

**Briarbrook Community Improvement District Minutes**  
**Thursday, March 9, 2023, 6:00 p.m.**  
**Board of Directors - Regular Meeting**

**1. Opening**

- a. Pledge of Allegiance
- b. Roll Call

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

**3. Agenda:** Mike Moudy moved to accept the agenda. Elbert Smith seconded. Motion passed.

**4. Public Forum** - none

**5. Approval of Minutes** - Marcus Patton moved to approve the minutes 2-9-23. Ken Longnecker seconded. Motion passed. Marcus Patton moved to approve the minutes of the work session from 2-23-23. Bill Albright seconded. Motion Passed.

**6. Financial Reports** - Nate Benedict reported the financials as of 3-1-23:

- Operating Fund - \$48,241.44
- Cart Path Fund - \$4,300.00
- Debt Service Account - \$200,098.37
- Reserve Account - \$116,858.68
- Total - \$369,498.49

Mike Moudy moved to accept the financials. Ken Longnecker seconded. Motion passed.

**7. Reports:**

**A. Restaurant** - Erin Shanks reported there is a new menu. She sent to Tee Snap with small food price increase. Events for March include St. Patrick's Day and Karaoke night. There was discussion of perhaps a "Nine and Dine" for the Friday night couples. Perhaps we can do some specials, pre-orders, or buffet on Wednesdays and Fridays for men's and couple's leagues. It is sometimes a problem with Friday night couples league and Men's League with kitchen food prep when everyone orders at the same time. New staff is being put into place.

**B. Pro Shop/Golf Course** - Nate Benedict and Steve McKenzie  
There were 1,482 rounds of golf, 261 members and 344 member sub-accounts  
Marcus Patton, Steve McKenzie, Evan Wood and Nate Benedict met with Paul, the USGA Consultant for about four hours. Steve McKenzie spoke to his takeaways of Paul's assessment. This included the proper calibration of the equipment when applying chemicals, the chemicals itself, and the time to apply. The report will come from Paul within two weeks. The board expressed the need to be proactive, not reactive.

Tammy said that the maintenance barn is partially cleaned out. We need an electrician to move the electrical box. The goal is to have it torn down by the Invitational. We will be having a volunteer day. The board will supervise the workers. Nate, Marcus, and Steve will make recommendations on each hole what will need to be done.

Nate said cart service is done and they are struggling. He will be looking at getting bids on a new cart fleet for next year with lithium batteries that will be more costly.

**C. Golf and Greens Committee** - Marcus Patton – We are going to have to look at doing things differently and follow the recommendations from Paul the USGA Consultant, such as: changing chemicals, expand where are spraying onto the surrounds, etc. Paul said we are always in rescue mode

instead of maintenance mode. We are going to have to be really precise with applying the chemicals. He recommended taking out the sand trap on 11.

**D. Finance Committee** - No report

**E. Long Term Planning** – Tammy reported, in progress.

**F. Social Committee** - Mike Moudy and Erin Shanks - Mike recommends getting together to discuss a cornhole night.

## **8. Old Business:**

**A. Update on property tax information/addition of houses/valuation of property** - Troy Salchow reported to the Board that the Petition and Resolution are done. Tammy will find out who has the authority and power to sign for Schuber Mitchell. Once they have signed it, the board needs to approve and sign the resolution and send to the City Clerk.

Troy - Extension of CID - Shannon and her team think that doing it now would shorten the length by seven years. She said we would want to extend the BCID closer to the expiration. It will need to be put on a ballot. (51% approval) It goes back to the city if it's not extended.

Revenue possibility could be to impose a sales tax to businesses when we want to extend the CID. It would have to go to ballot.

Bond issue is another option. It could generate a fairly good return. (Municipal bonds.)

**B. Security system of old barn and clubhouse** – Nate reported we signed a contract with Federal Protection for \$124 per month to cover Club House and Maintenance Barn. Installation will cost \$2,248.

**C. Website update** - It is well underway and receiving good feedback.

**D. Plans for pool/deck** - Elbert and Tammy will meet this week to discuss pool and deck issues.

**E. USGA Course Consulting Service update** - Report will be coming within two weeks

**F. Plans for laying sod** – Marcus reported we are looking at late April.

## **9. New Business**

**A. 2023 Timeline Planning** - Tammy reported, in progress.

**B. Begin planning for July 4 Celebration** - John Matyi and his neighbor will do their own firework show, not in conjunction with Briarbrook, but he is checking to see if he is available to help with ours. Marcus is taking over 4th of July plans.

**C. Presentation of budget 2023-2024** - Nate presented the budget to the board.

**D. Plans for Driving Range** - We are moving forward with Marcus' proposal with adjustments.

**E. Easter Egg Hunt** - Sunday, April 2, 4:00. We will provide eggs, candy and prizes. Tara Miller, CJ Soccer Board, will organize the event. It will be held on the soccer fields. For every adult meal purchased this day, a kids' meal will be complimentary in Joe's 19th hole.

**WORK SESSION:** Monday, April 3 • 6pm. Marcus will present greens committee information, with discussions of USGA consultant report, golf pricing and pool/deck issues will also be on the agenda.

**10. Adjournment:** Mike Moudy moved to adjourn at 8:30 p.m. Marcus Patton seconded. Motion passed.

Teri Carlson, *Board Clerk*

