

Briarbrook Community Improvement District Minutes
Thursday, February 10, 2022
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, Jason Teeter, Marcus Patton, Mike Moudy,
2. **Agenda:** Mike Moudy moved to accept the agenda. Elbert Smith seconded. Motion passed.
3. **Minutes:** Tammy Thomas moved to accept the minutes from 1-13-22. Mike Moudy seconded. Motion passed.
4. **Financial Reports:** Jason Teeter reported the financials:
Operating Fund -\$45,712.65
Cart Path Fund -\$47,300.00
Debt Service Account -\$229,957.73
Reserve Account: \$143,336.82
Mike Moudy moved to accept the financials. Elbert Smith seconded. Motion passed.

5. Reports:

a. Pro Shop/Golf Course—Nate Benedict—Pro Shop and Pool staff has been hired. Ryan Pittman was hired on maintenance crew. He is experienced with all golf course maintenance. Purchased larger trash cans for the golf course.

b. Golf and Greens Committee—Marcus Patton

c. Finance Committee—Jason Teeter

d. Long Term Planning—Jim Hackney and Tammy Thomas

Marcus Patton moved to give Zane Baugh the bid to demolish the maintenance building within 30 days or the bid goes to Kevin Southard. Elbert Smith seconded. Motion passed.

e. Restaurant Committee—Jim Hackney -due to inclement weather, the restaurant was closed. A Super Bowl party is planned that includes a buffet and games for a nominal fee.

f. Social Committee—Mike Moudy—75 -100 people attended the night the “Mike Rogers Trio” played in the Joe’s 19th Hole. He is scheduled to play on Friday, February 25 as well.

6. Old Business

a. Update on property tax information/addition of houses/valuation of property—Tammy Thomas stated the we are collecting taxes from the new housing development. Do we need to send a registered letter to each person who lives in the CID to add homes to the CID?

b. Course maintenance-erosion #6 green and & drainage on #4, #10 fairway; #11 irrigation lines and sand trap— **Sealed bids will be opened on Feb 15.** One bid has been received.

c. Electrical update—installing breakers

d. Cart path update—dirt work and seeding is continuing

e. Security System for maintenance barn update—Nate has one bid.

f. Discuss the bank note that was repaid with money from the reserve/tornado account—Tammy Thomas will talk with Troy Salchow about extending the CID and whether we can repay money that was taken from the reserve account in order to repay from the debt service account the reserve acct

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g. July 4th planning—Tammy Thomas will secure donations and ask the City of Carl Junction for a donation.

7. New Business

a. Nate Benedict presents the budget—see attached form

b. New information on the need for an audit—After talking with the City of Carl Junction, it was determined that we do not have to do an audit. **Tammy Thomas moved to rescind the motion to have Ben Miller do an audit. Mike Moudy seconded Motion passed.**

c. Discuss BCID Board opening and election—timeline for putting the information in the paper and the filing deadline; date that new member’s term starts. Tammy Thomas will put it in the paper. Jim Hackney, Tammy Thomas and Marcus Patton terms expire this year.

d. Sale of restaurant dividers. After discussion, it was determined that the dividers are needed.

8. Public Forum: Kyle Darker; 114 Briarbrook Drive—Increase profitability by charging more for range balls.

Use “Indeed” to find employees. Would recommend using All Safe Security for maintenance building.

Uniforms--require staff to pay for uniforms or Briarbrook could pay for half the uniform; would look professional if people have the same shirts;

Use “Junkman” to haul off debris. They charge/truck load.

9. 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.

Jason Teeter moved to go into closed session at 8:15 p.m. Mike Moudy seconded. Motion passed. Tammy Thomas moved to return to open session. Jason Teeter seconded. Motion passed.

10. Adjournment: Elbert Smith moved to adjourn at 9:08 p.m. Mike Moudy seconded. Motion passed.

Jennifer Gozia, Board Clerk

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