

Briarbrook Community Improvement District Minutes
Thursday, May 14, 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, Brad Barton and Mark Powers. Absent members: David Toft, Bill Albright and Marcus Patton

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

3. APPROVAL OF MINUTES - *Mark Powers moved to approve minutes from 4-9-26 meeting. Mike Moudy seconded. Motion passed.*

4. PUBLIC FORUM – Jim Hackney, 148 Par Lane, Carl Junction, MO 64834

Jim suggests that before the invitational, we enlist the help of the Women’s Golf Association, and the Men of Briarbrook for a work day. Bring weed eaters, clippers, etc. to help clean up the course. Nate will set a date to do this and post it on the app.

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

SMB

Operating Fund - \$40,835.42

Reserve - \$0.00

Debt Service Account - \$10,639.93

Total - \$51,475.35

People’s Bank of Seneca

Line of Credit - (\$126,833.04)

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

Nate received the check and it has been moved into the debt service account. It will be moved into the operating account. \$22,127.50

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

6. REPORTS:

A. Restaurant - Nate Benedict - April was a good month. May will be a busy month with several scrambles going on. Electrical issues are an issue behind the bar. We will have that looked at next week.

B. Pro Shop, Greens - Nate Benedict - Rounds played were the best we have had. Scott, Steve and Stacy McKenzie have expressed appreciation for changing the name of Green and Grow to The Joe McKenzie Memorial. Nate had a meeting with Clear Creek who is our cart provider. We have had a lot of battery issues and a lot of other problems that shouldn’t be an issue with only 3 years in use. They have given us 5 rental carts to use. Range picker engine should be back next week. The range will continue to close about an hour before sunset. Change next board meeting to June 4. Ladies want to do the Muffins and Mimosas for The Invitational. Pre-emergent is down for goose grass and crab grass. Tuesday night had a good turnout of 39 ladies for Ladies league.

C. Long Term Planning - Tammy Thomas - Keeping projects on the back burner.

7. OLD BUSINESS

A. New board members will be sworn in next month. Jim Hackney and Ryan Conley will take those two empty seats. Teri Carlson and Jill Huffman will resign. Tammy Thomas will remain on the board. Bylaws need modified next month.

B. The 4th of July - \$5,000 has been invoiced to the city. Sponsor campaign will start soon through Tee-Snap.

8. NEW BUSINESS

A. Bond payment is due June 1st. Tammy took increase in tax for this year to Carthage. License renewals are being done now.

9. ADJOURNMENT - *Mark Powers moved to adjourn at 6:51 p.m. Mike Moudy seconded. Motion passed*

Teri Carlson, *Board Clerk*