

**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 September 16th, 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
Randy Panek	Absent
Shawn Lebeau	Present
Gary Will	Present

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

Approval of Minutes:

August 26th, 2025- Motion to approve (Archambeau) Second (Will) 5-0

Approval of bills after review:

-Approval of bills warrant date August 29th, 2025

Motion to approve (Lebeau) Second (Tyburski) 5-0

REPORTS:

Golf Professional – Bill Kubinski

Bill Kubinski- I have handed out revenue updates for year to date and August 2025. August was the best revenue month we've had in my tenure here. The first 16 days of September have also been excellent and if the weather cooperates, we will have another record month. Our afternoon leagues are winding down so we will open those tee times up to the public and do expect some of the league members to continue showing up if the weather is good.

McBride- Bill, what do you attribute the increase in play to?

Kubinski- I was just reading an article put out by the National Golf Foundation which stated that the past year has been the most rounds of golf ever recorded in the United States. So overall golf is just booming right now country wide.

Superintendent – Ryan Linton

Ryan Linton- Everything is going well on the course right now, we rebounded from aeration well on the greens. I still need to spike & seed some thin spots but overall, we're doing okay. Our staff is doing well however we are falling behind on mowing just because we were a little short staffed. We started overseeding some fairway spots this week and will get that wrapped up and on to overseeding some rough spots that are beat up next week. We did take delivery of our new rough mower this week which was our FY 26 capital purchase and expecting delivery of our new greens mower next week which was our FY 25 capital purchase. The contractors have completed the repair to the clubhouse exterior from the small fire last month. MIAA set up everything with the contractors and they were great. They were able to save the windowpane, completely rebuilt the window frame, replaced all the rotted framing, insulated everything, and installed new plywood, then matched the vinyl siding the best they could to the existing siding. The town Building Commissioner came out and inspected everything before they completed the project.

Tyburski- the only complaint that I've been hearing is that the greens are a little fuzzy?

Linton- Yes, unfortunately with our current staff levels we're only mowing greens every other day so yes, they will be a little fuzzy at times. Ultimately, I must make decisions like today I had an operator oversee fairway spots which will be better for us long term instead of mowing greens for today. It's just the nature of the beast this time of year with staff shortages.

McBride- Have you had conversations with our fairway operators to start bringing them back out?

Linton- Yes, we are starting to try and expand fairways out when we have the chance.

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

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NEW BUSINESS:

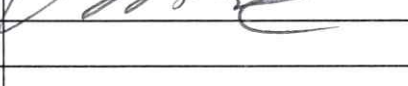
None

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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