

**Briarbrook Community Improvement District Minutes**  
**Thursday, October 14, 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, Jason Teeter, Marcus Patton, Mike Moudy, **Absent:** Stephanie Patterson and Elbert Smith

2. **Agenda**—Tammy Thomas moved to add to the agenda: Closed Session per Ra MO 610.021.3 Hiring, firing, disciplining or promotion of particular employees by a public governmental body when personal information about the employee is discussed or recorded. Marcus Patton seconded. Motion passed. After the addition was made, Jason Teeter moved to accept the agenda. Mike Moudy seconded. Motion passed.

3. **Minutes:** Jason Teeter moved to accept the minutes from 9-9-21. Mike Moudy seconded. Motion passed.

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

Operating Fund – \$99,352.88

Cart Path Fund – \$55,700.00

Debt Service Account – \$154,694.72

Tornado Fund: \$144,028.32. Nate Benedict suggest changing the name to Reserve Account

Tammy Thomas moved to accept the financials. Marcus Patton seconded. Motion passed 5-0.

5. **Reports:**

a. **Pro Shop/Golf Course**—Nate Benedict—see attached form

b. **Golf and Greens Committee**—Marcus Patton suggests prioritizing work that needs to be completed and a timeline for completion. Additional help with mowing and maintenance is needed, but few applications are available. A new greens mower costs \$30,000-\$35,000 so Nate recommends leasing, with the option of purchasing at the end of the lease. He is getting bids. Identify trees that need to be trimmed or removed. Tammy Thomas suggests getting college and high school golf teams to help with picking up branches on the course.

After checking with Carl Junction police, nothing has been recovered from the theft at the maintenance barn. Our insurance company has paid a depreciated value on the equipment stolen.

**Marcus Patton moved to remove at least 3 trees on #14 beside the cart path. Mike Moudy seconded. Motion passed.**

c. **Finance Committee**—Jason Teeter--none

d. **Long Term Planning**—Jim Hackney—see “Old Business” d. Cart Path

e. **Restaurant Committee**—Jim Hackney and Tammy Thomas—Lindsey McCall, Tony and Faith will come up with ideas to generate revenue during the winter months. Golfers from the Senior group and Hall of Fame group have supported the restaurant. Nate is considering opening the restaurant on Monday and Tuesday for lunch. Requesting restaurant workers to wear “Joe’s 19<sup>th</sup> Hole” tee shirts.

f. **Social Committee**—Mike Moudy—Mike was disappointed with the response to the Wine and Bourbon tasting; Jugz Liquor did a great job by providing a variety of tastings. Mike felt that Briarbrook needed more publicity to promote the event.

6. **Old Business**

a. Update on property tax information/addition of houses/valuation of property--none

b. Course maintenance-erosion #6 green, drainage #10 fairways; #11 irrigation lines and sand trap--

c. Electrical update—installing breakers

d. Cart path update--#14--\$8,400 was previously approved to remove 200 feet of asphalt, add concrete and expand the turn around; Steve Thomas Trucking will complete the work.

e. Trail Grant update—we were supposed to be contacted in October

f. Insurance bid—accepted Nationwide’s bid

g. Security System for maintenance barn—bid to purchase equipment—see attachment; getting additional bids;

7. **New Business**

a. Approval to update Briarbrook sign on Fir Road—City of Carl Junction wants to install a digital sign at Fir Road & Briarbrook Drive at no cost to Briarbrook. Tammy Thomas moved to install a new sign. Mike Moudy seconded. Motion passed.

b. Discussion of Fall Social-- **Halloween Social**—9 Hole Golf Scramble at 2:00 p.m. and bonfire after the tournament

8. **Public Forum:** Forrest Noah, 305 Tee Lane; Asked why the barricades were installed that prohibited golf carts from driving on the Thom Trail; Tammy Thomas replied that the city of Carl Junction had to prohibit motorized traffic since Federal funds were used to create the trail. He also asked why new televisions were needed in the restaurant. Nate Benedict replied it is because “smart televisions” were needed to use streaming services.

**Closed Session:** Tammy Thomas moved to go into closed session at 7:50 p.m. Mike Moudy seconded. Motion passed. Closed Session per Ra MO 610.021.3 Hiring, firing, disciplining or promotion of particular employees by a public governmental body when personal information about the employee is discussed or recorded.

Marcus Patton moved to adjourn closed session at 8:11 p.m. Mike Moudy seconded. Motion passed.

9. **Adjournment:** Tammy Thomas moved to adjourn at 8:12 p.m. Marcus Patton seconded. Motion passed.

Jennifer Gozia, Board Clerk