

Caney Golf Club Board Meeting, Oct. 16, 2019

Attendees: Janice Leonard, Criss Davis, Brandon Montgomery, Bill Scimeca, Ron Oyler, Jarrod Miller, club member Michael Estes

Finances

- Net income is \$10,356 through September.
- Have 30% of propane tank supply. Jarrod suggests waiting until spring to order more

Residential building lots sales

Michael Estes provided Development Committee's progress and information gathering.

- The subdivision regulations included information about requiring a pre-plat meeting. Jim Wright clarified to Michael Estes that the meeting in September Estes, Wright and Scott Barnhart held fulfilled that requirement.
- Montgomery County GIS office assigns addresses in Kansas. Club has a precedent due to previous land sale to Kenny Anderson that took the club's address, 1567 County Road 2000, with suffix A. Additional lots accessed on this address can use suffix B, C, D, progressing alphabetically from south to north.
- Regulations must be followed to build a new county road. Following the precedent set in previous years for Andersons and others, if the Club sells one lot now to Kerry Gorby and the Club builds the roadway/drive off CR 1700, address would be 2050-A. Additional access driveways will be consecutively sequenced 2050-B, -C, etc.
- For this plan to work, the Club would buy 25-30 wide of land – length to be determined based on need for driveway to accommodate 2 lanes (25 foot wide) – from Steve Clark, for an area to allow hole 8 tee box to remain where it is currently located, then curve the drive back onto the Club's land. Estimate the land might cost \$6,000 to \$7,000.
- The cost to bring on utilities (water to supply up to 7 homes or a 2" line), survey each property, would be at buyer's expense. As previously recorded in meeting minutes. The first buyer would bear the cost for water, additional buyers would reimburse Buyer 1 for a pro-rated share.
- Utilities at corner – are believed to be available for electricity and water to supply 7 houses. 2-inch line.

Next steps.

- The Club can sell one lot. To sell more, the club must either follow the procedural county subdivision regulations or attempt to meet with the county commissioners, zoning committee or other governing body and plead a case for less stringent requirements for a rural housing expansion. The explanation will include the club's limited financial position to plan, plot, survey, test and create a plan for a subdivision without knowledge that a variance or exemptions would be granted. Allowing the Club to sell up to 15 lots would help save a struggling county business; increase property tax collection for county and state. **Board agreed to seek a meeting with the zoning committee**, take the plat/aerial. There is a form online to seek a meeting. Zoning committee meets on Thursday evening. Do in next 7-8 weeks.
- The residential lots have been roughly laid out. Jarrod, Michael and Oyler will stake off the lots and update an aerial photo.
- Karen Miller to create a real estate sales contract for proposed 2050-A property. Determine if mineral rights will be included in residential lot sale. It is the board's intention to retain mineral rights and ponds. First XXX feet of access driveway will be constructed and maintained by the Club.
- Bill Scimeca made a motion to sell the lot to Kerry Gorby, Ron Oyler seconded. Criss will contact Kerry with an asking price of \$19,500. Gorby has selected and stepped off the property. Then the Club will have the money and time to buy easement for drive, and undertake additional surveying or testing required.
- Gorby will have his lot surveyed and perc tests performed. The Club will attempt to have perc tests performed on all the properties at the same time. As Scott Barnhart's position is open, the county does not have anyone available to do the perc tests currently.
- Determine where a gas pipeline is located along north fence line. Bill Scimeca to research.
- Work with county engineer to determine if a culvert can be located at the proposed drive to be addressed 2050 CR 1700. Michael Estes to mow the ditch and work with county engineer.

- Determine specific land needed to be purchased from Steve Clark for driveway access, negotiate and conclude purchase, have survey completed. Be sure the space accommodates fencing, easements and needed drainage. Purchase of up to 3 acres at \$2,000/acre is in the budget.

Greenskeeper position

- Jarrod notified Criss Davis after September board meeting that he intended to resign. Criss asked he reconsider for two week before advising board.
- Jarrod submitted formal resignation effective date is Nov. 1, 2019.
- Discussed Jarrod's upcoming departure and board's gratitude for his efforts. After receiving Jarrod's equipment and maintenance report, Jarrod agreed to extend his tenure to Nov. 30, 2019, and depending on his availability, can provide additional assistance, oversight and training for new hire. Board to come up with pay structure for additional work.
- Janice provided draft job duties description. Jarrod will review for accuracy and return to Janice.
- Job candidate search: Jarrod will contact area colleges that offer turf management degrees to make contacts for opening. While the position is not competitively paid nor does it offer benefits, it is a good "pipeline" and resume builder for experience running a course versus the time it takes to work up at a very large course or club.
- Janice to research online job posting sites like Indeed.com, KansasWorks is hiring agency. CareerBuilders.

Maintenance

- Discussion for coverage over winter: Fertilizer done for \$900. Check clubhouse and wellhouse for freezing/drain system over winter at pumphouse. Need light application of fertilizer on greens. Light fertilizer to greens (\$120). Bad spots on greens from last fertilizer. Will heel in or re-seed. Order seed now, cost is \$500. Fertilizer not yet ordered. Pre-emergent not this fall.
- Spring order crushed lava rocks back side of hole 3. Punch holes. Put in lava rocks. On bad spots on greens, back of 4, parts of 9 and 7, back of 6. Restorative. Jarrod can map it out and help new greenskeeper.
- Equipment needs: Current desperate, need \$30,000 for new mower. Would help to narrow down what is mowed saves time and fuel for one-person operation
- Rick Jackson joined last year, doing rough mowing. He is retired and may be willing to work some. Need to figure incentive or comp – free cart shed? Mike James mowed fairways.

Miscellaneous

- Andy Allen and Michael Theiss resigned. Members total maybe 63

Tournament

- Tim to run Logan Cochran
- Jarrod will run the hard pin challenge.

Motion made and passed to close the meeting at 7:53 pm.