

Briarbrook Community Improvement District Minutes
Thursday, October 9, 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, Bill Albright, Mike Moudy, Brad Barton, Mark Powers and David Toft. Absent members: None

2. AGENDA - *Mark Powers moved to accept the agenda for 10/9/25 meeting. Brad Barton seconded. Motion passed.*

3. APPROVAL OF MINUTES - *Mike Moudy moved to approve minutes for the 9/11/25 meeting. David Toft seconded. Motion passed.*

Brad Barton moved to approve minutes for the 10/2/25 work session.

Mark Powers seconded. Motion passed.

4. PUBLIC FORUM - None

5. FINANCIAL REPORTS - Nate Benedict reported the financials as of 10-1-25:

SMB

Operating Fund -

\$36,738.85

Reserve - \$0.00

Debt Service Account -

\$1,525.87

Total - \$37,904.72

People's Bank of Seneca

Line of Credit - (\$155,000.00)

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

Mark Powers moved to accept the financials. Bill Albright seconded. Motion passed.

6. REPORTS:

A. Restaurant - Erin Shanks - HVAC will be looked at before winter begins. Heat has been a struggle the last two winters.

B. Pro Shop, Greens - Nate Benedict - Titleist fitting day was successful. Merchandise sales were good this month. Winter series will begin in January. The 18 birdies challenge will also be done this winter. Two presentations have been given for Point of Sales system. New features are available through these systems. New driving range mat has been ordered. There is a 25% increase for insurance. Fire inspection was done. A new Ansul System over the fryers has to be done. Bar and Grill time changes will take effect in a couple of weeks. 11' mower that was sent for repairs has been returned and is ready. 16' mower doesn't have a leaf mulching kit. We are looking into that. Tee and greens mower went out last week, but that is being looked at.

Irrigation issue on number 1 was significant. It has been resolved. Number 13 is to be done next week. MGA resloping will be done in the spring. HOFers requested to Nate to have hybrid tees between the green and white tees. New score cards will need to be printed. This year should be another profitable year. Seven years straight have been profitable, but the margins keep getting smaller.

C. Long Term Planning - Tammy Thomas -

1. Discuss future projects

Short term objectives:

- a. A decision needs to be made about the 11' mower.
Consensus is to repair it.
- b. There are three breaks in the seams on the roof that need to be repaired.
- c. Heat and air – the bar and grill heater has to be fixed.
- d. Ceiling tiles need replaced
- e. New LED lights need to be put into the pro shop
- f. Driving range mat – the goal is for that to be done by the end of month
- g. Grass on back of driving range needs to heal

Long term objectives:

- a. Carpet needs to be replaced
- b. Trees - 25 marked for removal
- c. Aerator needs to be purchased or leased
- d. Computer software is in the works
- e. Evaluate what will be required to improve the irrigation system
- f. Cart paths
- g. Hole 17 turf needs to be filled in under the trees
- h. Parking lot needs to be sealed and striped

7. OLD BUSINESS - None

8. NEW BUSINESS -

A. Aaron Borland - Not affordable at this point

9. ADJOURNMENT - *Marcus Patton moved to adjourn at 7:25 p.m. Mike Moudy seconded. Motion passed.*

Teri Carlson, *Board Clerk*