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WESTOVER MUNICIPAL GOLF COMMISSION
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LUDLOW, MASSACHUSETTS 01056
(413) 583-8456 Business Office
(413)-547-8610 Pro Shop (413)-583-8025 Maint.

Minutes from the meeting of October 14th, 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	Present
Gary Will	Absent

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

Approval of Minutes:

September 16, 2025- Motion (Lebeau), Second (Tyburski), motion passes 4-0-1

September 23, 2025- Motion (Lebeau), Second (Tyburski), motion passes 4-0-1

Approval of bills after review:

-Approval of bills warrant date October 24th, 2025.

Motion (Lebeau), Second (Morton), motion passes 5-0

REPORTS:

Golf Professional – Bill Kubinski

Bill Kubinski- I have handed out our October revenue update with comparisons to the last 11 Octobers. Tomorrow we will hit \$57,000 at the halfway point of the month which would put us on pace for about \$108,000 for the month assuming a couple rain outs and that we start seeing a smaller daily average as the month goes on. As you can see, if we can get to that \$108,000 mark it will be the second highest October, we've ever had so that would be a good goal to get to.

Kade Howard- We have started selling next years memberships, the form is available in the proshop and online. So far, we have sold two memberships for next year.

Mario Morton- Has there been any feedback on the price increase?

Kade Howard- No, we haven't heard much about the increase either way.

Superintendent – Ryan Linton

Ryan Linton- The past couple weeks have been pretty good. Everything on the course is going well, we did bring in an irrigation technician to help us diagnose the electrical issues that have been ongoing out on the golf course. For the past two years we have been struggling with electrical controls on the 2nd hole, 8th green, 3rd tees, and 9th tees. The tech was able to get everything on the 2nd hole back operational. Hopefully he can get back here this fall and we can continue working on the other issues. Besides that, we're into leaf season and that will be our primary task for next month, just keeping the course clean and dealing with all the leaves.

Sean McBride – Have we heard from Tighe & Bond?

Ryan Linton – No, we have not heard directly from Tighe and Bond however we have met with TPC who is working on the preliminary design for Tighe & Bond. I do have a copy of that design with me today. This design is for everything, all new double row irrigation with HDPE piping, ins and outs on the greens and full circles everywhere else. I just need to know what you guys are thinking as far as pulling things back to bring down the price point. The first thing that I noticed is that the driving range field is fully irrigated, is that something we want to get rid of? Do we want to try and go single row on the holes that are narrow enough to get away with it to save money?

Shawn Lebeau – For me, I want to see multiple options. I know we talked about being able to use the current piping and redoing the wires and heads or doing the whole thing.

Sean McBride – I agree, I don't want to look at one option. We need to see multiple options at varying price points so we can make an informed decision.

Ryan Linton – To answer the previous question there are a few options, the most expensive being a whole new system which in my opinion is what's desperately needed. Option two would be to run new control wires throughout the course and convert all the existing heads to a two-wire system. This would eliminate all our ongoing electrical and control issues but would obviously do nothing to address the ongoing irrigation pipe and heads issues. And option three would be to simply replace the current pumps and keep going with the existing pipes, heads, and electrical system.

Sean McBride – It comes down to what we think we can sell at Town Meeting. With that being said, I think it's fair to say that the Cadillac is out of question. We need 2-3 options to look at and see what we want to go with.

Sean McBride – What kind of construction timeline are we looking at for a project like this.

Ryan Linton- We did go over this when Gary was out for the meeting with TPC. A typical full installation will be for about 4 months. They do work with you to keep the golf course open at all

times. However there will be a hole closed at all times during construction. They do their best to keep everything contained to one hole at a time. Some courses will turn 18 into two par 3s to make up for a hole being closed, others will just allow you to go play 1 or 10 again to make up for it.

Ryan Linton- So for our next step do you want me to have TPC or Tighe & Bond come out for a meeting to answer some of the questions that you have at this time?

Sean McBride – Yes, but we want more information before having them come out. We need conceptual's and reports from Tighe & Bond prior to meeting so we can be prepared and have all the questions ready before they come out.

Mario Morton – I agree, we need to understand the consequences of our decisions.

Sean McBride – The long-range planning and budget and finance subcommittees really need to get together on this and dive into the reports and conceptual designs and really understand what's at stake prior to Town Meeting. To be able to sell this we will need to be knowledgeable and be able to answer every question thrown at us. Ultimately, we need a functional and reliable system somewhere in the middle. We cannot go for the Cadillac, and we cannot go for another band aid that will bring us back to Town Meeting in 10 years with more issues.

Ryan Linton – okay, I will reach out to Tighe & Bond and hopefully have more information for the next meeting.

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:

Sean McBride – Have we heard anything from Mr. Panek?

Ryan Linton – I spoke with Mr. Panek this morning. He has verbally said that he will be resigned from the board, however he has not submitted his resignation letter yet.

Sean McBride – I would entertain a motion that we send a letter to the Select Board and Town Administrator stating that Mr. Panek has been absent from Golf Commission meetings for 8-9

months due to illness and has verbally stated his intent to resign. Mr. Panek has been absent for far more than the 3 required meetings for appointed positions, and we are requesting that his seat be considered vacated and that the Select Board start the process of filling the unexpired term.

Mario Morton – So moved
Shawn Lebeau – Second

Motion passes 5-0

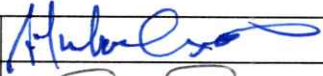
NEW BUSINESS: None.

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	