

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

Pledge of Allegiance

Roll Call

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

**2. Election Results:** Tammy Thomas read the names of the three candidates elected to the BCID Board. Those elected to a four year term were: **Tammy Thomas, Bill Albright and Marcus Patton.** Jason Teeter moved to accept the election results. Mike Moudy seconded. Motion passed.

**3. Oath of Office—** Members of the BCID Board read the Oath of Office.

**4. Election of Officers:** Marcus Patton nominated Tammy Thomas as President. Jason Teeter moved to close nominations. Mike Moudy seconded. Motion passed. **Tammy Thomas was elected President of the BCID Board 5-0.**

Jason Teeter nominated Marcus Patton as Vice President. Mike Moudy moved to close nominations. Motion passed. **Marcus Patton was elected Vice President 5-0.**

Mike Moudy nominated Jason Teeter as Treasurer. Marcus Patton moved to close nominations. Motion passed. **Jason Teeter was elected Treasurer 5-0.**

**5. Recognition of Jim Hackney—**Tammy Thomas presented Jim Hackney with a card and personalized golf bag thanking him for his 10 years of service, 8 years as President to the Board. His leadership throughout the tornado and during COVID was invaluable.

**6. Agenda—**Tammy Thomas moved to add: **filling a Board vacancy** under “New Business c.” and **Securing insurance bids for Briarbrook** under “New Business d.” And to move **Public Forum** to number 8. After the additions and changes were made, Mike Moudy moved to accept the agenda. Jason Teeter seconded. Motion passed.

**7. Approval of the Minutes 6-2-22—**Mike Moudy moved to approve the minutes. Bill Albright seconded.

**8. Public Forum: Peggy Eaton,** 106 Par Lane; requested patio umbrellas at the pool to provide more shade

**Mark Powers,** 121 Foursome Lane; questioned when the attachment to the green mower, that was being paid for by the Men of Briarbrook, was going to be ordered. Nate reported the attachment had been ordered, but he didn’t know when it was going to arrive

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

Operating Fund – \$114,937.16

Cart Path Fund –\$47,300.00

Debt Service Account – \$158,980.24

Reserve Account--\$183,336.82

Mike Moudy moved to accept the financials. Marcus Patton seconded. Motion passed.

**10. Reports:**

**a. Pro Shop/Golf Course—**Nate Benedict—Reported the lightning strike in June caused \$10,000 in damages. Replaced 20 golf cart battery chargers and repaired several other devices. Insurance deductible of \$5,000. Total Rounds of Golf-3,507; Members-262;

**b. Golf and Greens Committee—**Marcus Patton; Bentonite on #6 helped but didn’t stop all the leaks; **Nate and Marcus will meet this month and will give a prioritized list of projects, with approximate cost at the August meeting.**

**SEE PAGE 2**

**c. Finance Committee**—Jason Teeter—some discussion about cash vs. accrual accounting; Jason stated that it is important to look at several months to determine our finances.

**d. Long Term Planning**— Tammy Thomas—Tammy will get a committee together to look at options

**e. Restaurant Committee**—Increased sales from golfers and people using the pool

**f. Social Committee**—Mike Moudy-none

**g. Pool**—maintenance is required on the bottom, sides and cool decking. Ladder needs to be replaced; a pump needs repaired or replaced; costs of chemicals up dramatically. Neosho Pool and Spa cleans and replaces chemicals weekly. Fewer problems this summer with keeping the water clean.

#### **11. Old Business:**

**a. Update on property tax information**/addition of houses/valuation of property—**Tammy and Nate are meeting with Troy Salchow to provide additional information.**

**b. Course maintenance**-discussed under Reports--Golf and Green Committee

**c. Electrical update**—installing breakers; **Marcus Patton moved to spend up to \$4,500 to install breakers. Mike Moudy seconded. Motion passed.**

**d. Cart path update**—Nate presented 3 options for Cart Path Improvements; **Marcus Patton moved to approve Option 1. Jason Teeter seconded. Motion passed.**

**Option 1**—Replace the asphalt cart paths from #10 green to #11 tee/#16 green and connect it to #17 tee. This measures approximately 1,340 feet of path at an estimated cost of \$48,240

**e. Security System for maintenance barn update-- Spencer Kelso, Stay Ready Tech submitted a bid \$2,500. (From June 2, 2022 Regular Board Meeting--Marcus Patton moved to award the bid to Stay Ready Tech. Mike Moudy seconded. Motion passed.)**

**f. Discussion of future BCID board elections**—possible change in By-Laws. Nate reported that the election of the BCID Board cost \$12,000 and that \$800 was refunded because some residents did not return the ballot. (Only 16.27% of registered voters returned ballots.) An election occurs every 2 years, so it is very costly.

**g. Website update**—ask Tee Snap if they could help with Website design

**h. July 4<sup>th</sup>**—Next summer, Tammy wants to involve the community with decorations, the parade, food trucks, D.J., games and fireworks

#### **12. New Business:**

**a. Update on Beauty and Beast Golf Tournament**—44 teams due to hot forecast and COVID; no horserace since only a few teams signed up; Shot gun at 8:00 a.m. and 1:30 p.m. A Taco Bar and Deli Lunch will be served; Jim Ellis, Randy Brownlow. and Mike Tracy will prepare the dinner on Saturday night; Putting and Chipping games with a prize for the winners; Complimentary drinks provided from 6:30-8:30 p.m.

**b. Change of Signatory on the bank accounts**—**Jason Teeter moved to add Tammy Thomas and remove Jim Hackney from the bank accounts. Marcus Patton seconded. Motion passed.**

**c. Filling a BCID Board vacancy**—According to the By-Laws, the remaining directors shall elect an interim director

**d. Securing Insurance bids for Briarbrook--Tammy Thomas will put a notice to accept bids in the Jasper County Citizen.**

**9. Adjournment:** Mike Moudy moved to adjourn at 7:50 p.m. seconded. Bill Albright seconded. Motion passed.

Jennifer Gozia, Board Clerk

**SEE PAGE 1**