

**Briarbrook Community Improvement District Minutes**  
**Thursday, March 11, 2021**  
**Regular Board of Directors Meeting**

Pledge of Allegiance

Roll Call

1. Jim Hackney **called the meeting to order. Members in attendance:** Jim Hackney, Tammy Thomas, Elbert Smith, Marcus Patton, Mike Moudy, Stephanie Patterson. Absent: Jason Teeter
2. **Agenda:** Tammy Thomas moved to accept the agenda. Mike Moudy seconded. Motion passed.
3. **Minutes:** Tammy Thomas moved to accept the minutes from 2-11-21. Mike Moudy seconded. Motion passed.
4. **Financial Reports:** Nate Benedict reported the financials:
  - Operating Fund – \$85,921.51
  - Cart Path Fund –\$700.00
  - Debt Service Account –\$190,917.46 Bond payment is \$168,000
  - Tornado Fund--\$144,708.75

Mike Moudy moved to accept the financials. Elbert Smith seconded. Motion passed.

**5. Reports:**

**a. Pro Shop/Golf Course—**Nate Benedict—See attachment

Applied barricade and Round Up; punched and sanded greens. Did aerification in March instead of April so thinks this will have a positive impact.

**Need a Range Picker:** Following options:

1. 2015 Club Car with range enclosure \$4,900;
2. 2017 \$5,600;
3. 2021 \$10,800; \$2,500-\$3,000;

Nate recommends purchase of the #2 option plus \$2500 for picker.

Elbert Smith questioned the warranty on the used equipment. Nate said typically a 4 year Power Train warranty that doesn't cover everything. After Board discussion Elbert said for Nate to check on free financing for new equipment.

**Elbert Smith moved to purchase new range unit for \$10,800 and picker for \$2,500. If we can secure zero percent financing, then we would prefer to use it. Stephanie Patterson second. Motion passed.**

**Purchase new patio furniture.** Tabled until April.

**Briarbrook will offer PGA Junior league—Taylor Griffith will lead the Briarbrook team.**

**Nate will offer a separate Junior Golf Program for Briarbrook**

**b. Golf and Greens—**Marcus Patton—Marcus talked with Danny Endicot about the timing of chemical application. To removed geese, we must document the damage the geese do for one year then apply for approval to remove them.

**c. Finance Committee—**Jason Teeter

**d. Long Term Planning—**Jim Hackney

**e. Restaurant Committee—**Jim Hackney and Tammy Thomas; Fire suppression system must be inspected; new menu will be available April 15; Liberty will do inspection to determine if the utilities can be lowered—will check duct work and units to ensure they are working properly;

**Tammy Thomas moved to approve a temporary sign be installed on Briarbrook Drive advertising the restaurant. The restaurant will pay for the installation of the electrical outlet around the flag pole.**

**Marcus Patton seconded. Motion passed.**

**f. Pools—**Tammy Thomas—Neosho Pool and Spa will take the cover off the pool. Hannah and Laken will help with pool. Open Memorial Weekend. Water line burst due to cold weather. Tammy Thomas suggests we purchase signs that state no outside food and beverage. Nate will purchase signs.

**g. Media—**Stephanie Patterson—New committee aimed at giving Briarbrook visibility on Social Media.

## 6. Old Business

**a. Update on property tax information**/addition of houses/valuation of property; Tammy Thomas texted Troy Salchow and Steve Lawver to get more information.

**b. Course Maintenance**- erosion #6 green; drainage #10 fairway--have to wait for the course to dry; Carl Junction will improve drainage on #9; exposed irrigation lines on #11 that need to be addressed, consider adding a retaining wall with railroad ties or reduce the erosion by using sod instead of sand letting it be a grass bunker.

**c. Electrical Update**—installing breakers

**d. Cart path update**—dropped off dirt and waiting for weather to improve

**e. Trail Grant update**—the Trails Grant application was received and they said it was scorable

**f. Fourth of July planning**—Steve Lawver said the City of Carl Junction will pay for half of the cost of fireworks. Marcus Patton will talk with a pyrotechnics company.

**g. Restaurant update**—see above

## 7. New Business:

a. Nate Benedict presented the budget to the Board.

b. Briarbrook Golf Course website design. Stephanie Patterson will get with Nate to come up with a plan.

c. Social media presence—Jim Hackney asked Stephanie Patterson to create a Social Media presence

d. Discussion of BCID Board members photo—March 18 at 6:00 p.m. Collared white shirt, black pants

e. Request to provide water for a car wash as a soccer fund raiser. Nate will find an alternative form of support.

## 8. Public Forum: none

**9. Adjournment:** Tammy Thomas moved to adjourn at 7:53p.m. Mike Moudy seconded. Motion passed.

Jennifer Gozia, Board Clerk