

Briarbrook Community Improvement District Minutes
Thursday, November 6, 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, Mark Powers and David Toft.
Absent members: Bill Albright

2. AGENDA - *Mark Powers moved to accept the agenda for 11/6/25 meeting. Mike Moudy seconded. Motion passed.*

3. APPROVAL OF MINUTES - *Brad Barton moved to approve minutes for the 10/9/25 meeting. Mark Powers seconded. Motion passed.*

4. PUBLIC FORUM - None

5. FINANCIAL REPORTS - Nate Benedict reported the financials as of 11-2-25:
SMB

Operating Fund - \$5,622.40
Reserve - \$0.00
Debt Service Account - \$1,525.87
Total - \$7,148.27

People's Bank of Seneca

Line of Credit - (\$155,000.00)

9 month CD - \$150,000 Matured 10/27/25 This brought in \$5,000.

This crunch is partially because of the 5 week payroll. We had a good October until the end. Project graduation was delayed until November and the Halloween party was cancelled. We should be over this by early December.

6. REPORTS:

A. Restaurant - Erin Shanks - Nate and Erin met to determine our internal events. New Years Eve party plans are being made. There are three Christmas parties booked. There is still a heat and air issue.

B. Pro Shop, Greens - Nate Benedict - New mats for the driving range arrived today. Those were provided by the Men's Association and some donations that we received. Price structure: An increase is being evaluated and will be implemented. We are trying to reduce credit card fee.

C. Long Term Planning - Tammy Thomas - HVAC is a priority

7. OLD BUSINESS - Maintenance crew - The board is putting the crew under more scrutiny. The Irrigation system and valves are most of our problems

8. NEW BUSINESS - Project processes need to go through Nate and the board. Everyone needs to be aware of where we stand on our financial situation. The board let Nate know how much he is appreciated.

9. ADJOURNMENT - *Marcus Patton moved to adjourn at 7:15 p.m. Mike Moudy seconded. Motion passed.*

Teri Carlson, *Board Clerk*