

# Caney Golf Club Special Election and Board Meeting - July 19, 2019

6:34 meeting called to order

Board members in attendance: Janice Leonard, Brandon Montgomery, Tim Bryan, Ron Oyler, Bill Scimeca

Members: Kenny & Libby Anderson, Michael Estes, Jake Shaffer, John Harmon, Frank LaForge, Michael Freisberg, Lisa Watts

## Financial update:

Net income is positive through June 2019 at \$2,546; \$682 for June alone. Green fees are strong thus far at \$4,945, cart rental brought in \$1,900 hear to date.

## Special Election

Ballots sent to all 65 members. Results: 26 yes, 5 no. Two of the no votes requested to change to yes if the board recommends passage. Authorization to sell undeveloped acreage as residential building lots passed.

## Next steps

- Establish **Residential Building Lots Sales and HOA Development (Development) Committee** of 4-5 members including one board representative needed to develop proposal for Homeowners Association covenant, review building lot layouts. Those agreeing to be members are Michael Freisberg, Kerry Gorby, Tim Bryan, Frank LaForge. Opening for one more member. Committee goal is to have a concept for the covenant/HOA for the Aug. 14 board meeting.
- Members selected and **Strategic Planning Committee** to begin work on the long-range financial spending plan, prioritization. First members are Andy Allen, David Young. A board member and up to two more general members are needed to participate.
  - a. General member opinion survey (small participation) indicated paying off debt is priority, then address equipment needs.
  - b. A plan will be developed and approved before funds from lot sales are used. These funds will be restricted to use benefitting the Club. This would include expenses required to sell the land and fulfill the Club's commitment to providing saleable land.

## Discussion and anticipated results (where possible)

- Lots will be approximately 3 acres for \$19,500 each lot.
- Lot location, placement and number will be roughly plotted and mapped after the acreage has been hayed/brush hogged – anticipated by early August. A survey will not be conducted until a purchase contract is submitted. Those members who are potentially buyers asked to participate on the walkabout to rough measure dividing lines. Only the acreage where potentially buyers are interested would be plotted or surveyed immediately. Members who are interested in potentially purchasing should identify themselves to Criss Davis, board president, or Tim Bryan, treasurer.
- Lots will be offered to members first
  - Member would have 30 days after land is plotted to put in a purchase contract. Rules, covenants, lot lines in place before contract.
  - In the event two members want to purchase the same lot, a silent auction will be used. Highest bid wins.

- Request by potential buyers present at the meeting to identify the area of the course they are interested in purchasing. Board reply is that the division will be handled so as not to strand an area with too little acreage.
- Roads - Board has preliminary verbal agreement with Steve Clark to put a short road in past the #8 tee box. The first lot will be west of #8 tee box. A formal agreement to secure access will be obtained prior to lot sales offer. The club will take on the expense of a gravel road and work out maintenance agreements as the plans come to fruition. The road would cost an estimated \$2,000 to build initially. Each buyer will have their own section of road.
  - Utilities: Water - The first buyer will need to purchase the water line at their expense (est. \$2,000 to \$3,000). The second buyer pays half the cost to the first owner to hook on. The third and following buyers will in turn pay a portion to the previous owners to equalize the cost. Electrical: Cost is est. \$750 for a pole. As described for water, additional buyers will equalize the cost so it is evenly distributed among the owners.
- Covenant / Homeowners association
  - Issues the Development Committee will address include need for establishing mandatory residential value, building materials, square footage, whether modular construction is allowed, restrictions on use of land, limitations on subdividing lots; maintenance required if a lot is purchased and no development is undertaken. Requirement that lot owners maintain Caney Golf Club membership, if the HOA will be responsible for collecting and turning in dues; what services the HOA might provide and the cost (shared electrical, landscaping, mowing, bank account, audit).
  - Research what an HOA can do to enforce member dues collection or compliance to building standards or maintenance. Research form of governance, officer terms, cost for an attorney to create a covenant (at the landowner's expense, not the Club's).
  - The Caney Golf Club board will review the Development Committee's recommendations for alignment with the Club's operations, longevity and mutual benefit.

#### **Clarifications**

- Golf club land has never been used for collateral, just equipment.
- In 1996, the club had 150 members. 65 now. This development should aid in building walk-on traffic through increased membership, land improvement, increased visibility.
- Most interest seems to be back side not entrance drive.
- County won't let two residences on three acres.
- Desire for improved clubhouse, pool, restaurant, bar or family-oriented or other club/organizational activities.

Adjourned at 7:48 pm