

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

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

2. **Agenda**—Addition: Tim Old will discuss pool maintenance and costs.

Tammy Thomas moved to accept the agenda after the addition. Jason Teeter seconded. Motion passed. Tim Old explained that initially the Board thought that the pool could be offered at no charge, but they didn't understand the costs associated with maintaining the pool. The pool must be shocked once a week at a cost of \$189. We have a saltwater pool so we need 70 bags of salt at \$7/bag. We have 6 saltwater chlorinators. Chlorine tabs cost \$175/bucket and this has to be added every 4-7 days. It costs approximately \$1,000/month to maintain the pool. Last year's resurfacing was damaged due to vacuuming incorrectly. It is being repaired. The salary for lifeguard is approximately \$17,500/season. The Board voted to increase fees to help defray some of the costs.

3. Public Forum:

Forrest Noah, 305 Tee Lane—Is there an update on homes that aren't paying taxes. He would like a balance sheet that shows how our tax money is being spent.

Rodney Hoffman, 138 Par Lane—How do we regulate guests who aren't charged to use the pool?

Tammy Thomas answered that last year the pool manager had to quit before the season was over, due to relocation and the pool workers didn't know whom to charge. This year Tammy is having everyone fill out pool passes. If you lose the pass it will cost \$5 to get a new one

Matt Armstong, 906 Briarview—

1. Matt suggests moving the Public Forum to after the regular meeting to avoid answering questions that will be covered later in the agenda.
2. Have a Profit and Loss statement that Ward 3 residents have access to.
3. Have a pool committee to help with marketing and ways of saving money.

Andy Booth, 310 Tee Lane—Had a State auditor report and questioned the issuance fees of \$61,000. The Board answered that this is for the life of the bond not per year.

He suggested waiving golf cart fees for a year to increase membership. The Board felt there would be a chance of losing revenue.

Rita Noah, 305 Tee Lane—Are the homes in Ward 3 that aren't paying BCID tax going to be able to pay \$25 to use the pool? Jason Teeter and Tammy Thomas answered that the county is working on insuring that all houses pay BCID tax if they are in Ward 3.

Candy Blazar, 106 Bair Circle—

1. When is the bond due?

Jim Hackney answered in 2030. We have been trying to restructure the bond and get a fixed rate, but it would cost \$80,000. We are trying to decide if it is worth refinancing.

2. How can we find out about the budget for the year?

The annual budget is presented at the regularly scheduled board meeting in March and shall seek to pass a resolution for the formal adoption during the regularly scheduled April meeting. During the regularly scheduled May meeting, the board shall put into effect the budget for the current fiscal year. The budget is based on income minus expenses.

3. Are the new homes in ward 3 paying the 2019 BCID tax?

Tammy Thomas and Mark Powers are working to ensure this. More details will be discussed during this meeting.

4. How do we get notice of meeting?

Tammy Thomas answered that regularly scheduled meetings are held the second Thursday of every month and the agenda is posted at the Pro Shop and the Carl Junction Community Center 24 hours before the meetings. The Board is considering posting the agenda on Facebook and the Website.

Racquel Kalm, 417 Ruby Road, She didn't know about the meeting that increased pool fees so was surprised by the \$25 pool fee/year. She suggests sending informational emails to members of Ward 3.
Who is the golf pro? Jim Hackney answered that we are interviewing. The Board has hired a bookkeeper so we need a pro for less money.
What are we doing to increase membership? The Board stated that we are advertising with KSN and have restructured membership fees to include reduced fees for younger members. The Course just received and award "Flavor of the 4 State" as the best golf course.
Racquel likes the idea of door hangers to get the community involved and distribute information.

Jeremy and Bridget Plunkett, 300 Lakeview 417-850-3820—The pond on 14 overflowed and filled their basement with water. Jim Hackney has talked with Steve Lawver and they are aware of the problem. Carl Junction is hiring Algier Martin to try and fix the problem.

Jim Hackney commented that we raised golf fees for the first time since 2011. The Board decides where the money goes. For example, we are using money to bring the kitchen up to code.

Air Internet is going to tear down water tower and put up an internet tower.

4. Minutes: Corrections

Jason Teeter moved to accept the minutes from 4-11-19. Marcus Patton seconded. Motion passed.

Tammy Thomas moved to accept the minutes from 4-22-19 Work Session. Chris Moudy seconded. Motion passed

The minutes from 5-6-19 Work Session were corrected to read Chris Moudy moved to go into closed session. After the correction, Jason Teeter moved to accept the minutes. Marcus Patton seconded. Motion passed.

5. Financial Reports: Jason Teeter reported the financials:

Operating Fund – \$63,176.76

Cart Path Fund –\$100.00

Debt Service Account –\$77,281.26

Restaurant Account—\$375.85

Chris Moudy moved to accept the financials. Marcus Patton seconded. Motion passed.

Jim Hackney stated that Jason did a great job on the budget. If all goes well, we should have \$40,000 in excess funds next year. However, it is very difficult to budget because of unforeseen circumstances. At the end of 2030, we won't have a bond payment, so we should look to the future. We should focus on gaining new members since each membership gains approximately \$1,300.

6. Reports:

a. Pro Shop/Golf Course—Tammy Thomas stated the new driving range turf is in and will be installed when the weather dries up. The cart workers are doing well. The tourney schedule is posted. Carl Junction Chamber tourney was successful.

Upcoming tournaments: Seniors, Women's Nutcracker, and Men's Invitational.

b. Social Committee—Tammy Thomas stated that we need volunteers and sponsors for the 4th of July celebration.

c. Tournament Committee—Marcus Patton

Men's Invitational entry is complete. It is scheduled for June 7-9. Jason Teeter will help set up committees.

d. Golf and Greens Committee—Elbert Smith and Marcus Patton; Chris Mitchell is helping install the driving range mats. We need topdressing, pinwheels are being stalled to help keep the geese off the greens, we need to budget for sand next year. We have dropped the rough by 2". The seconded pre-emergent application is complete.

e. Finance Committee—Jason Teeter and Elbert Smith--no report

f. Membership/Marketing—Marcus Patton and Mike Saale—TV ads, will talk with new lessee, looking at weekend prime rates, twilight rates and early rates.

g. Long Term Planning—Jim Hackney and Mike Saale—**electrical rewiring** quote--\$20,000 3 different electrical boxes;

Refinancing --must get be able to meet payment schedule before another bond company will look at us

h. Restaurant Committee—Jim Hackney, liaison

The restaurant selection must be held in closed session so that each lessee can have a private presentation.

Elbert and Jim are fixing kitchen that will cost \$3,000 and should be completed in 10 days.

i. Pools—Tammy Thomas, liaison

Pool is open May 26. Hired 11 lifeguards plus a person to sit at gate We need a work day to clean the pool bathrooms. Tammy put info on facebook because she felt info should go out quickly. Pool hours 11-7 during week & Sunday noon-7. Tammy asks all patrons to let her know if they see something that should be done.

1:00-1:15, Lifeguards will take breaks on odd hours for 15 min.

7. Old Business

a. Discussion of refinancing the BCID bond-- need a positive cash flow

b. Update on property tax information--Steve McIntosh, Mark Powers and Tammy Thomas identified all homes and developed a formula. They found that if all taxes are collected, we will collect \$163,163. Since the interest rate continues to rise, we will still have a short fall in the future.

c. Discussion of providing members of Ward 3 with BCID information; Once the restaurant opens, we can provide door hangers to advertise upcoming events and use Facebook to post agendas. Jason Teeter suggested a communication committee to help us get information out.

8. New Business

4th of July Celebration

Jason Teeter suggested having the 4th of July celebration on Thursday, July 4.

Jason Teeter moved we go into closed session at 7:55 p.m. Chris Moudy 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 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.

Tammy Thomas moved to adjourn closed session. Jason Teeter seconded. Motion passed

10. Adjournment

Chris Moudy moved to adjourn at 9:20 p.m. Elbert Smith seconded. Motion passed

Jennifer Gozia
Board Clerk