

Briarbrook Community Improvement District Minutes
Thursday, October 10, 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 **Absent:** Chris Moudy
2. **Agenda**—Tammy Thomas moved to accept the agenda. Elbert Smith seconded. Motion Passed
3. **Public Forum:** Peggy Eaton, 106 Par Lane--suggests painting the water tower to look like a golf ball and make it a Carl Junction landmark.
4. **Minutes:** Jason Teeter moved to accept the minutes from 9-12-19. Elbert Smith seconded. Motion passed.
Tammy Thomas moved to accept the minutes from 9-30-19 Work Session. Marcus Patton seconded. Motion passed.
5. **Financial Reports:** reported the financials:
 - Operating Fund – As of 9-30-19, \$50,030.19
 - Cart Path Fund – As of 9-30-19, \$100
 - Debt Service Account – As of 9-30-19, \$35,996.65
 - Tornado Account—\$393,540.88Tammy Thomas moved to accept the financials. Elbert Smith seconded. Motion passed.
6. **Reports:**
 - a. Pro Shop/Golf Course—Nate Benedict –see attached sheet
 - b. Social Committee—Tammy Thomas—Restaurant Junction Café is hosting some events
 - c. Tournament Committee—Tammy Thomas—No additional report
 - d. Golf and Greens Committee—Elbert Smith and Marcus Patton;
Ordered 4 trashcans--\$240; 4-No Chipping signs--\$100;
4-Cart Path Only signs--\$124; 75 Traffic Stakes--\$637.50; 2,000' rope--\$75.
Winter projects—Leaf removal, irrigation system—repair leaks, tree removal and stumps; level tee boxes; pull plugs on greens in the spring.
 - e. Finance Committee—Jason Teeter, Elbert Smith and Chris Moudy--None
 - f. Membership/Marketing—Marcus Patton and Mike Saale--None
 - g. Long Term Planning—Jim Hackney and Mike Saale--None
 - h. Restaurant Committee—Jim Hackney, liaison--Junction Café has a new manager; Michael Clark asked for suggestions--possible changes in menu. Discussion of utility bill. Jim Hackney addressed insurance questions.
 - i. Pools—Tammy Thomas, liaison--Tim Old will drain, repair and refill the pool in the spring. Chairs must be stacked and pool covered.
7. Old Business
 - a. Update on property tax information—Tammy Thomas reported that Troy Salchow said

we need a legal document for Schuber Mitchell to sign to make them part of the BCID; Jim Hackney will check with Bond company; Tammy will meet with Dan Mitchell and Troy Salchow.

b. Water tower update—It would cost \$15,000 to remove. Jim Hackney will check cost of liability insurance.

c. Tornado Update

Tree Removal—Jon Skinner agreed that trees that are marked need to be trimmed and removed. Nate Benedict met with Zane Baugh. He bid \$48,000 to remove, trim trees and haul off or \$40,000 trim, cut down and burn. He will clear one area at a time.

Tammy Thomas moved to accept the bid. Jason Teeter second. Motion passed.

Marcus Patton moved to add a five-week completion time. Jason Teeter seconded. Motion passed.

Root Ball repair--Pushing smaller bunches into bigger bunch for removal by heavy equipment
Repair of member cart barn,

Doug Brown will replace rotten wood, reattach and replace nails with screws, shore up the building. Cost--\$3, 250. Elbert Smith moved to complete the work. Mike Saale seconded. Motion passed.

d. Pool repairs—postponed until spring.

e. Course maintenance—Discussed under Tornado Update

1. Deck Maintenance –Front entry \$650 to repair two loose posts

2. The shed on Briarbrook Dr.--Elbert Smith will oversee the completion of repairs.

f. Electrical Update

A Plus bid \$19,000. KAB bid \$14,000 to do electrical repairs. KAB will repair the main panel after hours because the power must be cut to the building. We must pay overtime for that part of the job, but the remaining two panels will be completed during hours.

Tammy Thomas moved to accept the KAB bid. Mike Saale seconded. Motion passed.

g. Cart Paths—scatter at 5, remove old cart path, extend cart path on 7 to attach to current path on #8. Marcus Patton and Nate Benedict are getting bids on cart path.

8. New Business

Public Forum—The Public Forum will be added at the end of the Agenda.

a. Discussion of fairway mower—Bella Vista has a phased lease where ½ equipment rotates out. KS Golf and Turf purchases the equipment. Currently, we have equipment that was purchased 3 years ago, but an additional mower is needed. New mower costs \$46,000 but a used one \$20,000-\$25,000.

Nate is meeting with cart service.

9. Adjournment

Jason Teeter moved to adjourn at 7:26 p.m. Tammy Thomas seconded. Motion passed.