

Briarbrook Community Improvement District Minutes
Thursday, April 14, 2022
Regular Board of Directors Meeting

Pledge of Allegiance

Roll Call

1. Jim Hackney **called the meeting to order. Members in attendance:** Jim Hackney, Elbert Smith, Jason Teeter, Marcus Patton, Mike Moudy. Absent: Tammy Thomas

2. **Agenda:** Elbert Smith moved to accept the agenda. Jason Teeter seconded. Motion passed.

3. **Minutes:** Jason Teeter moved to accept the minutes from 3-10-22. Mike Moudy seconded. Motion passed.

4. Discussion of Board members responsibilities:

Jim Hackney explained that the Community Improvement District is a political subdivision, and we must follow the same rules and laws as the City of Carl Junction and the State of Missouri. We have a million-dollar company. It is the responsibility of the Board to spend the money wisely. We meet at least once a month and often have work sessions.

Residents that live in the BCID pay taxes that go toward paying off the bond which is due in 2030. We have an annual budget, an Amortization schedule, and short- and long-term projects. Agendas and minutes of all meetings are posted. The golf course is the priority, since it is our biggest source of income. We need to ensure that the CID will continue.

5. Financial Reports: Jason Teeter reported the financials:

Operating Fund – \$54,222.96

Cart Path Fund – \$47,300.00

Debt Service Account – \$232,471.07

Reserve Account--\$143,336.82

Elbert Smith moved to accept the financials. Marcus Patton seconded. Motion passed.

6. Reports:

a. Pro Shop/Golf Course—Nate Benedict—Uniforms for employees—Nate and Tammy Thomas are getting prices on uniforms.

Found replacement parts for the range ball washer so it cost \$500 instead of \$4,500 for a new one. Problems getting range balls, new golf balls and merchandise for the pro shop. Vendors claim it is a shipping problem.

b. Golf and Greens Committee—Marcus Patton—#14 is complete; ropes and stakes need to be moved so areas won't get worn down.

Removal of old maintenance barn—Marcus Patton recommends we have companies rebid the removal of old maintenance barn.

Priority of projects: **1.)** #10; **2.)** #4; **3.)** Removal of old maintenance barn

c. Finance Committee—Jason Teeter

d. Long Term Planning—Jim Hackney and Tammy Thomas—Cart paths

e. Restaurant Committee—Jim Hackney Restaurant hours: Noon-9:00 p.m. Tony and Will are cooks and need to hire one more; Erin started as waitress; Faith, bar manager and Randy as bartender.

f. Social Committee—Mike Moudy— “Midnight Rose” with Roy Stinnett plays in the 19th Hole on Friday, April 30 at 8:00 p.m.

g. Pool—Nate Benedict—May 10 Neosho Pool and Spa will open the pool and clean it once a week; Nate ordered a new pool vacuum head. He reported there is a shortage of shock and pool chemicals. Hannah Huffman and Lakyn Shallenburger will manage the pool.

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7. Old Business

a. Update on property tax information/addition of houses/valuation of property—
Tammy Thomas is getting with Troy.

b. Course maintenance-erosion #6 green and & drainage on #10 fairway; #11 exposed irrigation lines and sand trap—Marcus Patton will investigate getting a camera to determine whether the whistle has collapsed on #10.

c. Electrical update—installing breakers -waiting for price to come down

d. Cart path update—The drainage projects must be addressed before the cart path project; #14 is complete; Would like to **start #10 green to #11 tee box ; #16 green to #17 tee box;**

Mike Moudy moved to start the bidding for the cart paths project. Jason Teeter seconded. Motion passed.

e. Security System for maintenance barn update; Alarm.com. club house and maintenance barn \$60/month \$2,500 for installation

f. Discuss the **bank note** that was repaid with money from the operating fund; November 19, 2019, \$85,000 was taken from tornado acct to pay a shortage in the debt service account. We are moving \$40,000 from the debt service account to the tornado/reserve account to repay a portion of the transfer.

Jason Teeter moved that \$40,000 be repaid from the debt service account to the reserve/tornado account. Mike Moudy seconded. Motion passed.

g. July 4th planning—securing donations; hiring pyrotechnics company; food and beverage options; entertainment

Mike Moudy moved to have the July 4th festivities on Sunday, July 3. Elbert Smith seconded. Motion passed.

8. New Business

a. Adoption of the Budget--Jason Teeter moved to adopt the budget. Mike Moudy seconded. Motion passed.

b. Discussion of the BCID tax—

Jason Teeter move to increase the BCID tax by 3% so the new rate will be .5279. Marcus Patton seconded. Motion passed.

9. Public Forum: Kyle Darker, 114 Briarbrook Drive, stated that he works with Alarm.com. Jim suggested Kyle give a bid to Tammy Thomas. He suggested reducing the number of cart paths by using scatter at #11 and #12;

10. Adjournment: Marcus Patton moved to adjourn at 7:33 p.m. Elbert Smith seconded. Motion passed

Jennifer Gozia, Board Clerk

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