff recommendation to terminate the IGA contract with ESG, rescheduling

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c. Business Board Annual Retreat re-scheduled from August 10th to August 12th

Mr. Nycum explained that Board Business meetings are typically held on the third Wednesday of each month, along with Board retreats in August and October. He proposed moving the Annual Board Retreat from August 10 to August 12 to accommodate BerryDunn staff.

Director Kerwin moved to reschedule the August 10th Board Retreat to August 12th. Director Weinreich seconded the motion. It was unanimously

RESOLVED to approve rescheduling the August 10th Board Retreat to August 12th.

d. Other Business

7. Financial Matters

- a. Financial Summary**
- b. Financial Statements**
- c. Accounts Payable**

Ms. Murphy presented the financials for June 2026 YTD.

Ms. Murphy explained the June 2026 financial report. District operating expenditures through June 2026 were \$164,246 under budget, representing 48% of the operating budget. Capital expenditures totaled \$1,199,560 (53% of budget). General Fund revenues were \$193,641 over budget and reached 68% of the projected annual budget, including the Town of Eagle's \$250,000 payment recorded as Other Income.

Also, the 2025 audit adjustments have been completed and are reflected in the financial statements, with only minor updates remaining. The balance sheet and investment income vary slightly from the audit, while all expenses and capital match the final audit. Staff will work with the auditor to finalize the remaining adjustments before the July financials.

Director Kerwin motioned to approve the presented financial statements and accounts payable report. Director Edward seconded the motion. It was unanimously

RESOLVED to approve the financial statements and accounts payable report.

8. Staff Reports

- a. Administration**
- b. Facilities Division**
- c. Recreation Programs Division**

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9. Reports & Board Communication

Director Edwards explains him and the board had a very productive meeting with Rich, with the information he will provide, but this is on the right track so far!

10. Executive Session

Director Edwards motioned to move to Executive Session, pursuant to C.R.S. 24-6-402(4)(e) to develop negotiating positions regarding the potential of an additional hockey rink within Mountain Rec. Director Weinreich seconded the motion. It was unanimously

RESOLVED to move to Executive Session at 6:58 pm.

11. Adjournment

Director Edwards moved to adjourn from Executive Session and end the board meeting. Director Santoro seconded the motion. It was unanimously

RESOLVED to adjourn the meeting at 8:07 pm.

The next regular meeting of the Mountain Recreation Metropolitan District Board will be held on Wednesday, August 19, 2026, at 6:00 pm in the Edwards Field House.