

BRIARBROOK COMMUNITY IMPROVEMENT DISTRICT

MINUTES OF MAY 14, 2015

Adam Greek called the meeting to order.

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

J B Brown moved and Bob McAfee seconded a motion to approve both the Agenda and the Minutes of April 9, 2015, 5-0.

TREASURER'S REPORT:

Bob McAfee and Mark Tackett presented the Treasurer's Report. Additional sub categories that were requested at the previous meeting have not been added. Mark was instructed to include additional sub categories for the June meeting. Missouri Sales Tax amount of \$2,018.22 shown as a liability has not yet been moved to Assets Balance. Fund Balances were reported as follows:

SMB Operating Acct-	\$ 149,148.82
SMB Debt Service Acct-	1,673.73
SW Trust Co. Assessment Fund-	179,694.31
SW Trust Co. Debt Service Acct-	.08
*Cart Path Fund-	5,854.00

*Cart Path Fund does not reflect new trail fee amounts or the 20% portion of cart rental fees.

RESTAURANT MANAGER REPORT:

Mike reported that the previous month had been good. He is still concerned that some checks for salaries and food purchases are not written until the following month which will show a discrepancy when determining salaries and profit/lost figures. Following discussion, J B Brown made a motion that \$2,994 be moved to April profits, seconded by Jim Hackney, 5-0.

There was additional discussion regarding the Restaurant Lease. Mike was informed that he will have to carry his own liability insurance in addition to the liability insurance that is carried by the CID. It was agreed that no rent would be charged during the first year. Monthly utility costs will be averaged and the restaurant will pay one half of the monthly average. In order to avoid a problem for new CID Board members who might not be familiar with the restaurant lease, it was decided that the rent for the second year will be set now at \$1,500 per month. Future rental lease amounts will be renegotiated 30 days prior to the anniversary renewal date. These items will be spelled out in the Lease Agreement that will be rewritten and finalized by Adam Greek.

There was additional discussion regarding the purchase of a new Char Broiler (approximately \$750), replacing the Steam Table (approximately \$1,500), and to buy five warmers (approximately \$500).

OLD BUSINESS:

Adam reported that additional information needed to be acquired before the Board could discuss any parameters for trading memberships for specified goods or services. This item will be added to the Agenda for the June meeting.

Committee Chair Reports:

(a) Golf, Pool, and Tennis Committee – Adam reported that his committee had painted the floor of the pool house and had changed the door hardware. They plan to do additional painting on the outside walls. Mike will paint the tables and chairs.

(b) Construction Committee – J B indicated he had made some inquiries regarding construction of a new maintenance building approximately 100' x 48'. He will develop bids for the new construction which have to be published and will have to include costs for prevailing wages. He would like to include an area of approximately 25' for an office, a warm room, and chemical storage.

(c) Restaurant Committee – Jim reported that the new staff uniforms have arrived. The restaurant will provide help to serve food at the pool and will provide hamburgers and hot dogs on weekends. There are plans for menu boards on holes #8 and #17 so golfers can order food ahead while playing. There has also been discussion about solving some complaints that have been received. Uneven tables have been leveled and pizza delivery will soon be available.

(d) Social Committee – Although absent, Howard Smith had sent information regarding his committee's last meeting. The June/July/August Calendar will be going out to Briarbrook residents soon. Several different activities are being planned for the future. Committee recommendations have been made to replace toilets in the pool house and a cracked window. New signs regarding trespassing need to be put up around the course.

(e) Finance Committee has not met.

NEW BUSINESS:

July 4 Activities: Marcus Patton will light the fireworks again this year. The Board will pay a \$400 fee for supervision. J B has made arrangements for the band, "Solid Gold". The Board will provide \$3,500 for fireworks. Mark will set up the Golf Tournament again as in the past. There is a need to contact sponsors to help cover costs for the activities. Since Cheryl Patton is unable to help with activities this year it was recommended that the Social Committee help with planning the activities. Howard will be contacted regarding this decision.

COURSE MANAGER REPORT:

Mark indicated that he is finishing up the Fiscal Year Report. Board members will receive copies when completed. Lonnie has been contacted about continuing work on the cart paths and Mark

would like to begin work on #9 and #8. Sod taken from the area for a new Ladies tee box on #5 is going to be used to repair the Men's #6 tee box. Fertilizer has been applied to the fairways. Although the zoysia grass is growing, the fairways are still a little thin due to the fact that the bermuda grass is coming in slow this year.

ADJOURNMENT:

Bob McAfee moved to adjourn, seconded by J B Brown, 5-0.

Submitted by
Garry Church, Secretary

The next regularly scheduled meeting will be Thursday, June 11, 2015