

RECEIVED  
TOWN OF LUDLOW  
TOWN CLERK'S OFFICE  
WESTOVER MUNICIPAL GOLF COMMISSION  
488 CHAPIN STREET 2:49  
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 March 25, 2025**

**MEETING OPENED:** 7:00

**LOCATION:** Westover Golf Course Clubhouse, business office

**CALL TO ORDER:** Chairman – Sean McBride

**ROLL CALL OF COMMISSIONERS:**

|                 |         |
|-----------------|---------|
| Sean McBride    | Present |
| Mario Morton    | Absent  |
| John Archambeau | Present |
| James Tyburski  | Present |
| Kire Trajkovski | Absent  |
| Randy Panek     | Absent  |
| Shawn Lebeau    | Present |

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

**Board Reorganization:**

Lebeau- I nominate Sean McBride as chairman

Archambeau – Second

Motion passes 4-0

Archambeau- I nominate Shawn Lebeau as vice chairman

McBride – Second

Motion passes 4-0

**Approval of Minutes:**

-January 14, 2025 & February 11, 2025 - TABLED

**Approval of bills after review:**

-Approval of bills warrant's February 28<sup>th</sup> and March 11<sup>th</sup>, 2025

Motion to Approve (Archambeau) Second (Lebeau) 4-0

## **REPORTS:**

### **Golf Professional – Bill Kubinski**

- March revenue update, we're off to a great start to the season. March has been great with membership sales and daily play since we opened. We're on pace to max out our memberships at 75 and we are ahead of last March revenue to date, and we have caught up to last year for the yearly revenue.

-The website is updated, new rates are posted, menus and bios are updated as well. 2025 outings are filling up nicely and we should have all the contracts back and signed next month.

### **Superintendent – Ryan Linton**

-The golf course made it through the winter pretty good. Most of the greens seem to be in pretty good shape except for #1 which does have more poa compared to the other greens because of the shade issues over there. Looking at #1 it does look worse than it is, I took a good look at the crowns and there is evidence the plant is pushing a green shoot from the crown which is a good sign it will bounce back however it will look a lot worse for the first month or so. The course clean-up is going well, and our staff has done a great job with sticks & debris so far.

-I do have an update on the Maintenance shop well. We had the well scoped last week, and they did find that the well casing is cracked, and water is entering the well and running down the well casing instead of coming up from the ground water. This may lead to the E. coli issues in the water. I'm waiting for a proposal to install a Jasewell seal which may fix the problem. We do need to permanently remove the water bubblers because they are fed from the well at the maintenance shop and we obviously cannot risk having E.coli in water that is being used by the public. We do have a 5-gallon water bubbler in the break room for our employees to use.

-We did have one of our seasonal employees give his notice last week after starting the week prior. At this point I am looking for another retired guy or possibly a college student who is local. We do have 1 college student who will be starting in mid-May and 2 high school students who will be with us in June. However, with the last departure we could use 1 more seasonal grounds employee to fill out the staff.

-The kitchen project is nearing completion as we're just waiting for the electrician to return to button a couple things up.

**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-** Nothing to report

**Long Range Planning** – Nothing to report

**OLD UNFINISHED BUSINESS:**

-None

**NEW BUSINESS:**

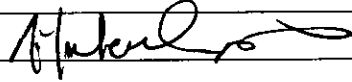
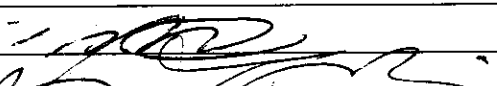
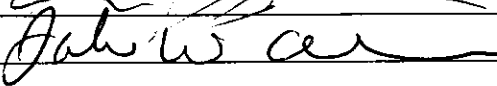
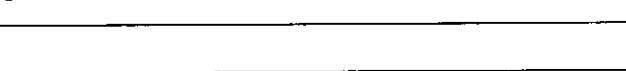
MrBride- I will be looking to reassign committee assignments at the next meeting so if anyone has any requests, please let me know.

**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        |  |