

**Briarbrook Community Improvement District Minutes**  
**Thursday, September 16, 2023, 6:00 p.m.**  
**Board of Directors - Regular Meeting**

**1. Opening**

- A. Pledge of Allegiance
- B. The board accepted Elbert Smith's resignation and welcomed David Toft to the board
- C. Roll Call

Tammy Thomas called the meeting to order. Members in attendance: Tammy Thomas, Marcus Patton, Mike Moudy, Bill Albright and David Toft. Absent members: Ken Longnecker and Jason Teeter.

**2. Agenda:** Mike moved to accept the agenda with exception of moving NUCO pump proposal from new business to Financial Reports. Marcus seconded. Motion passed.

**3. Public Forum** - none

**4. Approval of Minutes** - Mike moved to approve minutes from 8-10-23. Bill seconded. Motion passed.

**5. Financial Reports** - Nate Benedict reported the financials as of 9-1-23:

Operating Fund - \$59,081.42  
Debt Service Account - \$171,153.75  
Reserve Account - \$98,858.68  
Total - \$329,093.85

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

**A. NUCO pump proposal** - Todd Gray (Financials) and Andy Jones (Engineer) from NUCO pump attended the board meeting. They are willing to give us a cost efficient plan with financing. There are two options. We are going to need to replace the pump station at some point. The two options are based on short term fixes (Plan B) or long term fixes (Plan A). They also offer financing for our equipment. Nate recommends going with Plan A.

**6. Reports:**

**A. Restaurant** - Erin Shanks reported the restaurant sales is down some this month. We need to plan more events for the off-season months. Ideas like Bingo, Friday Night Football and possibly a Halloween party on October 27th. On the night of Halloween, we might have kids trick or treat on the front porch - maybe have a steak night for Valentine's Day. We need to minimize our losses over the winter. The BBQ cookoff is postponed until the fall.

**B. Pro Shop/Golf Course** - Nate Benedict reported the Donnybrook and State Elks tournaments were successful. T-Snap needs to get more information on social media (Facebook and emails). Rounds and sales are declining. Our Facebook was hacked this month and it had to be rebuilt. Nate is hopeful T-Snap will be improving our social media. Aeration and cores were pulled on 9/13 & 9/14. This will be done again in the spring and next fall. We have a few more scheduled events this year including the Club Championship which will be a one day event this time. The pool is now closed. We had a very good year for the pool. Mike asked about having a marshall on the weekend. Nate thinks our rounds are consistently 4 to 4.5 hours, which doesn't warrant the cost of a marshall.

**C. Golf and Greens Committee** - Marcus Patton wants to know what we should talk about for winter projects to keep the course in good shape. We need to invest in a drop spreader. Paul of the USGA, who helped us earlier this year, is very pleased with the results and we want to continue with that success. We will be ahead of the game for next year.

**D. Finance Committee** - Financial report above.

**E. Long Term Planning** - Tammy Thomas is asking for project ideas. (Irrigation Pump)

**F. Social Committee** - Mike Moudy reported the BBQ cookoff will be rescheduled this fall.

**7. Old Business:**

**A. Signature and approval of resolution for Schuber Mitchell addition** – Bill reported that Troy redid the proposal. There will be a meeting next week and everything is moving forward for getting the proposal signed.

**8. New Business**

**A. NUCO pump proposal** – Option A is the plan we want to have but we need to look into loans from other places. We need to set a date for another meeting once we look into payments and financing, possibly two weeks from tonight.

**9. Adjournment** - Marcus moved to adjourn at 8:15p.m. Mike seconded. Motion passed.

Teri Carlson, *Board Clerk*