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TOWN OF LUDLOW

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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 August 12, 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	Present
John Archambeau	Present
James Tyburski	Present
Randy Panek	Absent
Shawn Lebeau	Absent
Gary Will	Present

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

Approval of Minutes:

July 22, 2025 - Motion to approve (Morton) Second (Tyburski) 5-0

Approval of bills after review:

-Approval of bills warrant date July 11, 2025 & July 18, 2025
 Motion to approve (Morton) Second (Tyburski) 5-0

REPORTS:

Golf Professional – Bill Kubinski

Bill Kubinski- I have provided everyone with the July revenue report. We're only 12 days into August however we remain consistent with the July numbers, which were about 5% over last year. We're now entering a very busy stretch for the next 6 to 7 weeks which are packed with outings and revenue should remain strong. Next weekend is the Ludlow Hockey Association followed with John Boyle and Tiger AC over Labor Day weekend.

Superintendent – Ryan Linton

Ryan Linton- The golf course is hanging there. The last 6 weeks have been an incredibly difficult stretch of weather for the turf. We do have 3 greens that are starting to really show signs of summer stress, 4, 7, & 9 are the worst of them right now. Fortunately, we are two weeks away from aerification and they should bounce back quickly.

We have also had a difficult stretch with equipment issues. There was a hydraulic leak on the T & A mower on 18, 14, & 10, then we had a similar issue with the older fairway machine on 5 & 7. Once the hydraulic oil hits the turf it kills the grass on contact because of how hot the oil is coming out of the machine. We will over seed into these areas this fall.

Summer help is winding down, our two high school kids each have 1 week left and the college kids will be leaving by Labor Day. A couple of summer help kids have agreed to stay on to help us on the weekends through the fall.

We did have a issue on Saturday July 27th with a minor fire on the rear side of the clubhouse near the 10th tee. The staff on site did a great job calling 911 and putting the fire out before it could cause major damage. Chief Pease did come out and do an investigation and determined that the cause of the fire was a cigarette. We have been working with our insurance provider on a possible repair and are hoping this can be completed the week of September 8th.

We are scheduled to aerify greens on August 25th and 26th, we will be doing the same process as last year with half inch solid tines and should rebound very quickly.

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:

None

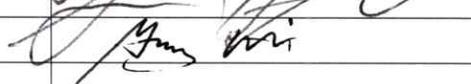
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There being no further business, motion to adjourn is entertained:

Motion to adjourn- All in favor.

Respectfully submitted: *Ryan Linton*

Signatures

Chairman	
Vice Chairman	
Member	
Member	
Member	
Member	
Member	

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