



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 November 12th, 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	Present
Randy Panek	Present

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Also present are: Bill Kubinski, Ryan Linton, & Kade Howard.

Visitation: Stan Peczka Senior League

Larry Tiberio- I'm here to represent the 17 Ludlow residents of the Stan Peczka Senior League. I hope you had the opportunity to read the letter and recognize the signatures of all the Ludlow residents to play in the senior league. We have been here at Westover for 18 years and would like to remain here in the future. Our league has about 60 active members, many of whom are veterans and range from 65-90 years old. That's just a little background information on who we are as a league.

-We come here tonight as a league to ask the board to consider a compromise that will allow us to continue to play here at Westover. We feel that we have a mutually beneficial relationship with the course giving that we average about 32 golfers every Monday, Wednesday, and Friday and generate around \$80,000 in revenue for the golf course. We really do need the back 9 shotgun start to allow us to run efficiently however we feel we can manage notifying the pro shop two days in advance how many players will be here the following league day. We did a quick poll at our end of the year banquet last week on how many players would leave the league if there was no longer a shotgun and 40% said they wouldn't continue with the senior league if we lose our back-9 shotgun start.

McBride- First of all thank you to everyone for coming in tonight to discuss the future of the Stan Peczka Senior Golf League. I certainly appreciate you guys for choosing Westover as your

home course and your continued business. I also want to say thank you to the veterans for your sacrifice and service to our country. Unfortunately we are at the point here at Westover where we need to make very difficult decisions on our business model moving forward. These decisions were not made lightly however we're not asking this league to do anything different than any other league that plays here at Westover. No other league gets the privilege of a shotgun start and unfortunately its just not practical for us to continue with it for this league. Our maintenance team gets a very limited window on when they can complete daily tasks and having to sit around and wait on your league is not sustainable for what they need to accomplish. I've been on this board for about 25 years and we're now fortunate enough to be extremely busy where in the past we didn't have this problem. This is a good problem for us to have but the reality is since the pandemic the golf course is busier than ever. We can no longer sustain not knowing how many guys will be here on a daily basis as we have several groups traveling from as far as Worcester and Hartford Counties who may show up for a 9:10 tee time just to have to wait 30-45 minutes for the first tee to be open and that's simply not fair and no way to run a business. We do not run like a traditional town department, we need to generate enough revenue to sustain ourselves and operate like a business. I feel that we still offer extreme value for the price of our membership whether it's the 5 day senior walking rate or a 7 day full membership there's great value here at Westover and I hope you guys feel the same. This board has also taking steps to limit the amount of outings we're hosting since the pandemic so our regular players don't get to many back out days on Mondays & Fridays for outside events.

Tiberio- Again looking for a compromise, can you consider giving us one year to prove that we can provide the proshop with accurate numbers two days in advance can we keep our shotgun start?

McBride- We will be having a discussion as a board tonight and that's something we can certainly consider.

Tiberio- I'm having a hard time trying to figure out where the lost revenue comes from for us simply starting on 15-18?

McBride- The lost revenue comes in different ways, by blocking off unused tee times because you guys only show up with half the guys or if we have people who end up waiting an hour for your group to clear the first hole they may never come back. As a board our job is to look at the whole picture not just what's best for your group.

Tiberio- But its quicker for us to clear the first tee when starting on 15-18 than if we were all standing there waiting on #1 so how's this going to solve anything?

Morton- That's not true, often you have a group or two that's already a whole hole behind on 17 causing and even longer wait than if everyone just started on #1.

Kubinski- The biggest problem that we have in the proshop is simply not knowing how many people will be showing up on a daily basis. We put you guys down for 9 groups or 36 players from 8:00am – 9:04 Monday, Wednesday, & Friday. We then have the Ridge Runners who have 5 groups from 9:00am – 10:00am and finally have tee times for the general public starting at 10:00am. Again, if you guys show up with 32-36 players we're typically in good shape for those 10:00am tee times but on the occasions when you end up having 48 or more players it puts us in a pickle. It's also the days when you have a large number of players is because it's a beautiful

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day which also leads to our public tee times being sold out but were starting them off sometimes a half hour or more behind.

Mannix- I have been playing with the senior league for a long time now and like Mr. Tiberio would like to come up with some kind of compromise this evening. I would like to say we could provide the proshop on a Friday afternoon how many tee times we will need for the following Monday, Wednesday, and Friday which should alleviate their issues. In return I would ask our superintendent to be willing to give us 1 year starting on 18 & 1 and if we can't meet the proshop's needs or if it's a major inconvenience for the maintenance staff then we can talk again next winter. By allowing us to start on #18 it would help us get off to a quicker and smoother start which should allow the rest of the day to run smoother as well.

McBride- I would like our superintendent to give us his concerns.

Linton- When I started here in 2012 the senior league started on 17 & 18 and we were able to make it work. Over the last 12 years the creep has been consistent and at one point you guys were all the way back to starting on 13 which just got out of control. For us the problem is we need to stay in ahead of the first groups that start on #1 and like to play 18 holes in just over 2 hours. That means we do not have time in the morning to go do daily maintenance on 17 & 18 before we go to #1. We have to start on #1 in order to stay ahead of them which then means we run into your league on the back 9. Again, this is mostly a problem on days that you guys show up with 44 or 48 guys causing my staff to have to pull over and wait to finish their tasks.

Mannix- would it be an issue if we started on 18?

MacBride- We are not going to make any concrete decisions this evening. We will be taking in all this information, have a conversation as a board and let our professional staff have some time to discuss things and I'm sure we will come up with a solution that will work for both the golf course and your league. One thing that will need to happen is this group will need to officially sign a league agreement once we come up with the new policies. Right now, you guys are not even an official league as your leadership has never been willing to sign a league agreement.

Approval of Minutes: September 24, 2024
Motion to Approve (Morton) Second (Panek) 5-0-1

Approval of bills after review: Approval of bills warrant date October 25, 2024

Motion to Approve (Morton) Second (Trajkovski) 6-0

REPORTS:

Golf Professional – Bill Kubinski

-I provided everyone with a year-to-date snapshot which is looking similar to last year at the time when not factoring in season passes. We have not sold any passes yet so the total revenue looks a little behind but that will catch up once we start selling them. I also provided everyone with this year's rates to look at and think about what we want to do with the rates for 2025 which you guys can vote on at the next meeting on December 10th.

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Superintendent – Ryan Linton-

-The top thing that we need to address tonight is our FY26 capital requests are due this week. I have provided you each with the two items that I would like to go to capital for this cycle. The first being phase-2 of the Tighe & Bond irrigation project. As we previously discussed we will be taking phase-1 out of this years operating budget, phase-2 is \$34,800. Second is we will need to replace our primary rough mower in the very near future. Our current mower is a 2013 with 7,000 hours on it. I provided you with an article from the USGA regarding equipment hours and replacement schedules where you will find we are overdue for this piece of equipment. The quote from TPC for a new rough mower came in at \$95,258.43 however there is a 18-24 month manufacturing delay and I was told to factor in a 5-7 percent increase by the time its ready. I also provided information on a 3-year lease agreement vs purchasing outright and with the current interest rate I feel if we have the resources available were better off purchasing and saving the almost \$16,000 in interest.

McBride – I agree with the current interest rate it makes sense for us to outright purchase rather than a 3-year lease.

Morton- Have we considered other options and is this including any state pricing?

Linton- Yes, this includes the 22% MA state FAC discount on all toro equipment. We have had great luck with Toro equipment, there longevity is unmatched in my opinion. We have considered other manufacturers however there all in the same price point and we have had internal conversations with other options, but this just makes the most sense for our current staff.

Trajkovski- I make a motion that we move forward with phase-2 of the Tighe and Bond project and purchase the rough mower outright rather than a lease-to-own with additional interest.

Second – Morton – motion passes 6-0

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

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OLD UNFINISHED BUSINESS:

McBride- I will open the floor to discussion regarding the Senior League conversation earlier.

Morton- I will start by reiterating I don't feel that anything we have asked of them is unreasonable or any different than we ask of any other league or outing that plays here. If they choose to stay here at Westover, they will need to officially form a league and sign a official league agreement.

Trajkovski- I agree that whatever we come up with as a board needs to be in writing and they need to sign off on it. Is going to 18 for a starting hole even an option we're open to?

McBride- I'm open to it as along as it's for the 1-year trial period and if they don't fulfill their obligation of prior notice we take it away.

Trajkovski- I would also like our cart rules clearly outlined in their league agreement.

McBride- Agree

Panek- I would like our superintendents' thoughts?

Linton- I'm open to giving them 18 or 17 & 18 as long as they are capped at 32 or 36 players. Also, would the board be open to limiting their shotgun start from April 1st – October 31st. This would help us alleviate the problem in the shoulder seasons when were dealing with frost delays.

McBride- I think we have the foundation to a fair compromise. I would like to give this some time and have our professional staff come up with something in writing to present to us at our meeting in January. At that time, we can formally vote on a league agreement and give them some time to digest it before the start of the 2025 season. I want a firm cap, cart rules, and starting holes all in writing.

NEW BUSINESS:




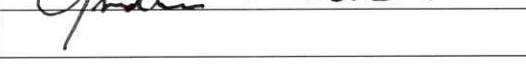
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There being no further business, motion to adjourn is entertained:

Motion to adjourn- All in favor.

Respectfully submitted: *Ryan Linton*

Signatures

Chairman	
Vice Chairman	
Member	
Member	
Member	
Member	
Member	

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