Briarbrook Community Improvement District Minutes
Thursday, June 4, 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 and Mark Powers. Absent members: Brad Barton, Bill Albright and Marcus Patton
2. **AGENDA** - ***Mark Powers moved to accept the agenda. David Toft seconded. Motion passed.***
3. **APPROVAL OF MINUTES** - ***Mark Powers moved to approve minutes from 5-14-26 meeting. Mike Moudy seconded. Motion passed.***
4. **RESIGNATIONS AND SWEARING IN OF NEW BOARD MEMBERS:** Teri Carlson and Jill Huffman Will resign next month. Ryan Conley and Jim Hackney will be sworn in at that time.
5. **PUBLIC FORUM -** None
6. **FINANCIAL REPORTS** - Nate Benedict reported the financials as of 6-1-26:
   SMB
   Operating Fund - $62,803.62
   Reserve - $0.00
   Debt Service Account - $21,027.46
   Total - $83,831.08
   People's Bank of Seneca
   Line of Credit - ($126,833.04)
   9-Month CD $160,000.00 Mature 10-28-26
7. **REPORTS:**
   A. Restaurant - Erin Shanks - Lots of events going to happen in June
   B. Pro Shop, Greens - Nate Benedict - We had a very good number of total of rounds in May. We will have a work day on Monday at 6pm to get ready for the Invitational. The electrical at the bar is a very complex issue. Extension chords are being used for now. New wiring will be run through the ceiling, which is a temporary fix until January when we will have to tear into the floor. A hot water tank also needs to be moved. The sump pump by the pool will need to be replaced. A new pump has been ordered. A new post to put in a new breaker box will be installed. The motor is back for the range picker, but it still has issues. More parts have been ordered. The range will continue to be closed for an hour each day. Golf cart issues – two carts are back and they took three more. Tri-State Area Contractors tournament will require rental of carts. The opening of the pool has been smooth. Emily is doing a great job. Jennifer Gozia is donating some self-watering flower pots for the pool. Staffing is well under control and are doing a good job.
   C. Long Term Planning - Tammy Thomas - Keeping projects on the back burner.
8. **OLD BUSINESS**
   A. There will be amendments to the bylaws drawn up next month. We are going to put a timeline into the bylaws for board members elections, resignations and swearing ins.
   B. The 4th of July - We have some sponsors and are still looking for some more. Erin has food trucks lined up. The tournament is filling up.
9. **NEW BUSINESS** - None
10. **ADJOURNMENT** - ***Mark Powers moved to adjourn at 7:01 p.m. Mike Moudy seconded. Motion passed***

Teri Carlson, *Board Clerk*