

**Briarbrook Community Improvement District Minutes**  
**Thursday, June 13, 2019**

**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:** Tammy Thomas moved to accept the agenda. Jason Teeter seconded. Motion passed.
3. **Public Forum:** None
4. **Minutes:**

Jason Teeter moved to accept the minutes from closed session on 4-11-19. Elbert Smith seconded. Motion passed. (hiring Tammy)

Elbert Smith moved to accept the minutes from closed session on 4-22-19. Jason Teeter seconded. Motion passed. (Pool fees)

Tammy Thomas moved to accept the minutes from May 6, 2019. Chris Moudy seconded. Motion passed.

Tammy Thomas moved to accept the minutes from **regular session** on 5-9-19. Jason Teeter seconded. Motion passed.

Chris Moudy moved to accept the minutes from closed session on 5-14-19. Elbert Smith seconded. Motion passed. (Leasing restaurant)

Jason Teeter moved to accept the minutes from emergency session on 5-23-19. Chris Moudy seconded. Motion passed. (Post tornado)

Elbert Smith moved to accept the minutes from the emergency session 5-31-19. Chris Moudy seconded. Motion passed. (Opening bids for tree removal)

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

Operating Fund – \$49,230.34

Cart Path Fund – \$100

Debt Service Account --\$35,040.90

Restaurant Account--\$375.85

Elbert Smith moved to accept the financial report. Marcus Patton seconded. Motion passed.

6. **Reports:**

a. Pro Shop/Golf Course: Tammy Thomas reported going through memberships to determine who has paid. Cleaned all concrete and golf carts. Need fairways, tee boxes and greens open. We hope to have the back nine open by next Thursday, June 20 for the Tri State Contractor's tournament. July 4 is our next tourney. The agreement for reduced rates with all other courses ceases after we open.

b. Social Committee—Tammy Thomas: none

c. Tournament Committee—Marcus Patton: Looking at possible dates for Briarbrook Invitational.

d. Golf and Greens Committee—Elbert Smith and Marcus Patton: none

e. Finance Committee—Jason Teeter and Elbert Smith: none

f. Membership/Marketing—Marcus Patton and Mike Saale: none

g. Long Term Planning—Jim Hackney and Mike Saale: Will start planning once insurance check is received

h. Restaurant Committee—Jim Hackney, liaison: The new Lessee is planning to redesign the bar. They want to purchase a pizza oven and plan to deliver. The restaurant will be called "The Junction Café". They are the same owner's as Emerson's, Finn's, and Clark's Cuisine. They will pay all utilities and give us something for lease. Already have 2 banquets scheduled. Possibly opening July 1.

i. Pools—Tammy Thomas, liaison: Purchased new umbrellas, ordered 24 new chairs and side tables lost from tornadoes. Tim Old is cleaning the pool every morning. During the tornado, the roof on pool house blew into the pool and tables and chairs put deep scratches in the bottom causing water to get under the surface. At the end of the season, the pool will have to be drained to 4 feet, ground down and repaired. Then primer and top coat will be applied. The pool will have to be refilled and winterized. Total cost \$1220.00.

## 7. Old Business

a. Discussion of refinancing the BCID bond (adding Schuber Mitchell homes to BCID): Tammy Thomas will call Dan Mitchell and ask him to add all houses to the BCID.

b. Update on BCID tax levee: We can buy a program from Beacon that will determine the assessed value of each home and what we should be collecting. Trying to do this by September. Steve McIntosh says the issue between the assessor's office and the collector's office has been resolved.

c. Discussion of adding a Communication Committee to provide members of Ward 3 with information about the BCID: Tammy stated that the agenda is on the website. Plan to add signs in front of the clubhouse. Tammy Thomas offered to put information on Facebook and Next Door Digest with the understanding that she can't respond to all questions immediately. Questions can be asked at regular board meetings.

## 8. New Business

### a. Tornado update

1. Trees: Baugh tree service, dispose of twigs, limbs, trunks and root balls. Need a bid to fill holes.

2. A fence was added between the pool and the restaurant due to the liquor license. Any alcohol purchased in the restaurant cannot leave that area. Beer purchased in the Pro Shop can be consumed anywhere on the course, but not in the restaurant, pool, or pool patio.

Concession stand/pool house was damaged in the tornado. The insurance coverage is \$18,000 but with a \$5,000 deductible. Don Goetz drew up plans for free. Includes: garage door in front, new roof, redoing bathrooms, repainting interior and exterior, new electrical, not sure if there are problems with plumbing. Will put guttering on later if we need it. "The Junction Café" will purchase all equipment needed for concession stand. Bid could be \$19,000 or \$20,000. Mike Saale moved to accept the reconstruction of pool house with a limit of \$20,000. Marcus Patton seconded. Motion passed

3. Opening the front 9 holes for golf: Jason Teeter moved to have a soft opening on Monday June 17. Tammy Thomas seconded. Motion passed with Chris Moudy voting no.

b. 4<sup>th</sup> of July Celebration: Golf tournament: 4 person scramble; 8:00 a.m. shotgun with men's division and mixed division; Kristy Spencer is in charge of the parade, Cheryl Patton is heading up decorations; Pool Games, Need donation of \$8,000-\$10,000 to pay for fireworks, pool and parade prizes, porta potties

## 9. Adjournment 7:09 p.m.

Chris Moudy moved to adjourn. Elbert Smith seconded. Motion passed.

Jennifer Gozia  
Board Clerk