

Briarbrook Community Improvement District Minutes
Thursday, November 11, 2021
Regular Board of Directors Meeting

Pledge of Allegiance

Roll Call

1. Jim Hackney **called the meeting to order. Members in attendance:** Jim Hackney, Elbert Smith, Marcus Patton, Mike Moudy, Stephanie Patterson; Absent: Tammy Thomas, Jason Teeter
2. **Agenda**—Public Forum was moved to # 3. After the correction was made, Stephanie Patterson moved to accept the agenda. Mike Moudy seconded. Motion passed.
3. **Public Forum:** Peggy Eaton 106 Par Lane; Discussed problems with Vivint Security
4. **Minutes:** Mike Moudy moved to accept the minutes from 10-14-21. Stephanie Patterson seconded. Motion passed.
5. **Financial Reports:** Nate Benedict reported the financials:
 - Operating Fund -\$100,647.44
 - Cart Path Fund -\$55,700.00
 - Debt Service Account -\$154,694.72
 - Reserve Account--\$143,673.20

Marcus Patton moved to accept the financials. Mike Moudy seconded. Motion passed 5-0.

6. Reports:

- a. Pro Shop/Golf Course—Nate Benedict—see attached form
- b. Golf and Greens Committee—Marcus Patton—

Old Maintenance Barn-- Marcus Patton said we need a new greens mower so we may need to postpone the demolition of the old maintenance barn. Nate reported that we could lease a mower. Zane Baugh bid \$5,000 to tear down, remove the old barn and interior rummage. Kevin Southard bid \$4,750 to tear down and remove old building, but not the interior rummage. Elbert Smith asked about the timeline.

Marcus Patton moved to allocate funds for removal of old maintenance barn including interior rummage and construction of new structure, not to exceed \$18,000. Mike Moudy seconded. Motion passed 5-0.

We may need to hire a 3rd party for leaf removal.

Zane Baugh will remove trees and grind stumps on #3 green, #13 tee box and #14. Approx. \$500/tree and \$100 to grind stump.

c. **Finance Committee**—Jason Teeter--none

d. **Long Term Planning**—Jim Hackney--none

e. **Restaurant Committee**—Jim Hackney and Tammy Thomas—Nate Benedict reported that organizations who sponsor tournaments and daily golfers bring in enough revenue to justify keeping the restaurant open during golf hours. Discussion about how to notify the public about the restaurant hours.

f. **Social**—Mike Moudy—The Halloween Scramble and Bonfire were well received. Discussion of December and January events.

7. **Old Business**

a. **Update on property tax information**/addition of houses/valuation of property--none

b. **Course maintenance**--erosion #6 green and #10 fairways; #11 exposed irrigation lines and sand trap

Nate said the water is running over #10 fairway. Possible that culvert isn't big enough.

Sand trap on #11--Nate proposes reinforcing with sod and dirt then fill trap with sand

Stephanie Patterson moved to approve work on #11 green. Mike Moudy seconded. Motion passed 5-0.

c. **Electrical update**—installing breakers

d. **Cart path update**--

e. **Trail Grant update**—Tammy Thomas and Jim Hackney will meet next week

f. **Security System for maintenance barn**—2 quotes from Stay Ready Tech for \$2,600 to purchase equipment then pay a monthly service fee

g. **Update on water tower**—River Valley Underwriters bid a liability package for \$2 million at a cost of \$1,181/ year. Stephanie Patterson will investigate other possibilities. Tabled until next meeting.

8.. **New Business**

a. December bond payment update. \$131,000 we have a reserve when needed.

Marcus Patton moved to go into closed session at 7:39 p.m. Mike Moudy seconded. Motion passed.

Marcus Patton moved to go into open session at 8:33 p.m. Stephanie Patterson seconded. Motion passed.

9. **Closed Session per Ra MO 610.021.3** Hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information about the employee is discussed or recorded.

10. **Adjournment:** Marcus Patton moved to adjourn at 8:33 p.m. Stephanie Patterson seconded. Motion passed.

Jennifer Gozia, Board Clerk