

Briarbrook Community Improvement District Minutes
Thursday, January 8, 2026, 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, Bill Albright and David Toft. Absent members: None

2. AGENDA – *New Business will add board member terms. Mike Moudy moved to accept the amended agenda for 1/8/26 meeting. Mark Powers seconded. Motion passed.*

3. APPROVAL OF MINUTES – Mark Powers *moved to approve minutes for the 12/11/25 meeting. Brad Barton seconded. Motion passed.*

4. PUBLIC FORUM - None

5. FINANCIAL REPORTS - Nate Benedict reported the financials as of 1-1-26:

SMB

Operating Fund - \$28,927.42
Reserve - \$0.00
Debt Service Account - \$90.95
Total - \$29,018.37

People's Bank of Seneca

Line of Credit - (\$159,641.88)

Revenue for November and December were good. \$100 Christmas special brought in \$20,000 and we are getting several renewed memberships who are taking advantage of the early renewal at this year's rate. Price increase starts February 1.

Nate presented a preliminary budget to the board.

Mike Moudy moved to approve financials for December. Mark Powers seconded. Motion passed.

6. REPORTS:

A. Restaurant - Nate Benedict reported that we had a few good Christmas parties and the New Years party was a success. When the weather turns bad, we will shut down for a few days and some major cleaning will be done.

B. Pro Shop, Golf Course - Nate Benedict reported that the first three weeks of December did not bring in many golfers, but the last week was very impressive. The Chili Bowl had a lot of conflict and Nate recommends that the course be open on that day. The Chili Bowl will just block out a time and leave the remaining times for the general public. Friday night will be trivia night. We will be sticking with Tee Snap who has some improved features. Marcus requested we do the pre-emergent in a timely manner. He also requested the purchase of a drop spreader. Maintenance crew did a great job with the leaves this year and the damaged trees are being removed. We need to do a more permanent memorial for Joe McKenzie. Carthage is going to do a bench for Jayne Greene. The plant area by the putting green will be removed.

C. Long Term Planning - Tammy Thomas reported the long term project is irrigation.

7. OLD BUSINESS - None

8. NEW BUSINESS - Board member terms are due in June of this year. Tammy Thomas, Marcus Patton and Bill Albright are up for re-election. Mark Powers wants to get some young people to get on the board. There will be an election in 2029 about property tax. It can be done before that if we want to.

9. ADJOURNMENT - *Brad Barton moved to adjourn at 6:35 p.m. Mike Moudy seconded. Motion passed.*

Teri Carlson, *Board Clerk*