

Briarbrook Community Improvement District Minutes
Thursday, February 12, 2026, 6:00 p.m.
Board of Directors - Regular Meeting

1. OPENING

A. Pledge of Allegiance

B. Roll Call - Marcus Patton called the meeting to order. Members in attendance: Marcus Patton, Mike Moudy, David Toft, Brad Barton, Mark Powers and Bill Albright.

Absent members: Tammy Thomas

2. AGENDA - Marcus Patton moved to accept the agenda. Brad Barton seconded. Motion passed.

3. APPROVAL OF MINUTES - Mike Moudy moved to approve minutes from 1-8-26 meeting. Bill Albright seconded. Motion passed.

4. PUBLIC FORUM - None

5. FINANCIAL REPORTS - Nate Benedict reported the financials as of 2-1-26:

SMB

Operating Fund - \$38,400.27

Reserve - \$0.00

Debt Service Account - \$5,907.78

Total - \$44,308.05

People's Bank of Seneca

Line of Credit - (\$126,833.04)

3-Month CD \$32,000.00 Matures 4-28-26

9-Month CD \$160,000.00 Mature 10-28-26

Brad Barton moved to accept the financials. Marcus Patton seconded. Motion passed.

6. REPORTS:

A. Restaurant - Erin Shanks reported Galentines Day was 2/7. The vendors were charged a fee for the use of the room. 2/20 will be music trivia.

B. Pro Shop, Greens - Nate Benedict - Nate is recommending a dedicated app be used with a company called Gallus. Daily course information, weather, cart path status, tournament and league play registration, live scoring, membership ID and push ad are all a part of this app Plus daily men's league, sales in pro shop, etc. This would be an add-on to T-Snap. April 1 would be the start date. The board approved it's use. Nate will send an email to direct people to this app. A new logo was shown for approval. There was a lot of snow in January. The course is very dry and greens are suffering. There were valve problems this week: mostly on the back nine. We have 6 valves that will be replaced in the spring. We are looking at a possible leak on number 11's pond and the right side of number 17 green is in need of repair.

C. Long Term Planning - Tammy Thomas - None

7. OLD BUSINESS - Tammy Thomas, Marcus Patton and Bill Albright's terms will expire in June. Tammy will post the openings in the paper.

8. NEW BUSINESS

A. Budget Planning 2026-2027 - Nate presented the initial budget.

David Toft moved to approve budget. Bill Albright seconded. Motion Passed.

B. Timeline Planning for 2026 - Should be out next month

9. ADJOURNMENT - Mark Powers moved to adjourn at 6:30 p.m. Mike seconded. Motion passed

Teri Carlson, Board Clerk