

## Brookfield Special Tax District Meeting Minutes

January 14, 2026

Commission members in attendance: William Byars, Jenna Byers, Jay Sinnett, Pam Sinnett, Conny Marlene Walker

Also in attendance: Will Davis and Brandy Dellinger from the Brookfield Recreation Association; John Yarusinsky from the Grounds Guys; and Linda Dara, Brookfield resident via Zoom.

The meeting began at 7:00 PM.

Called to order by Conny Marlene Walker

Invocation by Bill Byars

Election of Officers:

Chairman: Conny Marlene Walker

Vice Chair (backup Chair): Bill Byars

Treasurer: Jay Sinnett

Secretary: Jay Sinnett for external correspondence (e.g. Grounds Guys)

Responsibility for Meeting Minutes will rotate. Jenna Byers for this meeting.

Representative to Recreation Association: Jenna Byers

Approval of previous meeting minutes from September 30, 2025

Landscaping - Update from Grounds Guys:

- Presentation of proposed contract for the 2026 - 27 year. They had sent a proposal earlier with a 2.9% increase over 2025, which was correct. They did correct their proposal for the mulch, which was initially quoted too high.
- Landscaping = \$1155.00 per month for 12 months (March 2026 through February 2027), total \$13860.03. Mulch now quoted at \$6392.34.
- Jay reported that with the millage increase, this expense is well within our capability. Nevertheless, the Commission decided to wait until the February tax income is in before signing the contract.
- Grounds Guys agree to keep the Nandinas at the Pelham Creek entrance well trimmed.

- They plan to trim shrubs around the pool and along Pelham road as part of the existing contract.

Proposed landscaping work for the Commission to review and approve via email prior to next association meeting:

- Trim of Ligustrum. The Commission will approve this by email.
- Requested Grounds Guys to email a proposal for “deferred maintenance”, especially including especially the dying junipers. Ideally something low maintenance that doesn’t require a lot of mulch. The Commission will also approve this by email.
- Moved, seconded, and approved a motion to approve the above two points by email.

Treasurer’s Report:

- We ended 2025 with a balance of \$3689.82. All bills were paid on time, although the balance at the end of November was low at \$1260.95
- Jay explained the reason for irregular incoming funds on a month-by-month basis.

Brookfield Recreation:

- Generally the season is Memorial Day to Labor Day
- Possible Pool Grand Opening Friday May 22, 2026 with soft opening potentially Thursday May 21.
- Pool work day TBD
- 2026 Rec meeting TBD – First of season board meeting
- They don’t plan to update their BrookfieldSubdivision.org web site often. Facebook is their channel of choice for short-term updates.

New Business:

- Discussion of repairs to Brookfield sign. One lamp is broken (although working); the other lamp in the flower garden needs to be raised above the bed. Jay can replace the broken lamp on the tennis court side, but a qualified electrician will be needed to raise the lamp on the Gilderbrook side. Consensus is to approve by

email and find a volunteer electrician by posting a notice on Facebook. Possibly Benny Barrett?

- William Byars will initially take charge of the secretarial papers received from Mary Taylor.
- Discussion of where to hold meetings: Conny Marlene likes the Fire Department facility.
- Discussion of rumble strips. Apparently they reduce property values. No good solution. But this is not really a Tax District responsibility anyway.
- Next Meetings: April 29 and September 16, at 7PM.

Meeting Adjourned 8:05 PM

Respectfully submitted Jenna Byers