

February 12, 2020, Caney Golf Club board meeting minutes

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

Guests: Michael Estes, Cale Curry (Evergy)

Easement

Cale Curry, Real Estate Services, Contract Right of Way Agent, Evergy. 580-475-8623; 316-261-6493
cale.curry@coatesfs.com 1900 East Central Ave., PO Box 208; Wichita, KS 6720

- Cale Curry met with board to explain and finalize \$30,000 settlement for grant for an easement to Evergy (WestStar) for its system upgrade of power transmission lines and poles – single structure steel poles, taller than current. Payment to be received in 4-6 weeks.
- Cale explained Evergy works with the county to place and build culverts for access – which will be at northern border of club property.
- Curry clarified that Evergy puts in culvert and gate at a time suited to its schedule. Up to county and property owner if it remains.
- Timeline: Construct when it dries out – May? Phase 1 – cut down trees. Easement for life of property.
- Club might need to put in culvert prior to May if required to meet first lot sale/commencement of residential construction. Horn + ½ = 3 feet. County will install horn for \$1500 and it is a good value. \$1580. Done to their specs. Pay county to do whistle.
- All board members present (exception of Brandon Montgomery who was ill) signed grant agreement.
- Three copies all with original signatures. Club retains one; Evergy retains two. Cale notarized.
- On map provided, green easement notates 70.4 feet from middle of CR 1700.
- At construction, a 4' orange fence on west side will be erected and entry is prohibited. Construction in phases. Easement will be restored with fencing of like kind. Any damage done, Club to obtain repair estimate and Evergy will pay it. All contact is through Cale and not with any contractors Evergy sends. Cale will advise work dates in advance.

Financial

- January net income \$1,428.51.
- Jacobsen shipping \$1,000 paid in January
- Sedan's purchase of \$2,000 for rough mower to be recorded in February. Mower has been picked up.
- Jakobsen camper top damaged in transit. Insurance claim made for repair: \$815 + \$200 for replacement on delivery.

Equipment and Maintenance

- Jarrod sent chemical prices. Had to order \$5,000 for year. Pre-emerge + first round is \$1k.
- Mike Smith to bring sand. Ron Brown to coordinate aeration. Same day as greens mower is done.
- T-mower needs calibrator (Criss to get clarification from Jarrod). Tractor axel needs analyzed. Derrick Roberts – comp entry for 2 tournament entry fees.
- Ron - 6 bid requests have been sent for mower including Jeff Blakemore. If he is within \$500, we keep him as vendor.

Residential lot sales

- Steve Clark will meet any Thursday night to discuss what the club would like to purchase on north property line. Could be \$2,000 or \$2,500 an acre. Criss, Bill, Ron and Michael Estes to meet with Steve Clark in the next couple of weeks at a restaurant to discuss sales.
- Ron Oyler informed that Cornerstone Survey's owner said Club can sell one property but at some point, all the properties must be surveyed, and perc tests done to present to zoning commission on topographical plat for subdivision approval. (Same information included in county subdivision regulations document.) Also needed for real estate sales contracts. Estimated maximum to survey entire course, 13 lots and determine need for topographical is \$4,000 to \$5,000. Can be done all at once or split up. Cost can be assessed to buyers, along with perc test cost, since it must be conducted, and the club will pay it up front and recoup from buyers.
- All sources are pointing to a minimum 3 acres or 6 acres Club needs to purchase to make 3-acre size and accommodate road, fencing easement.

Priority Step 1.

Steve Clark negotiations – Michael, Criss, Ron, Bill and Steve meet at restaurant to discuss price and size:

- Need 99' on northern boundary by quarter mile to west side of property Kerry Gorby intends to purchase = 3 acres
- If Clark unwilling to leave his property in an L-shape, purchase 99' on entire northern boundary for half mile = 6 acres.

Step 2

Tim Bryan to call John Horst to get contract for Gorby with a driveway.
(20-foot-wide road, 10-foot easement to fence).

Step 3

Have survey done and legal description. Provide to Horst to draw contract and have it signed by Steve Clark.

Step 4

Apply for a subdivision. Survey and perc test. Develop plat.

Two executive sessions held

7:30-7:35 pm on club's property vandalism response to county sheriff.

8:13-8:35 pm for candidate selection to interview for greenskeeper position

Meeting adjourned 8:35 pm