

**BRIARBROOK COMMUNITY IMPROVEMENT DISTRICT**

MINUTES OF MARCH 12, 2015

Adam Greek called the meeting to order.

ROLL CALL: JB Brown, Tim Huff, Jim Hackney, Bob McAfee, Adam Greek, and Garry Church were present. Howard Smith was absent.

Tim Huff moved and Jim Hackney seconded a motion to approve the Agenda and the Minutes of February 18, 2015, 6-0.

TREASURER'S REPORT:

Bob McAfee and Mark Tackett presented the Treasurer's Report. Income for past month was down some due to bad weather and less golf played. Mark reported that we have gained some new members who had previously dropped out. There was some discussion regarding dropping out of Employers Advantage and having Mark take over financial reporting with the help of a CPA. However, no action was taken on this discussion. A question was raised about a figure of \$2,018.33 listed under Missouri Sales Tax. It was determined that this was collected before the CID received a sales tax exemption. Following discussion, Jim Hackney moved and Bob McAfee seconded a motion to move this amount to the General Fund, 6-0. Fund Balances were reported as follows:

SMB Operating Acct-	\$ 56,987.71
SMB Debt Service Acct-	.77
SW Trust Co. Assessment Fund-	179,694.11
SW Trust Co. Debt Service Acct-	.08
Cart Path Fund	5,854.00

EMPLOYEE REPORTS:

Mike reported that he believes the restaurant is making progress. There is still a problem with determining monthly profits due to timing of when bills are paid and when income is earned. He reported that his coolers and freezers are full.

Adam suggested that we go ahead and discuss the Restaurant Transition Plan which was listed on the Agenda under New Business. Mike plans to form a LLC and take over the restaurant on June 1st. Adam indicated that nothing specific has been worked out yet. Tentative plans are for the CID to continue to carry the liability insurance and keep the liquor license. Utilities will be shared as has been done in the past. The CID will be responsible for maintenance of equipment currently owned by the club. Toby will help draft a complete Lease Agreement to be presented at the April meeting which will be more specific.

Mark told the Board that they will begin to aerifying the greens on Monday. They will pull plugs and begin sanding. This is the first time to pull plugs in three years. The course will be closed on Monday and should be partially open on Tuesday. If weather cooperates they should be able to finish by Wednesday.

When asked about cart paths, he indicated that he would like to start on #10. Additional money will be coming in soon as yearly memberships start coming in. There is currently \$5,800 in the Cart Path fund. We now have 214 members which is good for this time of the year. Mark reported that he has ordered new cups, pins, and flags for this year.

Mark discussed an increase in fees for out of district play and for weekends. It was suggested that he bring a proposal to the April meeting for any rate changes for the coming year. He said that Rick Utter is working on new Tee Box Markers. Original owners will be offered the opportunity to keep their old markers and other markers will be resold. There was discussion concerning new women's and seniors' tees that still need to be built.

#### OLD BUSINESS:

Golf/Pool/Tennis Committee – Adam reported that this committee will merge with the Social Committee in April. Suggestions that have been discussed include helping with tournaments, to do painting in needed areas, and replant new trees.

Social Committee – In Howard's absence, Garry reported that some of the ideas discussed were plans to help cover some of costs of restaurant lighting, use of hostess to direct people to dining room, and plans for an Easter Egg Hunt. The committee meets each month and is making tentative plans for activities for the entire year. He indicated that there are a number of members on the committee who are willing to take an active role and help with many of the proposed activities.

Construction Committee – JB has not been able to meet with his committee yet but will do so before the next Board meeting. His first priority is a new maintenance building and would like to propose a new building of approximately 100 x 148 feet. He will try to have some tentative costs at the April meeting.

Finance Committee – Bob reported that his committee has not yet met.

Tim Old was present to discuss the pool repair. The Board agreed that Mark should contact the pool leak detection company as soon as possible. Tim Old and JB will be available to meet with the company representatives when they come.

There were several suggestions regarding pool hours for this summer. Following the discussion, Jim Hackney moved and JB seconded a motion to set the following hours: Monday–Thursday –10:00 – 7:00, Friday & Saturday – 10:00 –9:00, Sunday – 12:00 – 7:00, 6–0.

There was discussion regarding the cost for pool parties. Mark suggested that the Board should consider an increase in the charge for pool parties this year. Jim Hackney moved and JB seconded a

motion to increase the cost of pool parties to \$50 per hour for non residents and to charge a \$100 deposit for clean up after the party, to be refunded only if the clean up is adequate, 6-0.

There was additional discussion regarding the cost of pool passes. There were some questions as to whether or not there should be a charge for non residents. Following the discussion, JB made a motion to charge \$200 for non resident pool passes, seconded by Jim Hackney, 6-0.

It was recommended that Mike should provide snacks and drinks for pool patrons. The Restaurant Committee will talk to Mike about the concessions.

ADJOURNMENT;

Bob McAfee moved to adjourn, seconded by JB, 6-0

Submitted by:  
Garry Church, Secretary

The next regularly scheduled meeting will be Thursday, April 12, 2015