

Briarbrook Community Improvement District Minutes
Thursday, November 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, Jason Teeter, Elbert Smith, Mike Moudy, and Bill Albright Absent: Marcus Patton and Ken Longnecker

2. **Agenda**—Jason Teeter moved to accept the agenda. Bill Albright seconded. Motion passed.

3. **Public Forum**—Peggy Eaton is concerned about communication

4. **Approval of the Minutes**—Mike Moudy moved to approve the minutes from 10-13-22. Jason Teeter seconded. Motion passed.

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

Operating Fund -\$66,214.16

Cart Path Fund--\$24,300.00

Debt Service Account -\$160,043.85

Reserve Account--\$183,336.82

Mike Moudy moved to accept the financials. Elbert Smith seconded. Motion passed.

6. **Reports:**

a. **Pro Shop/Golf Course**—Nate Benedict. See Report attached

b. **Golf and Greens Committee**—Nate Benedict—Tammy Thomas voice concern about golfers driving carts too close to the greens on the left side of #12 and #17 greens. Nate will add ropes to stop the erosion of grass in these areas.

1. **tree removal**—Zane Baugh called to say he is making repairs on his bucket truck.

2. **Upgrade control panels for sprinkler system**—installation is complete. Jamie, with Turf Works helped with the installation. The sprinkler head on #18 green won't come on.

3. **Course maintenance equipment**—Men of Briarbrook have donated funds to purchase attachment to greens mower—ordered and waiting on delivery.

Cushman truckster was stolen along with sander; Marcus Patton and Nate have been looking at a used truckster and sander—approximate cost \$17,000 but don't know the cost of freight.

4. **Golf cart fleet**—Nate reported golfers prefer to ride alone in a cart but that reduces the battery life of each cart.

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

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

e. **Restaurant Committee**—Nate reported that currently the restaurant is open from Noon-8:00 p.m. During the summer, pool activity provided an increase in profits and continues to show a profit due to the golfers. He anticipates decreased activity during the winter months. May have to reduce hours.

f. **Social Committee**—Mike Moudy—Monster Mash Golf Tournament and Bonfire was well received.

Santa Visit, Monday, December 12; Ping Pong tournament; Special activities needed to get families involved

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7. Old Business:

- a. Update on the work session on property tax information/addition of houses/valuation of property**

Troy Salchow talked with Shannon Creighton about adding 38 Schuber-Mitchell properties to the BCID. Since there is currently one property owner, now is the time to add the property. After finalizing the lot numbers, Troy will draw up a petition.

Jason Teeter moved to add properties to the BCID. Mike Moudy seconded. Motion passed.

- b. Cart path update**—discussion of the next phase of cart paths; see Nate’s memo from 7-14-22

c. Security System for maintenance barn; removal of old maintenance barn—Spenser Kelso is working on an estimate
Nate will talk with Steve McKenzie about removal of items in the old barn

- d. Website update**—Tee Snap; Nate will schedule a meeting with Brent before next month

- e. Repair/removal of Pool Deck**—Bill Albright will come up with a proposal

- f. Update on tree removal--see above--Reports: Golf and Greens; 1.**

g. USGA Course Consulting Service—Paul, an agronomist with USGA Course Consulting will give us an analysis in March. He will test the soil, turf, water, and the chemical application process; Marcus Patton and Nate took pictures so Paul can see the problems that need to be addressed. This year the weather was a challenge: heavy rain in May and June; no measurable rain in July, August, and September; the irrigation system wasn’t working properly.

8. New Business:

a. December Bond payment—November 15, Tammy Thomas will make the Bond payment at Southwest Missouri Bank.

- b. Discussion of lighting in the Banquet Room**—repairs completed

c. Holiday Event planning—Santa will visit Briarbrook on Monday, December 12 from 5:00-7:00 p.m.

9. Adjournment: Jason Teeter moved to adjourn at 7:40 p.m. seconded. Elbert Smith seconded. Motion passed.

Jennifer Gozia, Board Clerk

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