

## Jan. 8, 2020, Caney Golf Club board meeting minutes

**Attendees:** Carrie Gustus, Tim Bryan, Criss Davis, Ron Oyler, Janice Leonard, Brandon Montgomery, Bill Scimeca.

**Guests:** Michael Estes, Michael Freisburg, Reese Freisburg

### Financial

- Net income FY 2019 \$9,073.38 – better finish for the year to be profitable.
- Dues totaled. \$52,319. December income reduced by property tax payment.
- Michael Freisburg asked if the board has investigated or will institute an online payment system or offer a membership discount or some other incentive for dues prepayment. No motions nor decision made.
- Tim Bryan mentioned moving accounts from Arvest to Community National Bank. Community National Bank has been a willing community partner financing equipment purchases with loans. If the Club's accounts are consolidated at CNB, it would be a good time to look into setting up EFT, accepting PayPal or other electronic banking opportunities.

### Residential lot sales

- Michael Estes update. Lots measured and rough plat overlaid on Google Earth map. Two versions: A and B. To get more home sites, version B provides three lakefront lots on north side of pond. Front of properties are low and not ideal building sites, offset with slightly higher acreage per lot.
- County zoning GIS office assigns addresses. Board has authorized sale of one lot to Kerry Gorby, pending a sales contract being finalized and signed. The drive to that lot will be presented to the county zoning office to assign an address. All other lots on the north side of the course will have access by extending the drive, thus avoiding the need for a new county road. The model is the drive leading to Kenny Anderson's home. GIS office can assign addresses unique to each property. Residential lot buyers will pay for their own survey, perc test, septic approval and utilities.
- Carrie Gustus made a motion to approve the layout Michael Estes provided (map version B with 13 properties). Tim Bryan seconded, and the motion was approved by the board. Michael Estes will secure a flood plain map.
- Ron Oyler will take action to use stakes to number lots accessed from CR 2000 and CR 1700 as well as lot to the east of the driving range. The lots will be listed as "a minimum of 2.7 acres, depending on the elevation, lot placement and access needed for a suitable residential construction."
- Michael Friesburg questioned if the Club pays water to first property. That will be first buyer's responsibility, with the cost proportionately recouped by the first buyer from future buyers. Water and electric is already available to tap on north fence line. West fence properties will have water available to tap in.
- Tim Bryan reported attorney John Horst has yet to provide the Gorby real estate sales contract. If it is not provided to Tim by the end of the month, another attorney will be contacted to write the contract. No special board meeting needed to approve contract, but it needs board review.
- **Member notice period for opening of residential lot sales:** 45-day notice period starts after the Gorby contract is signed. Discussion without decision for requirements to hold a property for member purchase – earnest money, promissory agreement, etc.
- The motion was made by Carrie Gustus and seconded Brandon Montgomery to acquire additional land on the northern boundary of the Club's property. The motion was voted upon and approved. Once Michael Estes has addresses and Gorby signs contract, Criss Davis will negotiate and purchase an approximate 3 acres from Steve Clark. The price was established with a gentlemen's handshake

at \$2,000 an acre, a strip on the north side of the club's property about 100-foot deep by ¼ mile long, from CR 1700 westward to the northwest corner of the club's property.

- The additional acreage is needed to locate the entry drive from CR 1700, with associated ditches and safe spacing of the fence to protect cattle on Clark's property. The proceeds of the lot sale to Gorby will be used to fund \$6,000 acreage purchase, \$4,000-\$5,000 road, fence replacement, culvert and dozing. Club is responsible for building the drive behind #3 tee box to Gorby's property.

### **Staffing**

Reese Freisburg has recently returned to Caney to establish a home. He has a degree from Kansas State University in golf course management. Reese has golf courses his business manages in North and South Carolina, over 15 years' experience. He offered to assist Caney Golf Course and board as fits the club's needs. He will not be available summer of 2020 as his business will take him to east coast to fill gaps in management there. After looking over club equipment in the equipment shed, he offered that he has newer equipment he could bring in. General discussion of maintenance practices, what equipment is used, frequency, condition of watering system. As part of his business, he keeps a lookout for bargain used auction course equipment and will inform the board of those opportunities.

While here in winter, Reese will advise if he comes across a good candidate for the greenskeeper position; and whoever is hired, he can help club members or new hire troubleshoot problems.

Ron Oyler will follow up if a greenskeeper from Humboldt person might be interested.

### **Other club business**

- Criss Davis had the stack of hole sign sponsorships Jarrod had turned over. Tim will keep information. Most sponsors plan to renew except Caney Ag would be in. Renewal is Sept. 1. Tim will send out letters.
- Beer license renewal should be secured soon. As Harold Howard handled in 2019, Criss will follow up with Harold to determine how the license is renewed – and either take care of it or let the board know and assign it to someone.

### **Equipment and maintenance**

- Criss Davis signed loan papers to purchase the Jacobson. The intention is to pay off the loan after the Everyg easement funds are received. Jarrod reported he negotiated the shipping to \$800. Everyg inquired about the role and responsibility of the board president to accept payment as stated in bylaws. Janice will follow through by emailing Criss the bylaws.
- Tractor front end needs new pin and seal. Tee mower needs carburetor work. Criss asked Derrick Roberts might be qualified and willing to help – and if so, how should he be compensated? Tim Bryan will let Derrick know that the \$100 check he turned in to rent the clubhouse this weekend will be torn up for \$100 value. If Derrick has additional labor, let Tim know and the club will pay him for his labor.
- Michael Theiss is interested in purchasing Cub Cadet for \$700 (unused equipment). Board agreed any surplus equipment should be sold outright.
- Carrie agreed to list the rough mower 580D on Facebook Marketplace. May offer at \$4k but take less for it. \$2,500 would be fair
- Should the Hustler be offered now or in the spring?
- Reels servicing. Normal practice has been to alternate years for grinding. Had been paying an estimated \$1500 for both reels (set) per machine. Reese Friesburg might be able to help get them sharpened for significantly less.

- Reese recommended grinding greens mower annually. Or to find a replacement greens mower at auction.

Motion was made at 7:53 pm to hold an executive board session and guests were dismissed.

Executive session discussion of the 34 candidates for greenskeeping position, and a decision to narrow candidates to 3-4 by Jan. 30. Candidates will be notified, and an individual interview will be scheduled with the board no later than the end of the second week of February. The plan is to hire and have a start date of March 1, 2020

Executive session ended at 8:15 pm.

A motion was made by Tim to return to open board meeting at 8:16 pm. Carrie seconded, and motion carried.

Carrie and Brandon discussed the responsibility for stocking the snack bar. Sheri Thompson had periodically covered this duty last summer. To take on this duty, Sheri prefers to be solely responsible for continuity purposes. Tim advised and the board agreed that we welcome Sheri's willingness to provide inventory management. Sheri is authorized to either submit an invoice to Tim and leave an invoice in the cash register and take the reimbursement in form of cash.

Motion ended [long] board meeting at 8:18 pm.