

**Briarbrook Community Improvement District Minutes**  
**Thursday, April 9, 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 - *Brad Barton moved to accept the agenda. Mike Moudy seconded. Motion passed.***

**3. APPROVAL OF MINUTES - *Mark Powers moved to approve minutes from 3-5-26 meeting. David Toft seconded. Motion passed.***

**4. PUBLIC FORUM - None**

**5. FINANCIAL REPORTS - Nate Benedict reported the financials as of 4-1-26:**

**SMB**

Operating Fund - \$30,119.32

Reserve - \$0.00

Debt Service Account - \$9,146.60

Total - \$39,265.92

**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 - Several events coming up in May including graduation parties.

**B. Pro Shop, Greens** - Nate Benedict - We have a new record of the number of members since Nate has been here. The field will be full for the Joe McKenzie Memorial Classic. Aeration took place in March. The first dose of pre-emergent was applied yesterday. The second dose will be done in two weeks. There are minor irrigation leaks, but everything is functioning well. The collars have been seeded with rye grass in the past. We are now encouraging Bermuda. Blue grass will be mixed in with the Bermuda to help with the smooth collars. The range picker is still down and early May is the anticipated date for it to be fixed. The new app is available for download. It is in the beginning phase and is a work in progress.

**C. Long Term Planning** - Tammy Thomas - Nothing can be done at the current time on cart paths and irrigation, but they are on the bucket list.

**7. OLD BUSINESS**

**A.** Tammy Thomas will remain on the board. Bill Albright and Marcus Patton are not renewing their terms. June will be their last meeting. The board expressed their appreciation for all they have done for the BCID over the years. Teri Carlson and Jill Huffman signed up but have the intent to resign and there will be two board members elected by the board to fill the remaining vacancies. Jim Hackney has shown an interest to return to the board. By-laws need to be amended to have a definite decision about when terms are up and new members begin their term.

**8. NEW BUSINESS**

**A.** The 4th of July plans are beginning to be made. This is the 250th 4th of July.

**9. ADJOURNMENT - *Brad Barton moved to adjourn at 6:46 p.m. Mike Moudy seconded. Motion passed***

Teri Carlson, *Board Clerk*