

Briarbrook Community Improvement District Minutes
Thursday, March 14, 2018
Regular Board of Directors Meeting

1. Jim Hackney called the meeting to order. **Members in attendance:** Jim Hackney, Tammy Thomas, Elbert Smith, Marcus Patton. Jason Teeter arrived at 6:08 p.m. Absent: Mike Saale, Chris Moudy.
2. **Agenda**—Corrections 2/25/19 should read 2/18/19
Tammy Thomas moved to accept the agenda with the above correction. Elbert Smith seconded. Motion passed.
3. **Public Forum: Tim Old**, 217 West Briarbrook Lane-- No minutes from 2014-2018 have been added to the new website. Do we have a posted liquor license? Update on crab grass on the greens? Update on driving range and chipping green? Restaurant status? Current members? Answer: 181. Would like to have all residents in Ward 3 on an email list, so they can be better informed. Tammy Thomas questioned whether any other government agency does that.

Gerald Jeffers, 306 West Briarbook Lane--Questions membership requirements and rules. Feels that guests as well as member should have to follow all membership rules. He wants an attorney to review the membership requirements. Guests get a discount if they are staying with a member of Briarbrook. Insurance notification for all golf carts. Kaleb Forkner said he is coming up with the rules and regulations. Jim Hackney said the Board is reviewing possible changes.

Stephanie Patterson, 602 Blackthorn Drive;--Voiced concern about a resident who is living close to Briarbrook. Questions the membership requirements? Membership application should read Chris and Stephanie Patterson.

Mike Tracy, 28745 Fir Road--Mike suggested hiring a manager so the bar could be reopen right now. Jim Hackney said he was aware that this was possible.

4. **Minutes:** Corrections

Jason Teeter moved to accept the minutes from 2-13-19. Tammy Thomas seconded. Motion passed.

Jason Teeter moved to accept the minutes from 2-18-19 Work Session. Elbert Smith seconded. Motion passed.

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

Operating Fund – \$19,325.71

Cart Path Fund – \$100

Debt Service Account –\$76,008.34

19th Hole- \$426.95

Tammy Thomas moved to accept the financials. Elbert Smith seconded. Motion passed.

6. **Reports:**

a. Pro Shop/Golf Course--Rounds of play--462 member rounds, 131 daily rounds non-members. Emails have been sent about memberships renewals and changes that have taken place.

Driving range –Donations to make improvements. Raised \$7,100 toward the \$6,000 goal. Add more concrete to make the range wider. April 5 is completion date weather permitting.

b. Social Committee—Tammy Thomas—no report

c. Tournament Committee—Marcus Patton—Kaleb and Marcus meeting next week

d. Golf and Greens Committee—Elbert Smith and Marcus Patton; discussing the width of the fairways and the length of the rough; Kaleb Forkner thinks widening the fairways and

shortening the rough is a good idea and the increased costs will be minimal.

e. Finance Committee—Jason Teeter and Elbert Smith--

f. Membership/Marketing—Marcus Patton and Mike Saale—carts need to be inspected to check insurance cards. Kaleb is going to have visual inspection

g. Long Term Planning—Jim Hackney and Mike Saale—Crab grass on greens; Tim bought 10 pinwheels and put them on greens to see if they help keep the geese off the greens. Keeping the geese off the greens helps eliminate crab grass on the greens. Jim Hackney is getting with other courses to find out what chemicals are used on their courses. We have increased chemical applications from 3 to 4 applications.

h. Restaurant Committee—Jim Hackney, liaison; tomorrow is the last day that the lessee to pick up personal items. Jim explained that the process of hiring a restaurant lessee has to be private because it may affect the potential lessee. It may cause a bidding war about offering different packages or the lessee could already be employed which could cause a conflict with their current job.

i. Pools—Tammy Thomas, liaison no report

7. Old Business

a. Discussion of refinancing the BCID bond--The original bond was issued in 2011. We pay one person. He set up an amortization schedule that balloons. We are trying to refinance to get a set rate. 2-3 banks are interested in refinancing 1.4 million. Briarbrook has until 2030 to pay off the bond. We sold property but that money was used to upgrade the clubhouse.

b. Update on property tax information—Tammy Thomas and Mark Powers have finished creating a map for tax collections. 2016-2017 we received \$7,000 less due to a computer glitch that devalued property. Tammy found out that some homes in the BCID were not being assessed. Mark Powers and Tammy mapped every parcel and showed that 1,272 homes should pay tax. We should have received \$163,696, but received \$156,608.

8. New Business

a. Discussion of providing members of Ward 3 with information about the BCID
Marcus Patton wants to put information on the website that will explain:

1. What is the function of the CID?
2. Is my property in the CID?
3. How is the tax money being spent?

b. Budget Update—We looked at income and expenses from this year.
With membership increase, we will be at a positive \$55,000
Trying to cut expenses like advertising, electricity, etc.

2019 Budget was presented during the meeting.

Tammy moved to go into closed session at 7:34p.m. Marcus Seconded. Motion passed.

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

10. Adjournment