

Caney Golf Club Board Meeting, Sept. 11, 2019

Attendees: Janice Leonard, Criss Davis, Brandon Montgomery, Bill Scrimeca, Ron Oyler, Carrie Gustus, Jarrod Miller, guest Frank LaForge, Michael Estes

Finances

- Net income in August, \$1,518.67
- Net income YTD 2019 through August = \$10,494.80
- Fertilizer now – est. \$500 to \$1,000. If under \$1,000, Jarrod is authorized to purchase after contacting Criss Davis. Discussion about applying pre-emergent in the fall (\$500) plus fertilizer. Jarrod recommended foregoing fall pre-emergent in lieu of applying Round-Up in the spring.

Residential building lots sales

Michael Estes reporting on his meeting with Scott Barnhart, Montgomery County zoning, environment and health codes. Barnhart prefaced his guidance on the requirements set out in the Montgomery County Subdivision Regulations & Procedures. Among those requirements: 60-ft. road, street easements, which would require a greater number of feet from the adjoining property owned by Steve Clark.

Michael Estes has been in contact with Jim Wright, Montgomery County public work director, on viability of entrance drive and need for a culvert. County does engineering study, and to aide them, Michael will mow it. The Club will bear the cost of the culvert, including materials and labor.

Michael Estes proposed that the board and potential property owners meet with Scott Barnhart initially, and the county commission on a preliminary basis to petition for this subdividing of land being exempted from subdivision regulations a for-profit building contractor in or near a township would be required to set up. Michael will schedule a Tuesday or Wednesday for the Scott Barnhart to meet with the board and the Residential Building Lots Sales and Development Committee at the clubhouse within two weeks (Sept. 12-27).

Janice Leonard requested all board members and interested parties to submit to her their questions, topics and concerns, and a general explanation of the project to create a preliminary discussion list. As a starting point, the justification for county regulation exemption discussed at the board meeting includes:

- An entry drive is needed from CR 1700 to the distance to #3 tee box, not a network of roadways.
- County will not be required to build or maintain entry road.
- The project is not economically feasible for a not-for-u small local – and rural golf club.
- The golf club, a county business, is undertaking the project to keep the club economically viable and operational.
- The buyers will be responsible for bringing in rural water taps, their septic systems and driveways connected to first access street.
- The county would be the beneficiary of increase tax revenues for potentially 14 new properties and attracting new home construction, retaining residents - if these lots can be sold.
- The club will square lot lines with areas infringing on the course or ponds exempt from the purchaser's use. Such exemptions would be maintained by the Club.
- Large gas main line needs to be identified and regulations associated with its location clarified.

Criss Davis reported he had spoken with Clark, who is willing to sell the club the land for an easement (between 25' to 60') that would be needed to provide access for up to six properties on the north side of the course, at a price commensurate with the \$2,000 per acre he paid. Clark requires (1) access between his acreage to the north and west of the club's property, (2) fence to be replaced at club's cost, and (3) appropriate space to provide a safe margin for fenced cattle to prevent cattle from encroaching on traffic. The easement would be needed for a road plus trench for utilities (water, power, telephone lines, ditch) on each side of the road.

Equipment report

Rough mower -\$4,000 to keep it running – cracked block, \$1,000 radiator patched, end of time. Good used one (2001/02) would cost an estimated \$20,000. The club has \$30,000 debt and is not in a position prior to land sales to take on more large purchase debt. Estimated salvage value is \$2,000.

Hustler – needs repaired, near end of life. Estimated resale \$800.

Discussion about solutions including lease, repair, replacement purchase or pull-behind finish mower did not result in a decision.

Tournament

- Brandon Montgomery reported that rain cancellations this year, especially on two-day events, resulted in several complaints. Brandon and Ron Oyler suggested activating a tournament committee with rain delay/cancellation/postponement policy. Ron Oyler volunteered to serve on the tournament committee. Brandon will seek a third member. The committee will determine tournament cancellation or postponement, based on superintendent's recommendation
- Ron will draft a policy for board review in October – and proposed that in the future, the following Saturday or Sunday would be unscheduled following a two-day tournament as a make-up date. The final policy will be posted.
- Bill Scimeca reported that Janet Moreland inquired about use of the course for the Logan Cochran Scramble annual tournament. Their organizer recently passed away. Inquiries are being made to Caney and Adams Municipal. The event manager handles marketing, an offsite bonfire and meal. In the past, players paid \$100 per person to play on a 4-man team. Club would need to provide someone to run the tournament, which is tentatively scheduled for Oct. 26 (Newollah date conflict). Discussion of club requirements: settled upon requirement to guarantee no more than 20 cart rentals, \$1,000 fee to club. Event's goal is to provide 50% of entry fee to charity, 30% entry fee payout.

Snack bar

Need someone to purchase stock for the remainder of the season and in the future season. Jarrod schedules workers. Discussion followed on requiring all beer to be purchased from snack bar beer, and the dilemma when most of the time the snack bar is not staffed.

Motion made and passed to close the meeting at 8:04 pm.