

Briarbrook Community Improvement District Minutes
Thursday, April 13, 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, Bill Albright and Jason Teeter

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

4. Public Forum - none

5. Approval of Minutes - Mike Moudy moved to approve the minutes 3-9-23. Ken Longnecker seconded. Motion passed. Elbert Smith moved to approve the minutes of the work session from 4-3-23. Bill Albright seconded. Motion passed.

6. Financial Reports - Jason Teeter reported the financials as of 4-1-23:

Operating Fund - \$105,805.83
Cart Path Fund - \$4,300.00
Debt Service Account - \$200,966.21
Reserve Account - \$98,858.68
Total - \$409,930.72

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

7. Reports:

A. Restaurant - Erin Shanks reported plans for the month of May. She said the Easter egg hunt was a huge success. There were 45 men Wednesday for the first men's league and 22 couples for Friday night couples. The restaurant will stay open late on those evenings to accommodate the players eating from the menu. Two food trucks are confirmed for the 4th of July. The board thanked Erin for all she does.

B. Pro Shop/Golf Course - Nate Benedict

- Two major water leaks on the course were fixed this month. Preemergent was put down. Today was Bill Mulkey's last day. We need more maintenance staff.
- Golf cart fleet lease is up in May of 2024. Clear Creek has asked if we want a new lease. They would forgive the old lease. It would be to our benefit to make it to the end because this causes us not to be able to negotiate prices with competitors. However with Covid and single cart riders, the wear and tear on carts has caused continuous issues. Carts are unreliable, therefore Nate recommends we go with a new lease of 5.5 years. These will be lithium battery carts and will be here in May. Mike Moudy made a motion to accept Nate's recommendation to go with a new lease on a fleet of carts with lithium batteries. Bill Albright seconded. Motion passed.

- We have asked for a proposal for a used beverage cart from Clear Creek.
- We had a good turnout of 40 people for volunteer night. A lot was accomplished.

C. Golf and Greens Committee - Marcus Patton said pre-emergent second application will be April 19th. Only one chemical is changing, and that is the pre-emergent. Timing and calibration schedules are what needs to change. There will be a work sheet that we will follow year round. We are going to do soil evaluations. We need to get prices on aerator. Core aeration was supposed to be done this spring, but weather prevented us from being able to do it with the company out of Kansas City. We had to borrow a slice aerator from Schifferdecker to get it done.

11,000 sq. ft of sod is coming. Marcus is requesting another truck load of 11,000 sq. ft. at a cost of \$4,500. We need more loads of dirt to prep for the sod. Labor to install sod is \$1,000/11,000 sq. ft.

Bill Albright made a motion to limit the cost at a \$15,000 cap in addition to the original approved cost. Jason Teeter seconded. Motion passed.

D. Finance Committee - Jason Teeter none

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

F. Social Committee - No report

8. Old Business:

A. Update on property tax information/addition of houses/valuation of property -

Steve Lawver is needing to get with Joe Morris to get a signature and approval of resolution for Schuber Mitchell addition.

B. Plans for pool/deck - Tammy met with Steve Lawver who has offered us 3 lifeguard stands and 31 lounge chairs for \$1,250. Nate has requested a bid for shade structure. A 24x24 structure by Brian Moorehouse was bid \$10,500. Elbert got a second bid from Fairview Lumber from Oswego for \$6,424. Mike Moudy made a motion to build the structure by Fairview Lumber. Ken Longnecker seconded. Motion passed. Tim Old is going to repair the pumps, splash pad and patch the bottom of the pool.

C. Golf Pricing - Twilight rate at 2:00 is staying for now. This may change to split tees in the heat of the summer.

9. New Business

A. 2023 Timeline Planning - Tammy reported, in progress. Liquor license to be discussed between Nate and Tammy.

B. Plans for July 4 Celebration - John Matyi has offered to supervise. Nate will help with sponsorship emails and letters and it will be put on the Facebook page.

C. Resolution for the formal adoption of the 2023-2024 budget - Jason Teeter made a motion to adopt the 2023-2024 budget to send to the state. Ken Longnecker seconded. Motion passed.

10. Closed Session per Ra MO 610.021.3 Hiring, firing, disciplining or promotion of particular employees by a public governmental body when personal information about the employee is discussed or recorded. Jason Teeter moved to adjourn closed session at 8:39 p.m. Elbert Smith seconded. Motion passed.

10. Adjournment: Marcus Patton moved to adjourn at 8:40 p.m. Bill Albright seconded. Motion passed.

Teri Carlson, *Board Clerk*