

Briarbrook Community Improvement District Minutes
Thursday, June 2, 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:** Jason Teeter moved to accept the agenda. Mike Moudy seconded. Motion passed.
3. **Minutes:** Jason Teeter moved to accept the minutes from 5-12-22. Elbert Smith seconded. Motion passed.
4. **Financial Reports:** Jason Teeter reported the financials:
 - Operating Fund – \$88,133.12
 - Cart Path Fund –\$47,300.00
 - Debt Service Account – \$158,810.46
 - Reserve Account--\$183,336.82Mike Moudy moved to accept the financials. Elbert Smith seconded. Motion passed.
5. **Reports:**
 - a. **Pro Shop/Golf Course**—Nate Benedict—See attachment-- **Cart barn received damage** to chargers due to lightning. Difficulty finding new equipment--\$500/charger; Hopeful covered under warranty.
Shirts for Pro Shop staff have been ordered.
 - b. **Golf and Greens Committee**—Marcus Patton—Bentonite has arrived and waiting for weather to improve. must drain pond, remove as much dirt as possible then apply bentonite; Won't completely drain the pond so we can still irrigate the golf course; Mike Moudy thinks we need to remove vegetation since the roots will continue to grow into the dam; pipe on #4 has 2 leaks so must remove the pipe and replace; Nate has not ordered sod because trying to catch up on mowing.
 - c. **Finance Committee**—Jason Teeter—see above
 - d. **Long Term Planning**—Jim Hackney and Tammy Thomas—**lights on tennis courts** don't work because the wires aren't connected
 - e. **Restaurant Committee**—Jim Hackney—There was a **\$2,800 net profit in May**. Hired new staff; trying to enforce no outside food and beverage; Jim Hackney is **asking Joplin Fire Protection to clean hoods in kitchen; Shirts for restaurant staff have been ordered;**
 - f. **Social Committee**—Mike Moudy—Mike Rogers Band played last Friday and it went very well; will have band on last Friday on June but not August cause of conflict with Donnybrook.
 - g. **Pool**—Nate Benedict—Pool is going well; When first opened, Hannah and Lakin had to scrape and brush the algae off the bottom and sides; pumps are working well; one valve leaking--not replacing at this time; Approached by ladies wanting to do water aerobics. Those interested would hire and pay for an instructor. Nate is concerned that it would conflict with other swimmers since it takes the workers 2 hours to prepare the pool to open each day.

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6. Old Business:

- a. **Update on property tax** information/addition of houses/valuation of property--
- b. **Course maintenance**--erosion #4 and #6 dam and green, drainage on #10 fairway; #11 exposed irrigation lines and sand trap
- c. **Electrical update**—installing ceiling fans at Pro Shop patio, repairing electrical issue in the restroom at #6, installing breakers
- d. **Cart path update**—**have funds in the account so Nate thinks we should start this summer. Nate is preparing plans.**
- e. **Security System** for maintenance barn update; **Spencer Kelso, Stay Ready Tech submitted a bid \$2,500. Marcus Patton moved to award the bid to Stay Ready Tech. Mike Moudy seconded. Motion passed.**
- f. **July 4th planning**, securing donations; hiring pyrotechnics company; food and beverage options; entertainment; **Red Rhino fireworks will send a licensed person to oversee the fireworks display on July 4; Marcus Patton moved to hire Red Rhino for fireworks display on July 4. Elbert Smith seconded. Motion passed. Jason Teeter will try to hire a DJ; Kristi Spenser will organize the golf cart parade;**
- g. **Briarbrook Invitational planning**—90 golfers have registered—tee time format; Thursday, June 9-- Horse race at 3:00 p.m; Friday night--Games: putting & chipping contests, longest drive; receive tickets to buy a beverage or play a game; Saturday at 10:00 a.m.—Ladies event-- Muffins and Mimosas with vendor booths Saturday night--Randy Brownlow and Jim Ellis will smoke pork tenderloin and chicken. Mike Tracy will prepare sides
- h. **Update on restaurant patio deck**--reviewing plans to repair or remove the current deck above the pool patio. The patio roof will remain.
- i. **Update on the sale of BCID land**—Jim Hackney talked with Blake Onstot. He is interested in purchasing the land after he secures the larger piece of property.

7. New Business

- a. Discuss the possible date of election results of the BCID board members; Charlie Davis will know the result by Friday, June 10. He will send the results to Nate Benedict and Jim Hackney will let the candidates know if they are elected.
- b. Installation of new BCID board members will take place at the July 14 meeting; Jim Hackney will swear in the new board members and will conduct the election of officers. The new board will need to appoint an additional board member to fill the vacancy caused by the resignation of Stephanie Patterson.
- c. Discussion of future BCID board elections—Every two years new board members are elected at an approximate cost of \$12,000. The Board is exploring the possibility of changing the By Laws to develop a nomination committee.
- d. Website update--

8. Public Forum: Kyle Darker, 114 Briarbrook Drive, questioned what land was for sale; Jim Hackney answered .2 of an acre on Briarbrook Drive by the walking trail. Kyle feels the community wants activities in the pool, a basketball court and a Facebook Group specific to the CID information.

9. Adjournment: Marcus Patton moved to adjourn at 7:36 p.m. Elbert Smith seconded. Motion passed.

Jennifer Gozia, Board Clerk

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