

BRIARBROOK COMMUNITY IMPROVEMENT DISTRICT

JULY 13, 2017

MINUTES

1. The meeting was called to order by Ron Spencer. Mike Saale, Elbert Smith, Bob McAfee, Jim Hackney, Tammy Thomas, and Ron Spencer were present. Jason Teeter arrived late.

2. The Agenda was approved with a motion by Mike Saale and seconded by Elbert Smith. 6-0

3. Public Comments:

Scott Cavanaugh: He would like the Board to consider a change to membership rates in order to increase membership and offer options. Scott would also like the board to make sure the 20 mile radius membership is within the Boards bylaws. He would also like to see a senior rate implemented. He has not received a Briarbrook Life Magazine and enquired about any kind of welcome to Briarbrook Packet for new homeowners. Scott asked if the board members were paid members. Board members are not paid and work on a volunteer basis.

Mark Powers Carl Junction Mayor: The city wants to build a 50 car parking lot south of existing parking lot for public access to Lakeside Park. He would like the board to consider what/if they would like in trade for the property. The city can only build on property it owns.

4. The minutes were approved by a motion from Jim Hackney and seconded by Tammy Thomas. 6-0

5. Financial Reports were discussed and approved by a motion from Tammy Thomas and seconded by Mike Saale. 6-0

6. Reports:

Restaurant: Mike Tracy let the board know he was current on his June utility payment and would make his July payment as well. He has also paid \$900 toward the past due amount previously owed and will make another payment of \$1000 before the August board meeting. Mike will also provide a written schedule and plan for paying back the rest of the balance and a plan on how he will make it through winter so we are not in this same place next year at the August meeting. Mike said the restaurant will be closed during the winter months on Monday and Tuesday. The Board is going to get brighter lighting for the front so people will know Mulligan's is open. The board said a calendar of special food nights and a sign on hole 8 to call ahead for food and golf cart signage with Mulligan's food info would all be good things to do.

Course Manager: Mark Tackett said everything is going well on course. They are working hard on keeping up with limited equipment. Tee boxes 10, 12, and 18 are hard and Mark will look at irrigation. Let Board know that our bids are posted as Prevailing Wage Bids. Also the club's insurance does not cover volunteers.

Old Business:

- a. Club made \$200 on Fourth of July Celebration after all was said and done. Had a great turn out and most everything ran smoothly.
- b. Mark Tackett will have all numbers ready concerning payroll, worker's comp, and insurance ready for review and vote at the August meeting.
- c. We have 3 bids on replacing used equipment lost in fire with new from Jacobson, John Deere, and Torro. Mark Tackett recommended going with the Jacobson bid based on cost. He states it will save about \$10,000 in costs not spent on repairs, better gas mileage and better spread of chemicals. The cost would be \$69,500 out of pocket paid for with a 5 year loan from SMB at 5%. The payment would be \$932/ month. Jason Teeter motioned to vote yes on the purchase and loan. It was seconded by Bob McAfee. It passed 4-3 with nays by Jim Hackney, Elbert Smith, and Mike Saale. Board also has 2 bids so far for rebuild and repair of equipment shed. We will receive a check for \$163,000 to cover building and equipment damage.

New Business:

- a. Board will come to August meeting with expectations for what the city will provide for the parking lot.
- b. Ron Spencer will see how much food % needs to be sold to keep liquor license.