

Briarbrook Community Improvement District Minutes
Thursday, August 13, 2026, 5:00 p.m.
Board of Directors - Regular Meeting

1. OPENING

A. Pledge of Allegiance

B. Roll Call - Mark Powers called the meeting to order. Members in attendance: Mark Powers, Tammy Thomas, Mike Moudy, David Toft, Jim Hackney and Brad Barton. Absent members: Ryan Conley

2. AGENDA - *Brad Barton moved to accept the agenda. Tammy Thomas seconded. Motion passed.*

3. APPROVAL OF MINUTES - *Tammy Thomas moved to approve minutes from 7-9-26 meeting. Mike Moudy seconded. Motion passed.*

4. PUBLIC FORUM - None

5. FINANCIAL REPORTS - Nate Benedict reported the financials as of 8-1-26:

SMB

Operating Fund - \$93,426.61

Reserve - \$0.00

Debt Service Account - \$22,194.23

Total - \$115,620.84

People's Bank of Seneca

Line of Credit - (\$126,833.04)

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

We received the insurance settlement from the storm.

6. REPORTS:

A. Restaurant - Erin Shanks - July was a good month.

B. Pro Shop, Greens - Nate Benedict - Next week is the last full week for the pool to be open. This weekend is the Club Championship and next week is Donnybrook with a full field. Fallen Officers Tournament is the 28th. September has many events.

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

7. OLD BUSINESS

A. Pool - A group of volunteer ladies will have projects in the spring. We have purchased new picnic tables.

B. By-Laws - Registered voters, not property owners are the ones who should receive CID letters concerning CID issues. Brad is going to look into that. To reduce property tax, an election separate from the usual election can be held or by mail in ballot. Only once.

When we purchase items, if it is an emergency, we need to change it to not require 3 bids. The by-laws need an emergency clause. Brad will come up with the verbiage and it will be done through an email vote.

8. NEW BUSINESS

A. Jim Hackney would like to have couples volunteer to be responsible for tee boxes. He would like to find volunteers to do this. There would be a sponsorship sign at each box.

B. Jim suggested looking into getting grants. Jim will be doing that.

9. ADJOURNMENT - *Mike Moudy moved to adjourn at 6:40 p.m. Jim Hackney seconded. Motion passed.*

Teri Carlson, Board Clerk