

**Briarbrook Community Improvement District Minutes**  
**Thursday, August 9, 2018**  
**Regular Board of Directors Meeting**

1. Jim Hackney called the meeting to order. **Members in attendance:** Jim Hackney, Elbert Smith, Mike Saale, Tammy Thomas, Jason Teeter, Chris Moudy and Marcus Patton
2. **Agenda**—No corrections. Tammy Thomas moved the agenda be accepted. Chris Moudy seconded. Motion passed 7-0
3. **Public Forum: Forrest Noah**, 405 Tee Lane , Questioned why May minutes will not come up on the Briarbrook website.  
**Peggy Eaton**, 106 Par Lane, Questioned how residents can get information about Briarbrook events.
4. **Minutes:** No Corrections. Elbert Smith moved the minutes be accepted. Mike Saale seconded. Motion passed 7-0.
5. **Financial Reports:** Jim Hackney reported the financials:  
**Operating Fund** – As of July 31, 2018, \$58,082.71  
**Cart Path Fund** – As of August 5, 2018, \$1,000  
**Debt Service Account** – As of August 5, 2018 \$132,889.93  
Chris Moudy moved the financial report be accepted. Jason Teeter seconded.  
Motion passed 7-0.
6. **Reports:**
  - a. **Pro Shop/Golf Course**--Jim Hackney read a report prepared by Kaleb Forkner 2018 PGA Junior League placed 5<sup>th</sup> in the Section Qualifier in Kansas City.  
Upcoming tournaments: **Donneybrook**, August 25-26; **Club Championship**, the end of September.  
**Golf shop:** tagged all item and correctly entered in the inventory system, official inventory at the end of August.  
Updating **Website**; working on **email database** with Club Prophet System; creating a **Newsletter** starting November  
Rounds of golf YTD: 2018—11,727; Golf revenue--\$135,418.87 (includes tournaments, daily green fee and cart fees)  
Rounds of golf 2017 YTD—12, 976; Golf revenue--\$140,572.44 (includes tournaments, daily green fee and cart fees)  
Waiting for a check from July 4 Sponsor, then will complete a report that conveys the figures for Invitational, Beauty and Beast and Donnybrook tournaments.  
Restaurant: Recommends bringing in a consultant to better understand how the restaurant can be a profitable part of Briarbrook.
  - b. **Social Committee**—Tammy Thomas;
    1. Annual July 4 celebration
    2. Special events sponsored by the BCID
  - c. **Tournament Committee**—Marcus Patton, Chris Moudy
    1. Special events at tournaments
    2. Kaleb Forkner will be responsible for flyers, tee times, scoring and registration

**d. Golf and Green's Committee** – Elbert Smith, Marcus Patton

1. Ideas to make golf course better
2. Oversee expenditures for the course insuring the budget is followed

**Elbert Smith** reported that he had met with Steve McKenzie and Jared Jeffers.

1. Requested the **sand boxes be moved**;
2. **Problem with Number 14 green:** Steve thinks excessive heat and not enough air flow, causes the problem. A fan is considered too expensive.
3. Later in August, all **sod will be removed from chipping green.**
4. Steve will come up **list of winter projects.**
5. Steve needs to purchase a **12 volt water pump.**
6. Problem with **crab grass on greens** –possible use of a combination of liquid and granules, shutting down the course and postponing mowing until the chemicals can be watered in. Steve wants to spray everything so the crabgrass will not spread. Jim Hackney thanked Elbert for this work on the report.

**e. Finance Committee**—Jason Teeter, Elbert Smith, Chris Moudy

1. Develop annual budget
2. Set fees, including outside play and for members

**f. Membership/Marketing**—Marcus Patton, Mike Saale

1. Revise current application
2. Discuss single and family memberships
3. Auto renewal for membership

**g. Long Term Planning**—Jim Hackney, Mike Saale

Develop a 3 and 5 year plan

**h. Restaurant**—Jim Hackney liaison

Derek Harvey will terminate his lease agreement on August 27, 2018.

**i. Pools**—Tammy Thomas liaison

Brian Lawson is manager. Jim Hackney reported that payroll for the pool is \$5,000 per month, but that many parties were hosted and several memberships were sold at \$250 per season. Many positive comments have been made about the pool this summer. Jim Hackney thanked Tammy Thomas, Brian Lawson and Misty Schraeder for providing a clean and safe environment for our community.

Before the pool is closed, the water must be pumped out and the bottom repaired. The repairs are under warranty.

**Pools hours:** Starting **Thursday, August 16**, the pool will be **closed Monday through Thursday.**

**Friday hours: 3-7 p.m.; Saturday: 11:00 a.m.-7:00 p.m.; Sunday: Noon-6:00 p.m.**

**Last day: September 3**

**Old Business:**

a. Report on refinancing current bond—meetings are being held to draw up documents to refinance the current bond at a lower rate.

**New Business:**

- a. Secure bids for insurance—Bids will be accepted until September 9. Process must be completed by September 23.
- b. Finalize committee goals and duties—starting next month each committee will meet and the chair will give a short report at the monthly meeting

c. Jim Hoagland—possible restaurant lease option

Managed many restaurants in the area (Howard Johnson's, Pizza Inn, Colonial, Piez). He would like to have a Wednesday and Friday night buffet. Mike Saale asked if he could get a liquor license and insurance. Jim Hoagland replied that he could. Jim Hackney stated that the Board would have some input into the menu. He also made Jim Hoagland aware that he would have to secure start up money for payroll, etc. Possible date for opening is September 1, 2018.

Jim Hackney is working on a lease agreement for any interested restaurants.

Closed Session per RaMO 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.

Jason Teeter moved the meeting go into closed session. Mike Saale seconded. Motion passed 7-0.

Adjournment 8:10 p.m.

Jennifer Gozia, Board Clerk