

**Briarbrook Community Improvement District Minutes**  
**Regular Board of Directors Meeting**  
**Wednesday, February 13, 2019, 6:00 p.m.**

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

**2. Agenda**—Jason Teeter moved to accept the agenda. Chris Moudy seconded. Motion passed

**3. Public Forum: Forrest Noah, 305 Tee Lane,** He would like to see an annual report of money and taxes collected and expenses. Kaleb Forkner reported that he talked with Baker, Davis, Roderique. They are creating a spreadsheet that would include that information. Jim Hackney reported that checks are sent to bond holder in December and in June. After the bond payment is made any excess money can be used for capital improvements. Last year, pool repairs were made.

**Peggy Eaton, 106 Par Lane,** Asked how she could get information about the BCID.

**4. Minutes from January 10, 2019 were corrected to read. “Kaleb Forkner discussed purchasing 48 cart coolers.”** After making the above correction, Tammy Thomas moved to accept the minutes. Chris Moudy seconded. Motion passed.

**5. Financial Reports:** Jason Teeter reported the financials

Operating Fund – \$6,995.24

Cart Path Fund – \$100

Debt Service Account –\$95,920.66

Restaurant-\$ 58.20

Chris Moudy moved to approve the financial reports. Tammy Thomas seconded. Motion passed.

**6. Reports:**

**a. Pro Shop/Golf Course—Kaleb Forkner**

Rounds of golf for January: member rounds--212, daily rounds-- 21

Tournament calendar is complete and posted on bulletin board in pro shop and website

Sending emails that will include the new rates

Training from TeeSnap about email

Discussed the break in: Lost \$1000 of merchandise; Must purchase a new safe that is more secure. Quote on security system, (\$5,176.87 cameras). Long term planning committee should look into security system. Alarm system approx. \$4,000.

Mike Saale suggested purchasing a gun safe.

**Patio Fence:** Quote for patio fence from M and W Fence Company \$6,985, Ameristar \$2,800. Matching current fence \$6800 installed \$8600.

Jim Hackney appointed Kaleb Forkner, Chris Moudy, Marcus Patton and Jason Teeter to come up with the best and most economical fence by next meeting.

**Driving range**—flyer in golf shop and an example of surface that can be put on driving range

We receive \$300 from Webb City boys and girls and \$300 Carl Junction boys n girls so a total of \$1200; MSSC will give us \$1500 to go toward the mats

Total cost \$6000 to install

Marcus Patton moved to make improvements to the driving range. Chris Moudy seconded. Motion passed

**Range cart,** (ball pick up machine), purchased used from Twin Hills would cost \$1000

Tammy Thomas moved to purchase the range cart. Marcus Patton seconded We will do a payment plan through Kansas Golf and Turf . Motion passed

**Steve Mackenzie projects:** tree trimming, cutting down dead trees, cleaning up around ponds, repairing leaks.

Ray Schmitt is charging \$150 to move a bull dozer but will trade out removing piles of dirt. Two men are working 16 hours per week.

Greens Pro will do a payment plan with chemicals. Practice green is growing won't be ready this year.

Treating crab grass with 4 treatments March, April, May, and June. Kaleb Forkner and Steve are developing a budget.

**b. Social Committee**—Tammy Thomas— Valentine dinner and karaoke

**c. Tournament Committee**—Marcus Patton--Process of putting volunteers together for 3 big tourneys  
Steve McKenzie volunteered

**d. Golf and Green's Committee** – Elbert Smith/Marcus Patton –none

**e. Finance Committee**—Jason Teeter/Elbert Smith

Budget—in ByLaws need to present budget to City in March to board **see page 6 of by laws**

Kaleb Forkner is sending an initial budget to Steve Lawver

**f. Membership/Marketing**—Marcus Patton/Mike Saale-- \$1200 for showcases ; signs on golf carts to help pay for some marketing (Par for Pennies); pay activity teams to put actual flyers on doors in Ward 3; Jim Hackney wants committee to meet with Tammy Thomas and Mark Powers about an electronic sign

**g. Long Term Planning**—Jim Hackney/Mike Saale, none

**h. Restaurant**—Jim Hackney liaison, Lessee applied for temporary liquor license. Kaleb Forkner explained that the license is currently in the name of the BCID. Good comments about food and the restaurant is busy.

We spent money in January getting things up to grade but a lease payment has been received.

**i. Pools**—Tammy Thomas liaison,

## **7. Old Business:**

a. Discussion of upcoming meeting concerning the refinancing of current bond of \$1.5 million.

Received email from the bond company DW Davis requesting more information

Southwest Missouri Bank is interested

b. Finalize membership levels--complete

c. Adding additional houses in Ward 3 to the BCID

Tammy Thomas drafted a letter and talked to administrative assistant for Connie Hoover. Tammy convinced her that we were not getting paid for all houses in Ward 3. She called county collector and found that some houses were not paying. Marilyn Baugh called and has assured us that they are on it. Tammy said it has put us in a financial bind and that it would be up to us to collect the funds. Mark Powers printed a map to compare a list of all the parcel numbers and what they are collecting.

## **8. New Business:**

a. Discussion of email polling of Board issues that require immediate action

### **AMENDMENT TO BCID BY-LAWS**

Action by electronic mail. When the president determines an issue for the board of directors requires immediate response but cannot convene a quorum for a special meeting, the president may submit the issue to the board via email for discussion and vote of the board. A majority of the entire board must submit an affirmative vote to approve the question submitted. Any action taken or approved by such email vote shall be affirmed and ratified by the board at the next meeting of the board.

ADOPTED this 13<sup>th</sup> day of February, 2019

Chris Moudy moved to accept the changes to the By-Laws. Jason Teeter seconded. Motion passed.

Chris Moudy moved to go into closed session at 7:55p.m. Jason Teeter seconded. Motion passed.

**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 therefore

**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.

## **8. Adjournment: 8:30 p.m.**

Jason Teeter moved to adjourn. Mike Saale seconded. Motion passed

Jennifer Gozia

Board Clerk