

**Briarbrook Community Improvement District Minutes**  
**Thursday, October 19, 2023, 6:00 p.m.**  
**Board of Directors - Regular Meeting**

**1. Opening**

- A. Pledge of Allegiance
- B. 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: Jason Teeter

**2. Agenda:** Marcus Patton moved to accept the agenda. David Toft seconded. Motion passed.

**3. Public Forum** - none

**4. Approval of Minutes** - Mike Moudy moved to approve minutes from 9-16-23. Bill Albright seconded. Motion passed.

Bill Albright moved to approve minutes from 9-28-23 work session. Marcus Patton seconded. Motion passed.

**5. Financial Reports** - Nate Benedict reported the financials as of 10-1-23:

- Operating Fund - \$27,530.39
- Debt Service Account - \$171,209.97
- Reserve Account - \$98,858.68
- Total - \$297,599.04

Marcus moved to accept the financials. David Toft seconded. Motion passed.

There was discussion about raising dues starting in the spring because of all of the expenses we are incurring. Tammy suggested creating a newsletter with a year in review list of costs we have had and future costs to help justify the dues increase. The subject was tabled until later.

**6. Reports:**

**A. Restaurant** - Erin Shanks reported October and November activities. Live music nights are successful along with Bingo and Chief's games. Halloween scramble will be 9 holes with a bonfire to follow.

**B. Pro Shop/Golf Course** - Nate Benedict reported July, August and September rounds were down from last year. Other courses are seeing the same pattern.

Nate met with Matt Lafata. He will rearrange the electricity from the old to the new barn, then we can start on the removal of the old barn.

Briarbrook won the CarBrook matches.

Halloween ends the tournament schedule for this year.

**C. Golf and Greens Committee** - Marcus Patton will meet and present winter projects at next month's meeting. He is open for suggestions.

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

**E. Long Term Planning** - Tammy Thomas is looking at things we have to offer that can bring in more revenue.

**F. Social Committee** - Mike Moudy reported BBQ will probably be a spring project.

**7. Old Business:**

**A. Signature and approval of resolution for Schuber Mitchell addition** – Bill reported it is in their hands.

**B. NUCO pump proposal** – Bill and Nate have sought advice and guidance for options to finance the NUCO pump. The Bank of Seneca offered to give a line of credit totaling the amount of the pump project. The line of credit would be an interest only payment that they will structure however we need it

done. We could make interest only payments, then at the end of the year use the surplus from the Debt Service Account. Maintenance equipment will be used for collateral. One option is to put the Reserve Fund into a CD collecting interest to offset the interest payments. NUCO wants us to use them for financing. They would be a more traditional loan with a back end payment. Nate and the board feel like the line of credit is the best option. NUCO is 16 weeks out for building the pumps, so this is a timely issue.

Bill made a motion to use the offer of the Bank of Seneca's line of credit to finance the purchase of the NUCO pump. Marcus seconded. Motion passed.

**C. Finishing the upper deck** – Tammy texted Jordan Chapman about finishing the job of taking down boards on the deck.

**D. Fence for sale** – Tammy will advertise that we have fencing and gates for sale.

## **8. New Business**

**A. Fill position of vacant seat** – There were several names mentioned. Next meeting we will have some candidates to discuss.

**9. Adjournment** – Mike Moudy moved to adjourn at 7:15p.m. David Toft seconded. Motion passed.

Teri Carlson, *Board Clerk*