

BRIARBROOK COMMUNITY IMPROVEMENT DISTRICT

November 9, 2017

Minutes

1. The meeting was called to order by Ron Spencer. Bob McAfee, Ron Spencer, Mike Saale, Elbert Smith, Jason Teeter, Jim Hackney were present. Tammy Thomas was absent.
2. Motion to approve agenda was made by Jason Teeter, seconded by Mike Saale. 6-0
3. Public Comment:

Ron Spencer spoke to those present about how the BCID works and operates. He explained how it is funded, how revenue is earned and spent. He also explained the cart path fund and how it works. He also explained that the tax revenue from members is not accessible to the board that it all is used to pay down the bonds used to purchase the club. He also talked about how the board goes through a bid process for larger purchases and projects. Ron also explained how the elections work and when they are. Several questions were asked by members and answered by various board members:

A. Tanya Rice asked why revenue does not go towards the restaurant. Ron explained that the lease is only \$1 per fiscal year and that is a way the Board helps the restaurant.

B. Tim Old asked for copies of the by-laws. The board said they were available through Mark Tackett at the pro shop or at City Hall.

C. Tim Old asked about financial audits. Ron Spencer said an audit was planned for December of this year. The last financial audit was done by Karen Rutledge in 2013/14.

D. Tim Old asked when the deck would be resealed. The board said they would look into it.

E. Lisa Northrop asked why there is no fitness center at the clubhouse since one was promised at the time of the vote to create CID. The response was that there is a small one next to the ladies locker room but it could use a lot of improvement. Originally one was planned but overages in the repairs to the building, pool, and course caused it to not be completed.

F. Lisa Northrop and others had concerns about the care of the pool. They said it was not as clean as it should have been and neither were the bathrooms. That the employees watching the gate did not ask for member cards or anything and it was known that several people swam that shouldn't. The pool is lacking in good management. The board stated that they are aware of some of the issues and have tried different people with not a lot of luck and are trying hard to find the right people to make it better.

G. Lisa Northrop stated she would like to board to do something different or more to get the word out when they needed volunteers to help. Mark Tackett stated that he would invite and encourage all CID members to become more involved. The board said it would try and find better ways.

H. Tanya Rice and others asked about having a lighted sign by street for advertising upcoming events and specials. The board said it had been looked into several times and the concern was always the cost. A lighted sign would cost \$10-12,000. The board isn't sure it would get enough drive by traffic to justify the cost and does not feel it can spend that at this time. The board is open to suggestions if anyone has a way to fundraise for the cost or some other more affordable solution.

I. Many people were concerned and upset about the closing of Mulligan's and how they perceived it was handled. Mike and Tina Tracy were in attendance and voiced his anger and clearly on how the board handled the closing. There were questions about the vote to close Mulligan's. It was a unanimous vote by the board. Don asked why we didn't take Mike's offer to run the restaurant until the end of the year. The board stated that Mike had given his notice that he wanted to be finished financially on November 4, but would stay on to run the restaurant until the end of the year and give board the profit to pay his debt. The board did not feel this was feasible in that no profit had been made in months and that Mike's debt to the board continued to grow. The vote was made to close the restaurant on October 30, and to start the search for a new leasee. The board stated that this was a purely business and financial decision and they wished nothing but the best for Mike and Tina Tracy. The board also made clear that they do want an active and full service restaurant in the clubhouse and are working hard to find someone that can be successful. They board also stated that they have no interest in running the restaurant themselves. They do not have the expertise or time to take that large of an endeavor.

J. The Board is aware that the new carpeting is not what it was supposed to be. The company that installed it is aware and ordering new carpet of the correct quality and will be reinstalling it for free.

4. The minutes from the October 12 regular meeting, October 16 special meeting and the November 2 special meeting were discussed and approved with one motion from Jim Hackney and seconded by Bob McAfee. 6-0

5. Reports:

a. Restaurant—Mark Tackett: After discussion it was decided to run restaurant/bar from 11-close on Thursday-Sunday. Bar only on Thursdays with a nightly special on the other nights and a limited menu. Jim and Mark will work together to make a list of employee rules and expectations.

b. Course—Mark Tackett: Course is looking great. Mark is working on a project list for the board.

6. No old business.

7. New Business:

a. Decker's has decided not to make a lease proposal for the restaurant.

8. Meeting adjourned with a motion from Jim Hackney and seconded by Elbert Smith. 6-0