

**Briarbrook Community Improvement District Minutes**  
**Thursday, October 10, 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, David Toft and Brad Barton

Absent members: Mike Moudy, Bill Albright and Jason Teeter

- 2. AGENDA – *Brad moved to accept the agenda with the following amendments: New Business - Fence around trash bin and Old Business: Tear down of old barn. Marcus seconded. Motion passed.***
- 3. APPROVAL OF MINUTES - *David moved to approve minutes from 9-12-24 meeting. Brad seconded. Motion passed.***
- 4. PUBLIC FORUM - None**
- 5. FINANCIAL REPORTS – Nate Benedict reported the financials as of 10-1-24:**

**SMB**

Operating Fund - \$29,645.50

Reserve - \$19,983.00

Debt Service Account - \$41,435.99

Total - \$91,064.49

**People's Bank of Seneca**

6 month CD (1) - \$41,096.99

6 month CD (2) - \$140,000.00

Line of Credit – (\$145,710.30)

***Brad moved to accept the financials. Marcus seconded. Motion passed.***

**6. REPORTS:**

**A. Restaurant – Erin Shanks**

- 1. Reported September sales of \$30,860, cost of goods sold \$21,006, payroll \$13,187 with a net loss of \$3,333.

**B. Pro Shop/Golf Course - Nate Benedict**

- 1. Reported September rounds of golf of 2,750, sales of \$107,994, 248 member accounts and 334 member sub-accounts.
- 2. Some big events are happening in October.

**C. Golf and Greens Committee - Marcus Patton**

- 1. Drop spreader has been ordered. Marcus will meet once a month with Nate and Steve McKenzie about winter projects that need done.
- 2. Three trees are in urgent need of coming down. Nate will call different tree services for pricing and availability.  
Greens aerification went well and the greens are healed. We are in desperate need of rain. Algae is on the pond behind #6. Grass carp are not eating it. Steve Thomas and Steve McKenzie are going to look into it.

**D. Long Term Planning**

- 1. There will be a meeting to put a plan in place for what we want to accomplish with the funds we have. Formation of planning committees need to also be addressed.

**E. Social Committee** - Mike Moudy, Bill Albright, Brad Barton and Erin Shanks

1. There are women who are interested in being on planning committees and have some ideas for the future. Brad said we are looking into plans for the winter.

**7. OLD BUSINESS**

**A.** Property tax information/addition of houses/valuation of property status - Brad has a good plan in place for renewing the CID, then putting the properties into the CID. The deadline is November 1. He has talked to the city council and it will probably get approved. The bond will still be paid off in 2030.

**B.** Insurance Bids – There are no bids. Beimdick has a list of things that need to be done before he will submit a bid. Pump needs covered. Jim has umbrella policy in place for us. Specialty Risk is another option.

**C.** Demolition of the barn - Tammy is following up with Zane. If Zane is not done with barn by the next meeting, we will start taking bids.

**8. NEW BUSINESS**

**A.** Fence around trash bins - We have two bids. Chain link with privacy slats and a wood fence. We need a project list and it needs to be prioritized. Fence, trees and barn are among those projects.

**9. ADJOURNMENT** - *Brad moved to adjourn at 7:00 p.m. David seconded. Motion passed.*

Teri Carlson, *Board Clerk*