

Briarbrook Community Improvement District Minutes
Thursday, November 9, 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. Mike Moudy seconded. Motion passed.

3. PUBLIC FORUM - none

4. APPROVAL OF MINUTES - Mike Moudy moved to approve minutes from 10-19-23. Bill Albright seconded. Motion passed.

5. FINANCIAL REPORTS - Nate Benedict reported the financials as of 11-1-23:

- Operating Fund - \$34,968.51
- Debt Service Account - \$171,333.87
- Reserve Account - \$58,858.68
- Total - \$265,161.06

Nate expressed his concern for the expenses we have.

David Toft moved to accept the financials. Mike Moudy seconded. Motion passed.

6. REPORTS:

A. Restaurant - Erin Shanks reported a profit this month. New hours are posted on Facebook. November has several activities including a night of Bingo and live music by Crystal Hope. December has several Christmas parties and Santa is coming December 4. There will be "Save The Date" posts on Facebook. Emails need to be done for these events by Tee-Snap. The Briarbrook Women's Golf Association has donated \$480 to Briarbrook Restaurant and Bar to buy paint supplies and other items.

B. Pro Shop/Golf Course - Nate Benedict reported revenue for this year has been up from last year. However, expenses have outpaced the revenue. The Range Ball Picker is broken and repairs are needed. The range needs to be cleaned up from exposed rocks this spring. Staffing changes: Chris Miller is moving from the kitchen to the pro shop with the intent for him to replace Ethan Grayson. We are happy to welcome back Faith Allen who will move into Chris' role. Laken Shallenburger has done a good job filling in for Ethan over the summer. Golf course conditions have been really good this year. Paul, with the USGA, has made a tremendous difference in the condition of the course with all of his suggestions. The sod took very well and cores got pulled from the greens in September. This will be done again in the spring. Frank Davis, our new staff member with the maintenance crew, has been a good addition.

C. Golf and Greens Committee - Marcus Patton said the sander is in need of repair. March is when we will aerate. Leaf removal is in progress and there is a list of winter projects for the maintenance crew to accomplish. Marcus recommends heavier flag poles. Red tee boxes need to be leveled in the spring. Let Marcus know if you see winter projects that need to be done.

D. Finance Committee - Financial report above.

E. Long Term Planning - Tammy Thomas proposed there be a work session in January to discuss dues increase that will take place in March or April.

F. Social Committee - Mike Moudy has no news to report

7. OLD BUSINESS

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

B. NUCO pump financing - Peoples Bank of Seneca is giving us a \$150,000 Line of Credit. NUCO will receive a 50% deposit payment now. The balance will be paid 30 days after the project is completed. The surplus money in the Debt Service account will be used to pay off the Line of Credit. A \$40,000 CD will be bought from the Reserve Account. Tammy thanked Nate and all the others involved for all their hard work on this.

C. Finishing the upper deck - Jordan Chapman finished the job of taking down the boards on the deck. Troy Salchow is finishing the legal work for Four State Builders.

D. Fence for sale - Tammy will advertise that we have fencing and gates for sale. \$300 for approximately 100 feet of fencing, one double gate and two single gates.

E. Contact Zane Baugh - He needs to take down the barn by the Invitational in June. The electricity has been moved to the new barn.

8. NEW BUSINESS

A. Fill position of vacant seat on the board - Candidates are still being discussed. Tammy suggested we have a name by the next meeting. Nate and Tammy will meet to discuss this.

B. Wire transfer for the bond will be done next week.

9. ADJOURNMENT - Marcus Patton moved to adjourn at 7:02 p.m. Mike Moudy seconded. Motion passed.

Teri Carlson, *Board Clerk*