

Briarbrook Community Improvement District Minutes
Thursday, August 11, 2022
Regular Board of Directors Meeting

Pledge of Allegiance

Roll Call

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

2. **Approval of the Agenda**—Mike Moudy moved to accept the agenda. Elbert Smith seconded. Motion passed.

3. **Oath of Office**— Elbert Smith read the Oath of Office

4. **Evaluate the pool patio deck**—Since many boards are warped or splitting and the entire deck needs to be stained, it was determined that it would be too costly to repair the upper deck. The deck and stairs will be removed.

5. **Approval of the Minutes**—Jason Teeter moved to approve the minutes from 7-14-22. Mike Moudy seconded. Motion passed.

6. **Financial Reports**—Jason Teeter reported the financials:

Operating Fund -\$112,149.40

Cart Path Fund--\$47,300.00

Debt Service Account -\$158,980.24

Reserve Account--\$183,336.82

Mike Moudy moved to accept the financials. Bill Albright seconded. Motion passed.

7. **Reports:**

a. **Pro Shop/Golf Course**—Nate Benedict—Trimming and Removal of trees on #3 & #14; Total rounds of golf-3,890; Total members-259; Men's League and Couples League have been well attended; Many upcoming tournaments; High school and college workers will be returning to school.

b. **Golf and Greens Committee**—Marcus Patton—Nate Benedict reported that the irrigation system is having problems. The system is so old that new parts can't be purchased so must buy rebuilt parts; must hand water the greens; **Marcus Patton moved to upgrade three control panels not to exceed \$15,000. Mike Moudy seconded. Motion passed.**

Need to connect the pipe on #4 to prevent erosion which is causing the cart path to collapse.

Asbell is the only company to bid on the repairs. Would like to get bids from 2 other companies.

Need to find another solution to the goose grass. Experimenting with a post emergent.

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

d. **Long Term Planning**— Tammy Thomas--none

e. **Restaurant Committee**—Tammy Thomas—Nate reported that many of the workers are going back to school. He feels the current staff can manage. Nate will have fall and winter hours options by next meeting

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

g. **Pool**—When lifeguards go back to school, only open on weekends; Closed Aug. 22-26 and August 29-Sept 2; Then closed after Labor Day; pump down and not replacing this season; had to replace one in the deep end earlier this summer; need to resurface the pool bottom; cool decking needs to be replaced; some new pool furniture; need more shade.

SEE PAGE 2

8. Old Business:

a. Update on property tax information/addition of houses/valuation of property—Jason Teeter spoke with Mark Powers who mentioned the procedures to add a property to the CID-- Must get 50% of CID property owners and the value of the property owner's homes must equal 50% of value; Tammy Thomas will get with Troy Salchow.

b. Course maintenance-discussed under Reports--Golf and Green Committee; Bill Albright would like to see an employee check list for each day's opening and closing.

c. Electrical update—installing breakers; (See July 14, 2022); A+ Electric felt there was no need to replace the main breaker.

d. Cart path update—No bids

e. Security System for maintenance barn update—Unable to contact Spencer Kelso with Stay Ready Tech (From June 2, 2022 Regular Board Meeting)-- Tabled until next meeting

f. Website update—Nate spoke with Brent Brown with TeeSnap. He proposed a managed marketing program for us that would include email campaign, social media, YouTube; on-line membership renewal. Nate said this would help us communicate better; Cost is \$15,000 annually. Another option is when a player books a tee time on-line, the player gets a 10% discount and the revenue for the first 4 players goes to TeeSnap; there is a contract that would allow us to change, Nate will get with Tee Snap to set up a Zoom meeting for the Board.

9. New Business:

a. Filling a vacant position on the BCID Board of Directors; Mike Moudy nominated Ken Longnecker. Since there were no other nominations, Jason Teeter moved to close nominations. Tammy Thomas seconded. Motion passed. Ken Longnecker will fill the position vacated by Stephanie Patterson until 2024.

b. Change of Signatory on the bank accounts—(See July 14, 2022). Jason Teeter moved to add Marcus Patton to the bank account. Mike Moudy seconded. Motion passed.

c. Securing Insurance bids for Briarbrook--Tammy Thomas will put two more notices to accept bids in the Jasper County Citizen.

d. Discuss the passage of a "Conflict of Interest Ordinance". Jason Teeter moved to adopt the BCID Conflict of Interest Ordinance. Bill Albright seconded. Motion passed.

e. Update on the Elks and Donnybrook Tournaments--200 golfers play at Schifferdecker and 200 play at Briarbrook. Practice rounds Friday; Buffet this weekend. Snack shacks will be open so no beverage cart; When play is over, Joe's 19th Hole will close so staff can get ready for the next day.

Donnybrook Tournament--no couples on Friday night since there will be a horse race; 80-2 person teams; Saturday dinner and player's auction. Sunday-final round

10. Public Forum: Amy Mertens, 127 Par Lane; concerns about how clean the pool is; feels like membership card should be checked each time; rules are not being enforced; Add signage that explains rules

11. Adjournment: Marcus Patton moved to adjourn at 7:49 p.m. Jason Teeter seconded. Motion passed.

Jennifer Gozia, Board Clerk

SEE PAGE 1