

Tee Talk

February 2020

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Ending 2019 in the black

The Club ended 2019 with net income of \$9,073 through economizing efforts, volunteer work, sponsorships and good weather increasing guest and cart fees. The Club has outstanding loans, some delinquent dues and too few memberships to cover operating expenses.

With an eye on sustainability, the board will research viability of offering automated membership payments as well as pursuing residential lot sales and hiring a greenskeeper in 2020.

Increasing memberships is the Club's lifeline. Members are the best ambassadors to grow. Step up by bringing guests, assisting or participating in tournaments and volunteer in maintenance activities.



Introducing Jacobsen

... the Club's 2010 rough mower purchased for \$18,500, delivered for \$800 and financed with a loan from Community National Bank.

Pending receipt of funds from Evergy (merger of KCP&L and Westar Energy), the loan will be paid off. Evergy is paying for easement rights across the Club's property as it upgrades its transmission grid. A second mower to replace the Hustler will be purchased in early spring. Sedan Golf Course purchased the old rough mower for \$2,000.

The board approved replacement equipment (January *Tee Talk*) prior to hearing from Evergy.

Progress toward opening residential building lot sales

As of Jan. 8, the Club's board estimates 13 residential building lots will be offered for sale.

- Lots will be a minimum of 3 acres or larger, depending on elevation, lot placement and access needed for suitable residential construction. Stakes will be set to indicate lot lines.
- Plan is contingent on finalizing first lot sale to Kerry Gorby; purchasing acreage from Steve Clark on north fence line for access drive from CR 1700; building drive to Gorby's lot; Montgomery County GIS office assigning address; submitting plat to county.
- Buyers will be responsible for survey, perc test, accessing utilities, extending drive for north-fence bounded lots.
- Access will be via entry driveways from CR 1700 and CR 2000 (no new county roads anticipated).
- 45-day member notice period via mail and electronic forums for residential lot sales will commence after addresses are assigned. Terms and requirements for earnest payments will be included.