

Briarbrook Community Improvement District Minutes
Thursday, May 8, 2025, 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 and Bill Albright.

Absent members: Brad Barton, David Toft and Jason Teeter

2. AGENDA - *Marcus Patton moved to accept the agenda with an amendment of an emergency closed session added. Mike Moudy seconded. Motion passed.*

3. APPROVAL OF MINUTES - *Mike Moudy moved to approve minutes from 4-10-25 meeting. Bill Albright seconded. Motion passed.*

4. VOTE TO CONFIRM TO OFFICE AND SWEARING IN of Mark Powers to the board.

Tammy entertained a motion for Mark Powers to take the place of Jason Teeter for the remainder of his term. Mike Moudy made a motion as such. Bill Albright seconded. Motion carried.

Mike Moudy moved to confirm Mark Powers to replace Jason Teeter to the board. Bill Albright seconded. Motion passed.

Mark Powers was sworn in by Tammy Thomas.

5. PUBLIC FORUM - None

6. FINANCIAL REPORTS - Nate Benedict reported the financials as of 5-1-25:

SMB

Operating Fund - \$42,697.34

Reserve - \$0.00

Debt Service Account - \$35,980.64

Total - \$78,677.98

People's Bank of Seneca

Line of Credit - (\$106,300.59)

9 month CD - \$150,000 Matures 10/27/25

Mark Powers moved to accept the financials. Marcus Patton seconded. Motion passed.

7. REPORTS:

A. Restaurant - Erin Shanks - We had a very good month.

B. Pro Shop - Nate Benedict - The pool was opened last Tuesday. There is a pump that is not working and another that is very old. Nate recommends replacing them. The cost is approximately \$2500 each. Nate would like to use some of the debt service account to replace those pumps. It will be done in two separate months. Five new lifeguards, 20 in total. Pool will open on the 23rd. The rough mower is down. Nate is looking into seeing if it can be fixed but it will be about 5 weeks before they can look at it. The pod mower can't get between the trees. A new mower will cost approximately \$135,000. Nate has reached out to Toro to see how much it will cost to lease. Could it be tied into a lease with an aerator? Marcus was wondering if we should set up a budget for a used mower. We could either get a loan or add to the line of credit. The rough mower is an immediate issue. Nate and Marcus will continue gathering information. The sander is up and running.

C. Golf and Greens Committee - Marcus Patton - completed the goose grass treatment.

D. Long Term Planning - Tammy Thomas - None

8. OLD BUSINESS

A. Property tax information/addition of houses/valuation of property status and CID extension – Mark redid the map. The petition will have to be redone. Tammy will meet with Troy to make some changes. Whitney Weston will work on the electronic return receipt mailing. This will hopefully be done next week.

B. July 4th - Nate has secured some sponsors. The city will donate \$3500. An email is going out to our data base looking for more sponsors. There will be a post on Facebook.

9. NEW BUSINESS - Mark recommends that we try to get the lights working on the tennis courts. Pickleball would be a good use of those lights. Nate will be in touch with someone who can look at that.

A vote was taken to go into an emergency closed session at 7:00 p.m. Tammy Thomas - yes, Bill Albright - yes, Marcus Patton - yes, Mark Powers - yes and Mike Moudy - yes. Motion passed.

10. Closed Session per Ra MO 610.021.3 Hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded.

Mark moved to return to open session at 7:37 pm. Bill Albright seconded. Motion passed.

11. ADJOURNMENT – *Mark moved to adjourn at 7:37 p.m. Mike Moudy seconded. Motion passed.*

Teri Carlson, *Board Clerk*