

Briarbrook Community Improvement District Minutes
Thursday, September 11, 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, Brad Barton and David Toft. Absent members: Mark Powers and Bill Albright

- 2. AGENDA** - The board amended the agenda to add minutes submitted for approval from the 8/27/25 and 8/28/25 hearings. ***Mike Moudy moved to accept the agenda for 9/11/25 meeting. Brad Barton seconded. Motion passed.***

- 3. APPROVAL OF MINUTES** - ***Marcus Patton moved to approve minutes for the 8/14/25 meeting. David Toft seconded. Motion passed.***
Brad Barton moved to approve minutes for the 8/27/25 hearing. Mike Moudy seconded. Motion passed.
Mike Moudy moved to approve minutes for the 8/28/25 hearing. David Toft seconded. Motion passed.

- 4. PUBLIC FORUM** - None

- 5. FINANCIAL REPORTS** - Nate Benedict reported the financials as of 9-1-25:

SMB

Operating Fund -
\$45,852.89
Reserve - \$0.00
Debt Service Account -
\$1,525.87
Total - \$47,378.76

People's Bank of Seneca

Line of Credit - (\$155,000.00)

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

Insurance will be going up 25%. Auto Owners Insurance will probably be our carrier. On site inspections can help reduce the cost. Nathan Price is making recommendations to help with the cost. There are things he is recommending that can be done to reduce risk.

David Toft moved to accept the financials. Brad Barton seconded. Motion passed.

6. REPORTS:

A. Restaurant - Erin Shanks - August was one of the best months we've ever had. 4 payrolls rather than 5 is a huge help. The board thanked Erin.

B. Pro Shop, Greens - Nate Benedict - We had a good August. Irrigation problems are continuing, but it is coming to the time of year that it won't be as much of an issue. Greens are starting to come back. The new grass on the fairways on 5, 6 & 7 have done

well. We may need to do some additional seeding. No update on how the repairs are going on the old rough mower. The pool is closed. It was a relatively stress-free season for the pool.

C. Long Term Planning - Tammy Thomas -

Tammy wants to have a work session before the next meeting to talk about some projects. She will talk to all the board members to find a good date that everyone can attend.

1. Discuss future projects

- a. Irrigation system - Turf Works has some recommendations for what type of an investment we will be needing.

7. OLD BUSINESS

A. Property tax information/addition of houses/valuation of property and CID extension has been completed.

8. NEW BUSINESS -

A. Men of Briarbrook are buying new mats for the driving range. This will be done on October 15.

B. Mike Moudy made a motion to approve the Briarbrook Community Improvement District Resolution to establish a procedure to disclose potential conflicts of interests and substantial interests for certain officials to be reported to the Missouri Ethics Commission. Brad Barton seconded. Motion passed.

9. ADJOURNMENT – Brad Barton moved to adjourn at 6:40 p.m. Mike Moudy seconded. Motion passed.

Teri Carlson, *Board Clerk*