

Briarbrook Community Improvement District Minutes
Thursday, February 8, 2024, 6:00 p.m.
Board of Directors - Regular Meeting

1. OPENING

- A. Pledge of Allegiance
- B. Roll Call

Marcus Patton called the meeting to order. Members in attendance: Marcus Patton, Mike Moudy, Bill Albright, David Toft and Brad Barton.

Absent members: Tammy Thomas and Jason Teeter

2. OATH OF OFFICE - David Toft and Brad Barton were sworn in

3. AGENDA - *Bill Albright moved to move the property tax discussion to this part of the agenda. Mike Moudy seconded. Motion passed.*

Mike Moudy made a motion to approve the amended agenda. Brad Barton seconded. Motion passed.

4. Property tax information/addition of houses/valuation of property status. Troy Salchow explained what needs to be done to complete this process. There has to be a petition for the city drafted by Troy. We need the map of the entire district, the old map and legal description. We have to have the original petition and ordinance from 2010. Tammy will get all this together and send to the board. It goes to the City Clerk of Carl Junction. The clerk has 45 days to set a public hearing. The city will have to put a notice in a publication (Jasper County Citizen). We have to mail to every property owner of the district a certified letter showing the notice. It will be presented to Mark Powers, CJ Mayor and the council will vote to allow it. Mark Powers recommended to get the listing of all the property owners from Charlie Davis, County Clerk and get ready to send out the letter.

5. PUBLIC FORUM - None

6. APPROVAL OF MINUTES - *Marcus Patton moved to approve minutes from 1-11-24 meeting. David Toft seconded. Motion passed.*

Brad Barton moved to approve minutes from 1-23-24 meeting. Mike Moudy seconded. Motion passed.

7. FINANCIAL REPORTS - Nate Benedict reported the financials as of 2-1-24:

SMB

Operating Fund - \$16,911.78

Debt Service Account - \$226,185.66

Total - \$243,097.44

People's Bank of Seneca

6 month CD - \$40,000.00

Line of Credit - \$68,110.15

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

8. REPORTS:

A. Restaurant – Nate Benedict

1. Another company came out to look at the main heater in the banquet room. They can get it running, but it won't stay running. Troubleshooting is continuing. The unit is about 10 years old. There are two heating units in the bar. They both went out this winter as well. One is going to be \$2-3,000 to fix. A new one will be about \$11,000.

2. Lots of events over the last two months have resulted in good turnouts. Super Bowl party and more music trivia nights are planned. There will be a celebration of life for Phil Fowler.

B. Pro Shop/Golf Course - Nate Benedict

1. Status of the removal of the old barn - progress is being made. March is the goal.
2. Schedule of area calendar of events for 2024 has been done.
3. The golf cart that is missing has been found. Clear Creek had it, but didn't realize they did when they were doing warranty work.
4. New pro shop merchandise to arrive soon. New balls have come in and new range balls are coming March 1st.

C. Golf and Greens Committee - Marcus Patton

1. Clean up of exposed rocks on driving range has been done by maintenance
2. We need to set up a work day for members before The Invitational
3. Needs: A drop spreader is the most urgent need. Range ball pickers drums and discs have been replaced but still have issues. Sander needs will be picked up soon for repairs. Greens aerator is on hold.
4. Looking into alternate suppliers of chemicals. Nate and Marcus have met with a new company and there are potential savings. Further investigation is ongoing to make sure we are comparing apples to apples. There will be an answer by the next meeting.
5. #6 cart path by the green needs work that a volunteer group are willing to volunteer to donate their time and contributions. #11 bunker will be the first project taken up this year. The right side of the path on 17 will also be addressed this year. Bunkers need work.

D. Finance Committee - Financial report above.

E. Long Term Planning - Tammy Thomas

1. Set a date this month for a work session to set up a business plan and discuss ways to bring in more revenue to build back the reserve account.

F. Social Committee - Mike Moudy - Begin plans for a spring BBQ cookoff. A date needs to be set up. Mike and Brad will work together to get this going.

9. OLD BUSINESS

A. 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.

10. NEW BUSINESS

A. Terra Miller will head up Easter egg hunt donations for egg fillers. Candy, etc.

B. Timeline planning for 2024 is done.

C. Budget planning 2024-2025 - Jason Teeter will present an initial budget to Steve Lawver. Nate will present the expense part of that at the next meeting.

11. ADJOURNMENT – Brad Barton *moved to adjourn at 7:22 p.m. Bill Albright seconded. Motion passed.*

Teri Carlson, *Board Clerk*