

Caney Golf Club Board Special Meeting: March 15, 2021, 8:07 pm convened (Zoom)

Attendees: Criss Davis, Janice Leonard, Jarrod Miller, Brandon Montgomery, Bill Scimeca, Ron Oyler, Tim Bryan

After the March board meeting, Jarrod Miller met with: **Bill Booie, Cornerstone Survey, and Matt Debo, Montgomery County environmental health/zoning administrator director**, to work through North Fore-Tee Place subdivision application.

Jarrold requested a special board meeting based on Debo's information that none of the residential lots are buildable as currently platted and prior to Montgomery County Commission subdivision approval.

Reason: Several sections of lots 1-4, 6, 7 and 13 are in flood plains or have a pond within the area. Therefore, they would not be buildable due to failure to receive approval for sewage systems.

Solution: Debos and Booie recommended that 14-lot plat be changed to 9 lots, as follows:

- New lots 1, 2: Currently platted lots 1-4 and south part of 5 become two larger lots. Booie recommended the pond be sold, and the Club retain water rights.
- Old lots north side of 5 and south part of lot 6 are in flood plain and cannot have septic system.
- New lot 3: Combine the north part of old lot 6 and 7 into one lot.
- New lots 4, 5, 6, 7, 8: Renumber old to new: old 8=4; old 9=5; old 10=6; old 11=7; old 12=8
- New lot 9 = Renumber old lot 14 on east side of driving range to lot 9
- Old lot 13 is in a flood plain and cannot be sold for residential construction,

Next intermediate steps are:

- (a) Board vote to authorize replatting from 14 to 9 lots.
- (b) Jarrod and Booie to finalize replatting.
- (c) Booie and Jarrod turn in revised plat to Debo for review and approval).
- (d) Relocate stakes.
- (e) Debo meets with county zoning committee as soon as possible.

Debo guidance

- Debo cautioned that while it is possible to get the new plat approved quickly, it can take an extended amount of time, perhaps six months, to receive subdivision approval from all the commissioners.
- CGC can sell first lot without the final plat approval or subdivision approval, if the contract includes the covenants and restrictions. Buyer must agree to buy outside a plat and later be included in the plat (subdivision). Buyer would be required to pay for their own survey. Buyer could start building before final plat is approved.
- The next two lots can be sold before pre-plat final approval – with covenants and restrictions in the contract and with buyers agreeing to buy and be later included in the plat (subdivision).

Action

To expedite, an emergency CGC board decision was discussed. **Motion:** Jarrod made a motion to adapt and change the lot sizes according to Debo's recommendations, working with Bill Booie. The south pond would be included in lots 1 & 2, with CGC retaining water and mineral rights. The result of redrawing lot lines and reducing to 9 residential lots will change from uniform lot sizes and features to acreage feature changes will change lot pricing from fixed \$19,500 per lot to increase price for lots 1, 2 and 3 to a price not yet determined.

Brandon Montgomery seconded the motion, the board unanimously approved, and the motion carried.

April board election

Brandon Montgomery will follow up with Josh Hockett and Jordan Hudson. If both agree to be candidates, Tim Bryan will not run again. Even though uncontested, a ballot will be mailed to members with a blank space for write-in candidate at the Annual Meeting April 25. Notice will be posted in clubhouse and advertised on social media.

Meeting adjourned at 8:41 pm