

Briarbrook Community Improvement District Minutes
Thursday, July 13, 2023, 6:00 p.m.
Board of Directors - Regular Meeting

1. Opening

- a. Pledge of Allegiance
- b. Roll Call

2. Marcus Patton called the meeting to order. Members in attendance: Marcus

Patton, Mike Moudy, Elbert Smith, Bill Albright and Ken Longnecker. Absent: Tammy Thomas, and Jason Teeter

3. Agenda: Marcus added irrigation pumps to New Business. Mike Moudy moved to accept the agenda. Bill Albright seconded. Motion passed.

4. Public Forum - Jim Hackney, 148 Par Lane, Carl Junction

Jim suggested we need to be on top of the CID extension that ends in 2030. He recommends getting it on the ballot next year.

Marcus asked if voters approve, how do we get more money for projects? We should be able to go to the bank and say we need a large loan, and they would probably want to do it. Mike thinks it starts at the time of voter passage and the bond would have to be paid off. Do we lose the 6 years of collecting taxes? We need to reach out to Shannon, Troy and Carl and have a meeting to discuss our options.

Insurance renewal suggestion - Jim believes we don't need this big of a building. 12,000 sq. ft. building is insured for a total of \$1.4 million. If we were to have a total loss of the building and decided to build a smaller building, insurance would not pay the \$1.4 million. It would only pay the replacement cost. Jim suggested we change the premium to cover a 12,000 sq. ft. building. Jim believes we need to talk with Erin about the possibility of making the kitchen smaller. He will present a potential premium next month.

5. Approval of Minutes - Elbert Smith moved to approve the minutes of 6-1-23. Mike Moudy seconded. Motion passed.

6. Financial Reports - Nate Benedict reported the financials as of 7-13-23:

Operating Fund - \$104,253.99

Cart Path Fund - \$4,300.00 - this will be transferred out into the Operating Fund

Debt Service Account - \$171,153.75

Reserve Account - \$98,858.68

Total - \$378,566.42

Bill Albright moved to accept the financials. Elbert Smith seconded. Motion passed.

7. Reports:

A. Restaurant - Erin Shanks reported a profit. Erin discussed buying a new ice machine, rather than a new fryer. It is a more urgent need. An ice machine should run \$5-6,000. They can be leased, but we need it on a full-time basis.

Bill Albright made a motion to get bids for an ice machine not to exceed \$7,500. Mike Moudy seconded. Motion passed.

B. Pro Shop/Operations - Nate Benedict reported the month of June through July 4th's long weekend was busy. July 4th was a successful weekend. The pool held up well. The sump pump is fixed. Next year the tee time will be moved to an earlier time. We will possibly make it a couples only tournament.

The pool is running smoothly and we are getting a lot of compliments. Beauty and Beast has 44 teams.

The golf cart fleet has arrived. There are fuses that are the wrong size, but they have been taken back for service. The range cart is out of service and out for repairs. The driving range is hand picked up twice a day.

A tree is down on #7 from last night's winds.

C. Golf and Greens Committee - Marcus Patton reported the sod is finished. 90-93% of the sod made it. We are looking at filling in the sand bunker on #11 in September. It will require 3 days of work and we will probably need golfers to skip #11 during that time.

A sander has to become a priority. We are taking steps to fix a couple of issues with the greens. Goose grass is in some perimeter areas on a couple of holes. If we have a workable number of spots on the greens, we can have a work day before Donnybrook. There was discussion whether we want to bring back Paul during growing season? It will be a \$2300 cost. This has been tabled for now.

Placards are on the carts. Signs and ropes are being moved often. Sod that is established has had the signs come down.

D. Finance Committee - None

E. Long Term Planning - Bill has taken over the Schuber Mitchell project. Troy is updating it again because the plats are wrong.

F. Social Committee - Mike is looking at having a smoked meat competition in September or October. A committee will be established. Erin will be on that committee. We are still not getting emails from tee snap.

8. Old Business:

A. Signature and approval of resolution for Schuber Mitchell addition - Bill covered this under Long Term Planning.

9. New Business

A. Irrigation Pumps - Pumps at the pump house are having issues. When there is not enough pressure, some of the heads do not come up. One of the two pumps has a bent shaft and is not working as efficiently as is needed. We are exploring what needs to be done. Mike met with a technician who said they can be rebuilt. The computer is 20 years old. When it shuts down for the winter, will it come back on in the spring? We are just in the infant stage of looking into this.

Aerator is on hold because of the pump issues. Nate would like to schedule aeration with Commercial Tractor again this year in late September/early October.

10. Adjournment: Mike Moudy moved to adjourn at 6:58 p.m. Ken Longnecker seconded. Motion passed.

Teri Carlson, *Board Clerk*