

Briarbrook Community Improvement District Minutes
Thursday, July 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 - The agenda needs amended because resignations, nominations and swearing in should be three separate items. ***Mark Powers moved to accept the revised agenda. Brad Barton seconded. Motion passed.***

3. APPROVAL OF MINUTES - ***Mike Moudy moved to approve minutes from 6-4-26 meeting. Mark Powers seconded. Motion passed.***

4. A. Resignation of board members

Teri Carlson and Jill Huffman turned in their resignations in writing. ***Mark Powers moved to accept the resignations. Brad seconded. Motion passed.***

B. Nominations of board members. Tammy Thomas nominated Jim Hackney and Ryan Conley. The board voted unanimously to accept the nomination. Motion Passed.

C. Swearing in of new board members

Jim Hackney and Ryan Conley were sworn in.

D. Election of officers

Tammy Thomas nominated Mark Powers to serve as board president. Brad seconded.

Tammy Thomas nominated Brad Barton to serve as vice president. David Toft seconded.

Tammy Thomas nominated David Toft to stay on as treasurer. Jim Hackney seconded.

Motions passed.

5. PUBLIC FORUM - None

6. FINANCIAL REPORTS - Nate Benedict reported the financials as of 7-1-26:

SMB

Operating Fund - \$58,972.48

Reserve - \$0.00

Debt Service Account - \$21,717.06

Total - \$80,689.54

People's Bank of Seneca

Line of Credit - (\$126,833.04)

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

May was a great month. June was not a great month. There were a lot of rain days.

David asked if we have any response to credit card fees? There have been virtually no issues because there is no charge to debit cards.

7. REPORTS:

A. Restaurant - Erin Shanks - Electrical fix in the bar has been completed. Hot water is working again. We are renting a dishwasher that is not adequate. We are looking at an alternative. Rent is \$2400/year. A new one is \$6600. \$7000 would be the cost of a new dishwasher plus tables beside it and a garbage disposal. We are looking at getting a small dishwasher to be placed behind the bar for glasses. Jim suggested looking into food service people who could provide dishwasher. Granny Shaffers is going out of business and have a lot of kitchen equipment. Their auction is July 20th. It would be an emergency need. Mark suggested we come up with an amount for Nate to buy without board approval. ***Tammy Thomas made a motion to approve a***

\$5000 limit to buy things needed for the kitchen from Shaffers. Jim Hackney seconded. Motion passed. Equipment needed: oven, dishwasher and garbage disposal. Erin also needs kitchen staff.

B. Pro Shop, Greens - Nate Benedict - We had a storm that caused a lot of tree damage and Nate wanted to thank the volunteers who came out and helped clean up for the last day of the Invitational. An insurance claim has been made. We have 31 trees that need removed. Zane is looking at the damage and will start working on that tomorrow. Maintenance crew has been working on this. We are down one man on the maintenance crew. Irrigation system has been working good.

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 soon. We are going to put a timeline into the bylaws for board members elections, resignations and swearing ins. Also change the amount of money Nate can spend without board authorization. We need to change the expiration date of CID. Qualifications of CID board should be that you do not have to be a U.S. citizen, but must be a legal resident. We will come up with proposed amendments next meeting.

9. NEW BUSINESS –

A. Pool.issues - We purchased city equipment when they closed their pool. The chairs are breaking. Next season, we will need more. There are not enough. We have 4 picnic tables. Two are broken. We will need two more tables. Tara Miller sent Tammy a message wanting to help with fixing the pool bathrooms. The doors are metal and they wedge shut. Kids have gotten stuck inside. We are looking into what kind of door, needs to be bought to replace it. Several moms want to come put in some elbow grease. The metal behind the pool house is probably worth something. Tammy volunteered Stephen Thomas to haul it to a recycle center. We should increase to \$100 next year. Tara wants to put an amazon list together of pool needs to put on Briarbrook Community insider. Maybe people would donate for things needed such as an atomic clock, hooks, signs that say men and women, soap dispensers and other things. At the holiday tournament at end of the year, we could do fund raisers to help with pool needs. The board appreciates the ladies concern and help. The board voted to buy four picnic tables from Lowes.

B. Insurance issues - Jim said the insurance adjuster found a big crack in the pool house. He said we have to have a structural engineer look into it. Jim suggested not insuring the pool house and only have liability. ***Jim Hackney made a motion to discontinue insurance coverage for the time being and keep liability. Tammy Thomas seconded. Motion passed.*** Jim said the members barn golf cart building is not insured. The people need to be notified of such. They need to sign a waiver and have their own insurance. Nate and Brad will send out a letter.

C. The pump house – It is another issue because the walls are very fragile.

10. Closing - The board welcomed Jim Hackney and Ryan Conley. Tammy Thomas was thanked for her service as the board president.

11. ADJOURNMENT - ***Tammy Thomas moved to adjourn at 7:18 p.m. Mike Moudy seconded. Motion passed.***

Teri Carlson, Board Clerk