

Briarbrook Community Improvement District Minutes
Thursday, December 12, 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 and Chris Moudy. **Absent:** Marcus Patton

2. Agenda—Corrections:

Under **Old Business Move “h.” to “a.”** Update on easement along #9 fairway and green.

Add: b. Burn pile—

Elbert Smith moved to accept the agenda. Chris Moudy seconded. Motion passed.

3. Minutes:

Tammy Thomas moved to accept the minutes from 11-14-19. Chris Moudy seconded. Motion passed.

4. Financial Reports: Jim Hackney reported the financials.

Operating Fund – \$10,225.59

Cart Path Fund – \$31,100

Debt Service Account – \$27,167.66

Tornado Account—\$240,800.88

Tammy Thomas moved to accept the financials. Chris Moudy seconded. Motion passed.

Jim Hackney stated there are still some discrepancies on the November Profit and Loss. Nate will check on and make corrections.

5. Reports:

a. Pro Shop/Golf Course—Nate Benedict –see attached sheet

Streamlined the membership programs, so have an accurate number of members

Tabled fee change until January

Nate will talk with KAB about redirecting tennis courts lights to provide additional lighting to the North parking light.

b. Social Committee—Tammy Thomas—none

c. Tournament Committee—Tammy Thomas— none

d. Golf and Greens Committee—Elbert Smith and Marcus Patton; Request eliminating the posts and adding white lines that direct the path for carts to follow

Mike Saale moved to remove the posts. After discussion, it was determined that it would be a low cost experiment to purchase paint and add lines for areas that prohibit carts. Nate will report the results in the January meeting

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—Electrical system

h. Restaurant Committee—Jim Hackney, liaison— reported issues last weekend with poor service and food. CJ Café is rolling out a new menu and pricing in January.

6. Old Business

a. Easement along #9—The easement was approved by the Board for the city to complete drainage along #9 fairway that connects with the existing drain under #2 fairway.

b. Burn pile-- If snow is on the ground on Monday, December 16, then the city will burn the pile of trees and limbs.

c. Update on property tax information—Tammy Thomas continues to meet with County officials. She wants to ensure that all houses in the BCID are paying taxes. The Board will ask Troy Salchow to talk with Shannon Creighton about how to annex the new houses into the BCID. In 2029, the loan payment will exceed what is collected, so the Board must continue to increase the assessment by 1% annually.

d. Water tower update— Sent a company a picture of water tower and told we are interested in liability insurance.

e. Tornado Update

Tree Removal—back 9 tree removal is complete

Root Ball repair—work is continuing

Repair of member cart barn—Complete except for removal of old lumber

f. Course maintenance—

Update on geese control—Bird Banger is being used but seems to be moving the geese, not getting rid of them.

Deck Maintenance –found matching stain. The work to be completed by current staff on off-hours.

Posts at entrance– work is complete

Shed across street—Elbert Smith continues to oversee

g. Golf cart rental agreement—Nate Benedict stated our rental agreement is up in April. He is exploring different companies to find which one is the most cost efficient.

h. Electrical Update – Can lights over sidewalk between pro shop and restaurant have been replaced.

i. Cart Paths—Lonnie Brown gave a general estimate of what it would cost to complete the cart paths and remove asphalt on the front 9. Nate Benedict told the Board that he needs a definitive estimate not a general one.

7. New Business

a. Discussion of ice machine purchase—determined that it would possibly be more cost efficient to purchase an ice machine instead of paying monthly rental. **Elbert Smith will investigate the possible purchase and will report in January**

b. Loss of Business income—Insurance Company paid \$27,000 from Loss of Income. The Board will deposit \$100,000 in contingency fund after paying all bills.

Jason Teeter moved to accept the Loss of Business income. Chris Moudy seconded. Motion passed.

8. Public Forum:

Don Vice, 110 Par Lane—Was all the money put back into the cart path fund?

Jim Hackney answered that it was.

Should the trail fees be put into the cart path fund? Should part of cart rental fee go into the cart path fund?

Jim Hackney said he and Jason Teeter would look at putting cart paths in the budget for 2020.

Peggy Eaton, 106 Par Lane--Who owns the water tower and has it been inspected?

Jim Hackney said he is trying to get it insured and they would inspect it.

9. Adjournment

Chris Moudy moved to adjourn at 7:50p.m. Elbert Smith seconded. Motion passed.

Jennifer Gozia
Board Clerk