

Briarbrook Community Improvement District Minutes
Thursday, August 8, 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**—Addition: Voting to increase the property tax equal to the cost of living index.
Jason Teeter moved to accept the agenda. Mike Saale seconded. Motion passed.
3. **Public Forum:** None
4. **Minutes:** Elbert Smith moved to accept the minutes from 7-11-19. Mike Saale seconded. Motion passed.
5. **Financial Reports:** Jason Teeter reported the financials:
 - Operating Fund – \$53,642.45
 - Cart Path Fund – \$100
 - Debt Service Account – \$35,519.87
 - Tornado Account-\$459,665.56Tammy Thomas moved to accept the financials. Chris Moudy seconded. Motion passed.
Jim Hackney added that the insurance company is figuring the Loss of Business Income by looking at gross sales for June and July of 2018 and comparing them to income for June and July of 2019. We may receive additional funds.
6. **Reports:**
 - a. Pro Shop/Golf Course—Update on limb removal—As of July 11, tree removal is complete. Baugh was four days late so they removed some root balls as a trade off. Total cost was \$69,200. Steve McKenzie reported they were careful and completed work with no damaged to the course.
Marcus Patton marked dead trees and noted dead limbs that need to be removed. He thinks it will cost approximately \$25,000.
Need a backhoe and dump truck to remove the pile of limbs and trees.
Need to seed for next year.
Steve McKenzie reported that losing trees by #8 green has caused stress to the green. He is checking on the cost of installing a fan.

Marcus Patton talked with Josh Wisdom from Missouri Wildlife about the problem with geese at Briarbrook. He gave possible solutions: a chemical called **Flight Control Plus** which doesn't kill the geese but tastes bad so they don't want to return to that area or a noise maker, **Bird Banger**. Jim Hackney said to purchase a Bird Banger for \$45.

Josh Wisdom said that once birds are born here they always come back to where they were born. We should keep a journal of what we have tried and if the geese continue to be a problem then, in June, they will do a goose round up.

Steve McKenzie reported that crabgrass is coming in late. In three weeks, he will verticut and will be topdressing.
 - b. Social Committee—Tammy Thomas; None
 - c. Tournament Committee—Tammy Thomas; several tournaments are scheduled. Tammy has a list of tournaments and is getting entries ready to be delivered to area courses. Briarbrook will charge \$38/person for use of golf course for tournaments.

d. Golf and Greens Committee—Elbert Smith and Marcus Patton; Met on Monday
Will email Board members with costs of goose removal
Range balls need to be picked up more often
Need to move ropes more often at the driving range
Water and ball washer needs to be filled and repaired
Trashcans on the course need to be emptied more often and purchase new larger ones
Marcus Patton is getting prices on bigger trashcans.
Fence behind #8 needs to be replaced so someone won't drive off the road onto the tee box
Need to get the chipping green usable

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 meet after tornado costs are paid.

h. Restaurant Committee—Jim Hackney, liaison; August 12 is opening date. The Board has seen the remodel and like it. The Junction Cafe has purchased new equipment. Pat Earl is in charge, Mike Clark is the head chef and David will manage the Junction Café. They will have breakfast on weekends and will be flexible with the menu and pricing.

i. Pools—Tammy Thomas, liaison;

Concession stand complete; Tim Old will add concrete over sump and replace salt cells. Hours will be shortened since lifeguards are going back to school. Labor Day is the last day to be open. Tim Old will repair the pool floor before covering and closing the pool.

7. Old Business

a. Update on property tax information—Tammy Thomas and Mark Powers are working on this.

b. Discussion of adding a Communication Committee to provide member of Ward 3 with information about the BCID; Tabled until new club manager comes in.

c. Tornado Update—Once all trees are removed, Steve McKenzie will smooth ground, fill in holes, determine how many trees need to be planted and what kind we want to plant.

8. New Business

a. Update on water tower— An Air Fiber company would like to use the property to install a tower, but it will cost approximately \$15,000 to remove the water tower. Tim Old said we would get \$5,000-\$8,000 in scrap metal; postponed

b. Update on hiring a new pro/manager at Briarbrook; Nate Benedict will start August 22. He is from Peoria Ridge and gave ideas of how to increase revenue and members.

c. Voting to increase the CID tax rate; Contact the county in order to add the cost of living index to CID tax.

Mike Saale moved to increase the BCID tax. Elbert Smith seconded. Motion passed.

Closed Session

9. Mike Saale moved to go into closed session at 7:06 p.m. Chris Moudy 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 therefor

10. Adjournment—Marcus Patton moved to adjourn at 8:32 p.m. Chris Moudy seconded. Motion passed.