

Briarbrook Community Improvement District Minutes
Thursday, March 10, 2022
Regular Board of Directors Meeting

Pledge of Allegiance

Roll Call

1. Tammy Thomas called the meeting to order. **Members in attendance:** Tammy Thomas, Elbert Smith, Jason Teeter, Mike Moudy. **Absent:** Jim Hackney, Marcus Patton
2. **Agenda:** Jason Teeter moved to accept the agenda. Mike Moudy seconded. Motion passed.
3. **Minutes:** Jason Teeter moved to accept the minutes from 2-10-22. Mike Moudy seconded. Motion passed.
4. **Financial Reports:** Jason Teeter reported the financials:
 - Operating Fund -\$28,153.63
 - Cart Path Fund -\$47,300.00
 - Debt Service Account -\$232,471.07
 - Reserve Account--\$143,336.82Mike Moudy moved to accept the financials. Elbert Smith seconded. Motion passed.

5. Reports:

a. **Pro Shop/Golf Course**—Nate Benedict reported that he is able to get more merchandise in the pro shop but the price has increased on all merchandise; will carry a variety of vendors; The range balls order has been delayed; must replace the ball washer for range balls; replacement cost \$4,700.

Mike Moudy moved for Nate Benedict to get 3 bids for a new ball washer for range balls. Nate will send an email to the Board members with his recommendation for which to purchase. Elbert Smith seconded. Motion passed.

The driving range is rough and causes a lot of damage to picker; driving range mats are working well

Hired Ryan Pittman to work on bunkers; Bill Mulkey is working on sprinkler heads

Price increases: Range balls will go to \$4.00

All membership dues will increase \$5.00 and \$2.50 for cart program. Trail fees will also increase for non-members.

Jason Teeter moved to increase fees and dues. Mike Moudy seconded. Motion passed.

Nate will purchase new “open” sign for the restaurant.

b. **Golf and Greens Committee**—Marcus Patton—none

c. **Finance Committee**—Jason Teeter—see above

d. **Long Term Planning**— Tammy Thomas—maintenance barn has been tabled until next meeting

e. **Restaurant Committee**—Tammy Thomas—discussion about adding pizza to the menu; cost of oven \$5,000-\$8,000 and need a prep area; Nate feels it is cost prohibitive; Nate recommends increasing the cost of domestic beer to \$2.75 and \$3.25 for imports. Later, there will be an increase in the food prices.

f. **Social Committee**—Mike Moudy—Mike Rogers Trio will play March 25

g. **Pool**—Nate Benedict— Close on Monday for maintenance and cleaning; food and beverage options; Must have enough staff to provide pool side concessions; need signage that states no outside food and beverage

SEE PAGE 2

6. Old Business

a. Update on property tax information/addition of houses/valuation of property—
Tammy will get with Troy Salchow.

b. Course maintenance-erosion #6 green and & drainage on #10 fairway;
#11 exposed irrigation lines and sand trap—Nate has one proposal for drainage on
4 and 10 from Asbell; #10 removal and disposal of existing pipe and replacing with 24” pipe
\$23,000; on #4-- lower pond level, remove existing soil and replace it with clay and bentonite ;
reinforce the pipe \$6,700 or \$13,000; Nate wants to seek additional bids; Jason Teeter has used a
Carl Junction company, Goins for excavation work.

#11 bring grass from the green to the bottom of bunker

#6—not received any proposals on this project

c. Electrical update—installing breakers

d. Cart path update--#14 seed in spring

e. Security System for maintenance barn update—**Tammy will get a bid from
Touchton.**

f. Discuss the bank note that was repaid with money from the reserve/tornado fund;
tabled until April meeting

g. July 4th planning—Tammy will secure donations. Contact Premier Pyrotechnics to do
firework display; food and beverage options, entertainment; Nate will contact; Need to hire a DJ;
Golf Tournament shotgun at 10:00 a.m. Golf cart parade—Tammy will contact Kristi Spenser.

7. New Business

a. Nate Benedict presents the annual budget to the Board—payroll increase due to
minimum wage increase

b. Pool Update—see Reports: g. Pools

8. Public Forum: none

9. Adjournment: Jason Teeter moved to adjourn at 7:37 p.m. Mike Moudy seconded. Motion
passed.

Jennifer Gozia, Board Clerk

SEE PAGE 1