



**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.

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**Minutes from the meeting of December 10<sup>th</sup>, 2024**

**MEETING OPENED:** 7:00pm  
**LOCATION:** Ludlow Town Hall – Hearing Room #1  
**CALL TO ORDER:** Chairman – Mario Morton

**ROLL CALL OF COMMISSIONERS:**

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

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**Approval of Minutes:** Tabled

**Approval of bills after review:** Approval of bills warrant date November 22

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

**REPORTS:**

**Golf Professional – Bill Kubinski**

-I have provided everyone with our current year to date numbers along with the November numbers. As you can see, we had a very good November even with our membership sales being down at this point in time because we did not offer an incentive for people to purchase them early. In years past we offered the next years membership at the current year rate if they purchased before January 1<sup>st</sup>. We decided to not to offer that deal, so more people are waiting for next spring to purchase them. Same with the year to date we are currently about 4% behind the FY24 year to date however were 20 or so memberships behind in sales so I feel confident that will catch up quickly in March. The proshop is open this week and next week 10-2 for gift certificates and memberships before we shut down for the winter.

**Superintendent – Ryan Linton-**

-Kitchen update: we have started the kitchen renovation as of yesterday Monday December 9<sup>th</sup>. The plumbers have come and disconnected and capped all the sinks, dishwashers, range, and fryers. Today we had our fire suppression and alarm company in and turned off the Ansul alarm to the fire department for the winter and disconnected the Ansul system from the range and fryers so we can move everything out. Thursday our electrician will be here to disconnect the electricity from the center tables and dishwasher so we're ready for the move on Saturday. Saturday I will be working with the carpenter team from the HCSD to remove all the appliances/tables/cabinets from the kitchen. After that there will be a little pause through the holidays, starting in January the carpenters from the HCSD will be in and can remove the drop ceiling, prep and paint the drop ceiling frames, prep and paint the walls, and install new ceiling tiles. The end of January our floor company will be in to remove the existing tiles and install the epoxy floor. The first week of February the appliances will be delivered and that will give us a month to have everything plumbed and electrical re-installed before we open.

As far as the golf course is concerned, we still had snow on the ground today and it will most definitely be a soupy mess after tomorrow's rain. We have pulled in flagsticks, cups, tee markers, trash barrels in preparation for winter and just waiting for official notice that the course is closed for the season so we can start applying the lime and topdressing sand on the greens to prepare them for winter.

Trajkovski- I make a motion that we officially close the golf course for the winter on December 11, 2024.

Second – Panek – motion passes 5-0

**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

**OLD UNFINISHED BUSINESS:**

-Morton – We need to set our daily rates for 2025. I will start by stating that I've been consistent on trying to create more of a spread between the resident and nonresident since I've been on the board. I do believe that we need to be more aggressive than the typical \$1 increase. I would like to go up \$1 on the residents and \$3 on the non-resident to create a 5-dollar difference on both weekday and weekend rates which would be \$31-\$36 and \$34-\$39 then we can talk about 9-hole/twilight/senior rates.

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-Linton – I just want to bring up that yesterday I did have a budget meeting with the Town Administrator and Accountant, and we briefly talked about the Tighe and Bond project and what that could lead to if the board moved forward with a project of this scope. If we were to bond out a new irrigation system of 3 million dollars at the current interest rates, we would need to come up with an additional \$300,000/year to cover the bond payment. I only bring this up now so we can consider going up more than the typical \$1 increase so in 4-5 years we don't need to go up \$10 in one shot.

-Morton – Thank you for bringing that up and that's good insight to have right now.

Motion by Mr. Panek- I would like to make a motion to go up \$1 on the resident rates and \$3 on the non-resident rates, \$1 on the resident senior rates and \$2 on the non-resident senior rates, \$1 on the resident 9-hole and twilight rates and \$2 on the non-resident 9-hole and twilight rates while leaving the Junior and Military rates as is.

Second by Mr. Trajkovski – motion passes 5-0

Morton – Discussion on the 2025 cart rates, I feel with the rates that we just went up it would also be appropriate to go up \$1 on both the 9-hole and 18-hole cart rates.

Motion by Mr. Panek- I would like to make a motion to go up \$1 on both the 9-hole and 18-hole cart rates for 2025.

Second by Mr. Trajkovski – motion passes 5-0

Morton – Lastly, we also need to discuss our 2025 outing rates.

Kubinski- Looking at our competitors I feel we have room to go up \$2 on the outing rates and still be competitive.

Morton- So weekday we could go from \$54 to \$56 and weekend \$56-\$58.

Motion by Mr. Panek – I would like to make a motion to go up \$2 on both our weekday and weekend outing rates.

Second by Mr. Archambeau – motion passes 5-0

### **NEW BUSINESS:**

Panek- Is there any appetite to move the meetings from 7:00pm to 6:00pm for the winter months?

Morton- We will leave the next scheduled meeting at 7:00 as there are two commissioners not here tonight to discuss this with as I'd rather hear from everyone on this before we decide.



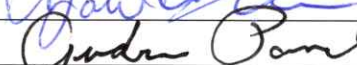
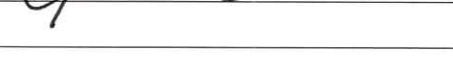
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There being no further business, motion to adjourn is entertained:

**Motion to adjourn- All in favor.**

Respectfully submitted: *Ryan Linton*

**Signatures**

Chairman	
Vice Chairman	
Member	
Member	
Member	
Member	
Member	

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