

**Briarbrook Community Improvement District Minutes**  
**Thursday, March 5, 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, Mike Moudy, David Toft, Brad Barton and Mark Powers.

Absent members: Bill Albright and Marcus Patton

**2. AGENDA - *Mark Powers moved to accept the agenda. Brad Barton seconded. Motion passed.***

**3. APPROVAL OF MINUTES - *Brad Barton moved to approve minutes from 2-12-26 meeting. David Toft seconded. Motion passed.***

**4. PUBLIC FORUM - None**

**5. FINANCIAL REPORTS - Nate Benedict reported the financials as of 3-1-26:**

**SMB**

Operating Fund - \$33,957.88

Reserve - \$0.00

Debt Service Account - \$5,907.78

Total - \$39,865.66

**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**

**6. REPORTS:**

**A. Restaurant** - Erin Shanks - This month we will have a St. Patrick's Day Party and Bulldog Baseball Scramble

**B. Pro Shop, Greens** - Nate Benedict - More rounds in February than in many years. Aeration will be done on the 23rd. Verticut will be done in the fall. Plugs will not be done. Men's league begins 4/1, Couples Golf begins 4/3, Ladies' Clinic begins 4/7. Range picker has been picked up today to be serviced. The balls are being handpicked. Nate is considering leasing a picker in the future. Galas new app is preparing for a test in the next few weeks. The expected launch date is April 1. Credit card charge of 3% will begin April 1st. Weed killer was spread last week. Marcus and Nate will put greens applications down in April.

**C. Long Term Planning** - Tammy Thomas - Nothing can be done at the current time on cart paths and irrigation.

**7. OLD BUSINESS**

A. Nate presented the budget to the board

**Mike Moudy moved to approve final budget. Mark Powers seconded. Motion Passed.**

B. Renewals of Tammy Thomas, Bill Albright and Marcus Patton were discussed. More discussion next month as to who wishes to remain on the board.

**8. NEW BUSINESS**

A. 2026 Timeline was presented by Nate

B. Discussion of property tax increase by the lesser of 3% per year or the percentage increase in the U.S. Consumer Price Index. The Consumer Price Index is 2.677%.

***Brad Barton moved to approve rate increase. Mark Powers seconded. Resolution passed.***

C. Bylaws need to be amended to include additional CID boundaries. Tammy will take care of this.

D. Bylaws need to be amended to extend the CID. Tammy will also take care of this.

**9. ADJOURNMENT - *Mark Powers moved to adjourn at 6:37 p.m. Mike Moudy seconded. Motion passed***

Teri Carlson, *Board Clerk*