

Briarbrook Community Improvement District Minutes
Thursday, October 11, 2018
Regular Board of Directors Meeting

1. Jim Hackney **called the meeting to order. Members in attendance:** Jim Hackney, Tammy Thomas, Jason Teeter, Elbert Smith, Mike Saale, Marcus Patton.

Chris Moudy arrived at 7:48 pm.

2. **Agenda**—Added a proposal by Doug Harvey to manage the restaurant.

Tammy Thomas moved to accept the minutes with the stated corrections. Jason Teeter seconded. Passed: 6-0

3. Public Forum:

Tim Old, 217 W. Briarbrook Lane wanted to know about the loan at Southwest Missouri Bank.

Jim Hackney answered that we had more expenses than were budgeted. The Board is postponing pouring more concrete until we are more solvent. Marcus Patton stated that crab grass would be address before next year.

Korie Tatum, 508 Cherry Street, has concerns about the restaurant and has read on social media that another owner was taking over. She thinks Brian Lawson would be a good choice to manage the restaurant.

Racquel Kalm, 417 Ruby Road, feels consistency is important to the success of the restaurant. She feels Brian Lawson would be a good choice to manage the restaurant.

Jason Teeter stated that the Board is looking for what is best for the community.

Brittany Shipman, 509 E 2nd Street, suggests hiring a person who is currently employed to manage the restaurant.

Jim Hackney said that Brian Lawson is already working 45-50 hrs per week in the Pro Shop. The Board is hoping the lease would succeed so it would save money.

Rita Elif, 305 Tee Lane, stated the Board needs to ask Brian if he wants to work two jobs (run the restaurant and work in the pro shop).

4. Minutes:

Mike Saale moved the minutes from the September 13 by accepted. Elbert Smith seconded. Passed 6-0

Jason Teeter moved the work session minutes from September 21 and October 8 be accepted.

Mike Saale seconded. Passed 6-0

5. Financial Reports: Jason Teeter reported the financials:

Operating Fund – As of 9-28-18 \$7,868,50

Cart Path Fund – As of 10-3-18 \$994.00

Debt Service Account – As of 10-3-18 \$119,824.97

Restaurant Account- As of 10-3-18 \$6,883.91

Working with accounting firm to develop a more concise report that is easier to read. Kaleb is developing a report with projected labor cost and itemized budget. Jim Hackney stated that the budget has to be approved by the city and state in two months and he **wants a budget from Kaleb by Wednesday, November 7, 2018**

Tammy Thomas moved to approve the financial reports. Mike Saale seconded. Passed 6-0

6. Reports:

a. Pro Shop/Golf Course—Kaleb Forkner

Trimmed trees and cutting down dead trees. **Verticut greens**; main line to **irrigation system** broke, but Steve McKenzie was able to repair; **Kaleb and Steve are developing a budget.**

Ladies 4 Club tourney: BB tied for 1st; **Project Graduation and CJ Thunder** tournaments are coming up;

Losing golf balls on driving range due to mud and weeds. Mike Saale suggested teaming up with another course to get a better price on range balls. Kaleb is developing a **new dues list.**

Starting next year, Briarbrook will **charge all high school and college teams** to use the facility.

b. Social Committee—Tammy Thomas, No report

c. Tournament Committee—Marcus Patton, No report, A meeting is scheduled 10-29-18

d. Golf and Green's Committee – Elbert Smith/Marcus Patton, No report

e. Finance Committee—Jason Teeter/Elbert Smith

f. Membership/Marketing—Marcus Patton/Mike Saale, A meeting is scheduled 10-30-18

g. Long Term Planning—Jim Hackney/Mike Saale, No meeting

h. Restaurant—Jim Hackney liaison, in the process of meeting with new lessee

i. Pools—Tammy Thomas liaison, repairs in progress

7. Old Business:

a. Discussion of upcoming meeting concerning the refinancing of current bond of \$1.5 million. We have a history of making payments on time so we have developed a good credit rating. We should qualify for a lower rate.

Bond Companies can provide a lower interest rate but costs are associated. Jason Teeter and Jim Hackney will continue to talk with local banks about refinancing the bond.

8. New Business

a. Request **temporary easement** for property located at 222 Fairway Drive

Property owned by Ana Hurst has a privacy fence that is located on BCID property. It has been in place for 40 years. She is requesting a temporary easement.

Jason Teeter moved that we grant temporary easement for the property. Tammy Thomas seconded. Passed 7-0

b. Restaurant: proposal by **Doug Harvey**

Mr. Harvey has 20 years experience in the insurance business. He has owned Lumpy's Barbeque and Harve's Barbeque. Currently, overnight pricing manager. He would like to work part time for Briarbrook overseeing employees, menu items, the banquet facility as well as marketing. He would be available to work Monday-Friday after 2:00 p.m. and all day on weekends. In 6 months, if the Board is pleased with how the restaurant is being run, then he could quit his job and become a full time employee.

Tammy Thomas moved to go into **closed session**. Elbert Smith seconded. Passed 7-0

9. Closed Session per Ra MO 610.021.2 Leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefor

Closed Session per Ra MO 610.021.3 Hiring, firing, disciplining or promotion of particular employees by a public governmental body when personal information about the employee is discussed or recorded.

10. Adjournment 9:25 p.m.

Mike Saale moved to adjourn. Elbert Smith seconded. Passed 7-0

Jennifer Gozia
Board Clerk