



TOWN OF LUDLOW
WESTOVER MUNICIPAL GOLF COMMISSION
488 CHAPIN STREET
LUDLOW, MASSACHUSETTS 01056
(413) 583-8456 Business Office
(413)-547-8610 Pro Shop (413)-583-8025 Maint.

Minutes from the meeting of October 22nd, 2024

MEETING OPENED: 7:00pm
LOCATION: Westover Municipal Golf Course, Business Office
CALL TO ORDER: Chairman Sean McBride

ROLL CALL OF COMMISSIONERS:

Sean McBride	Present
Mario Morton	Present
John Archambeau	Present
James Tyburski	Present
Kire Trajkovski	Absent
Randy Panek	Present

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Also present are: Bill Kubinski, Ryan Linton, Kade Howard, & John Forys & Dick Whiting from the Westover Senior League

Approval of Minutes:

- September 10th, 2024 – Motion Archambeau Second Tyburski 4-0-1

Approval of bills after review: Approval of bills warrant date October 11th, 2024

Motion to Approve (Archambeau) Second (Morton) 5-0

REPORTS:

Senior League Update:

McBride – I will start by saying thank you for coming in this evening and your continued support to Westover Golf Course. As you guys know our business has been busier than ever and we unfortunately need to make some changes to our operating procedures in 2025. We are going to be requiring the Westover Senior League to notify the proshop staff how many players will be here two days in advance. So on Friday you will need to notify the proshop staff how many players will be here on Monday, on Monday we need to know how many players will be here on Wednesday, and on Wednesday we need to know how many players will be here on Friday. We will also no longer have a back-9 shotgun on 15-18, all players will need to go off the first tee.

This will allow our maintenance staff to have the time required on the back to get our routine maintenance done without having to sit around and wait on your league.

Forys- This does not sound very reasonable to me, we have been playing here for a very long time. Do you know how much money the senior league brings in to this golf course?

McBride – Yes, the senior league is essentially 8-10 percent of our overall revenue and you guys want to hold up the other 90 percent without a care about them. Nobody is telling you to leave, nobody is saying you can't have your league here. All we're asking is you follow the same rules as everyone else.

Forys- It's going to be impossible for us to know how many guys are coming in advance, how can we make teams when we don't know who's coming?

McBride – That is exactly our point, how can we run a business when we don't know how many guys are coming in advance? Every other league can figure this out. Basically, you're saying we don't know how many people are coming each day and you guys need to deal with it?

Forys- Yes, that's right.

Morton- We're really just asking you guys to have a little more structure. We cannot have you guys just showing up and not having the appropriate amount of tee times because we have paying customers who are behind you. It's simply not fair for people to show up for a 10:00am tee time and have to wait 45 minutes on a random Wednesday because you guys had 50 people show up.

McBride – We will discuss this further as a board and let you guys know what we are thinking. In the meantime, nothing will change for the remainder of 2024 and we can't get you guys back on the agenda for our meeting in November.

Forys- Thank you, we look forward to coming back to discuss this further.

Golf Professional – Bill Kubinski

- I did provide everyone with a quick snapshot of where we are July 1 to today. We are on pace with last year even though it looks down because we have not sold any season passes yet. Last year we had already sold 16 passes, so those numbers were a little inflated. Without offering any discount or incentive to purchase the season pass early this year most guys will wait but we will get all that revenue in March/April when they start playing again. Besides that, I did have an issue with my computer last week. When they were working on the generator and cut power to the building something happened with my desktop, and I lost everything. Matt from CMD came right out and tried to recover everything but it doesn't look good. It's something that the previous IT guy installed that wiped out the memory when the power was cut. I was dealing with Golfnow yesterday and today and hopefully we can recover our revenue records from them.

As far as the senior league we can manage the first tee on a daily basis however we do need to know ahead of time how many tee times to block off for them.

-Howard – The senior league does have the ability to know who will be there and make teams ahead of time as I know they are required to do this where they play over the winter.

Superintendent – Ryan Linton

- Everything has been going well on the golf course. Obviously, we have been very dry over the last couple of months which is becoming very noticeable out on the course. Areas where the irrigation does not hit are bone dry, the grass has gone dormant and not growing. Grub damage has been exacerbated with the dry conditions and the skunks have been digging. I did get some seed in this week that will be a good dormant seed to try and get it out next month so it can sit over the winter then when the temperatures are right in the spring with the spring moisture it will pop. The leaves have been falling fast and furious and that has been our top priority the last couple of weeks and will keep us busy right through Thanksgiving. I will be laying off some of our seasonal staff next Friday November 1st. We will keep two of the part timers for another couple of weeks to help with the leaf clean up and get the course ready for winter. We are on the schedule for blowing out the irrigation system on November 4th, 5th, and 6th so hopefully we get some rain before that. We do have our HVAC contractor coming out tomorrow to replace one of the heat exchangers and repair the other unit so hopefully we're good to go with heat for this weekend when the temperature drops again. Chucks Signs will be coming out to remove the awnings, they will bring them to their shop and replace the fabric with a solid green vinyl. The awnings have been on my wish list for a few years now, I look forward to walking out the front door and not looking up at the holes in the fabric. Lastly, the security camera company will be coming out next week for a site visit, once they give me the supplies I will have our overhead electrical contractor get the pole ready for power, they will also be replacing the parking lot lights with LED's and installing a new LED fixture over the cart barn door.

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Correspondence: None

Liaison Reports.

Budget & Finance – Nothing to report.

Clubhouse Operations – nothing to report

Grounds & Course Maintenance- Nothing to report

Information & Technology – Nothing to report.

Tournaments / Leagues / Special Events-

Long Range Planning – Nothing to report

OLD UNFINISHED BUSINESS:

- Nothing to report

NEW BUSINESS:




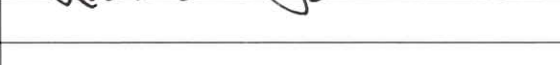
McBride – There will only be one meeting in November which will be held here at the golf course on November 12th. We will take the week of Thanksgiving off and then move our meetings to Town Hall Starting on December 10th and that will be our only golf commission meeting in December as we will not be meeting on Christmas Eve.

There being no further business, motion to adjourn is entertained:

Motion to adjourn- All in favor.

Respectfully submitted: *Ryan Linton*

Signatures

Chairman	
Vice Chairman	
Member	
Member	
Member	
Member	
Member	

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