

Briarbrook Community Improvement District Minutes
Thursday, January 11, 2024, 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, Jason Teeter and David Toft.

Absent members: None

2. AGENDA - Mike Moudy moved to accept the agenda. Jason Teeter seconded. Motion passed.

3. PUBLIC FORUM - None

4. APPROVAL OF MINUTES - *Marcus Patton moved to approve minutes from 12-14-23 meeting. Bill Albright seconded. Motion passed.*

Jason Teeter moved to approve minutes from 1-5-24 meeting. David Toft seconded. Motion passed.

5. FINANCIAL REPORTS – Nate Benedict reported the financials as of 1-1-24:

SMB

Operating Fund - \$20,847.17

Debt Service Account - \$42,359.11

Total - \$63,206.28

People's Bank of Seneca

6 month CD - \$40,000.00

Line of Credit - \$68,110.15

Jason suggested we reimburse ourselves for any capital improvement from the debt services account to the operating fund account.

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

6. REPORTS:

A. Restaurant – Nate Benedict reported this year was a very good year. Several events are planned for January including a Music Trivia night, Chiefs Football and Karaoke. There are problems with repairs of the main heater in the banquet room. Erin Shanks purchased a steam floor mop with money donated by BWGA. There is still money left from the donation to purchase paint, supplies, etc.

B. Pro Shop/Golf Course - Nate Benedict reported there will be a meeting on Tuesday, January 16 to plan the area calendar for 2024. There is a large demand for golf instruction here at Briarbrook and Nate has spoken with Taylor Griffith along with a second person to help with that. Taylor will also help with Junior Golf Camps, etc. A golf cart is missing and steps are being made to find it.

C. Golf and Greens Committee - Marcus Patton reported tree trimming of low limbs for golf cart clearance has begun, improving areas where water pools on cart paths and clean up of exposed rocks on the driving range. Tammy suggested we have a work day for members before the Invitational. We need to have a work session in February. The sand trap on #11 will be worked on in the spring. Needs: A drop spreader needs to be bought by the spring. We need to purchase range ball pickers, greens aerator and heavier flag poles. These are on hold for now. A sander has been bought but needs repair. We are looking into alternate suppliers of chemicals

D. Finance Committee - Jason Teeter Financial report above.

E. Long Term Planning - The board needs to meet to discuss bringing in more revenue. We need a business plan. The reserve needs to be built back up.

F. Social Committee - Mike Moudy - Plans for a spring BBQ cookoff is a possibility.

7. OLD BUSINESS

A. Signature and approval of resolution for Schuber Mitchell addition - Bill Albright said it has to go through the mayor to get it approved with the city board.

B. Fence is for sale

C. Zane Baugh - He will take down the old barn in March or April. Items have been identified for removal from the old barn. The board needs to go to the barn to make sure things are out.

D. Vacant position on board – Tammy will ask Brad Barton to fill the vacant seat on the board.

E. 4 State Builders LLC The legal paperwork for the transfer of property is completed

8. NEW BUSINESS

A. Review rate increase suggestions provided by Nate - If members pay the annual fee by March, members will get last year's rate.

Marcus Patton moved to accept Nate's proposal for the 2024 rate increase. Mike Moudy seconded. Motion passed.

B. Timeline planning for 2024 is in progress.

C. Budget planning 2024-2025 - Jason Teeter will present an initial budget to Steve Lawver in February. The budget committee consists of Jason, David and Marcus who will meet with Nate.

D. 3% tax increase - **Jason made a motion that we increase the CID tax by the lesser of a 3% tax or the U.S. Consumer Price Index for the year 2024. Bill Albright seconded. Motion passed.**

9. ADJOURNMENT - **Bill Albright moved to adjourn at 7:45 p.m. Marcus Patton seconded. Motion passed.**

Teri Carlson, Board Clerk