



**TOWN OF LUDLOW
WESTOVER MUNICIPAL GOLF COMMISSION
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TOWN OF LUDLOW

Minutes from the meeting November 18, 2025

MEETING OPENED: 7:00

LOCATION: Ludlow Town Hall, Hearing Room 1

CALL TO ORDER: Chairman – Sean McBride

ROLL CALL OF COMMISSIONERS:

Sean McBride	Present
Mario Morton	Present
John Archambeau	Present
James Tyburski	Present
Shawn Lebeau	Present
Gary Will	Present

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

Approval of Minutes:

October 14th 2025 – Motion (Lebeau) Second (Tyburski) 5-0-1 (abstention- Will)

October 28th, 2025 – Motion (Will) Second (Archambeau) 4-0-2 (abstentions- Morton & Lebeau)

Approval of bills after review:

-Approval of bills warrant date November 7, 2025

Motion (Lebeau) Second (Will), motion passes 6-0

REPORTS:

Golf Professional – Bill Kubinski

Bill Kubinski- Everything is going well on our side. We have switched to weekend shotgun starts with the cold weather and frost delays. Those are a 10:00am start time and we get 16-20 groups of our regular weekend players and fill in anyone else who signs up to play. Weekdays are 9:00 tee times for the rest of the year, we are busy for the first couple hours with our regular players and we've been getting a few walk ups and twilight rounds but nothing to crazy. Once the course is closed for the year, we will be redoing the website with Golfnow. Golfnow will be coming out

to go over everything with Kade and I. Please let us know if you have any ideas or anything that you would like to see on the website moving forward.

I am hoping that we can set the outing rates for 2026 at our next meeting as we have had groups starting to inquire about 2026 availability and pricing. Our rates for 2025 were \$56 for weekdays and \$58 for weekends.

Lastly, I would like to remind everyone that our annual Christmas Party will be on Friday December 5th. If anyone is available, please stop by.

Superintendent – Ryan Linton

Ryan Linton- Everything is going well out on the golf course. We blew out the irrigation system on Friday November 14th, and the pumps were winterized by DAF yesterday November 17th. Our seasonal grounds staff have all been laid off for the year. Jared, Jim, and I are still out working daily on finishing up the leaf clean-up and the course is clean going into the winter. We plan on getting all the winter snow mold sprays out next week before Thanksgiving. We will get the topdressing sand and lime on the greens when the course is closed for the year.

Our twenty-year water withdrawal permit is expiring, and I have been working on the renewal process with the DEP. Currently we are allowed to pump 25 million gallons a year from Wade Pond for irrigation use. Our baseline irrigation use is 14.7 million gallons a year according to the DEP, if we choose to apply for more than that we will need to get some mitigation credits from the DEP. I have never used more than 20 million gallons in a year and in the last two years under drought conditions we have used about 16 million gallons each year. I have a teams meeting with representatives from the DEP on Thursday to review our application and discuss mitigation options to get a permit for over our baseline amount.

McBride – Gary are you available to join that teams meeting? I'd like to have a commissioner involved if possible.

Will – Yes, I can join that meeting.

Linton- The meeting is at 10am on Thursday, I will forward you the link tomorrow morning.

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 – Kade I forgot to ask if you have any updates?

Kade Howard- Yes, we have sold about 15 memberships for next year. Besides that, it has been business as usual in the proshop.

Gary Will- Ryan and I had our teams meeting with Tighe and Bond and TPC to go over the initial conceptual design. I feel that we had very productive conversations with them today and made significant changes to the original plan.

Ryan Linton- I agree, we took the ideas from our last commission meeting and really cut back from the first design. We are changing the 6-holes that we discussed going to single row, removed a significant number of rough heads, and removed the greens rough heads (with a option to add in). We discussed the routing of the system, specifically where we would be crossing culverts on 8, 14, and the 17th tee. I mentioned changing the main line routing was on 18, they had the main line going down the right side of the fairway but we're changing that to the left because the underground electrical line from the maintenance shop to the cart barn runs down the right-hand side of that hole.

Sean McBride- Can we get an estimate of what the original conceptual design would have cost? I would just like to have that information for Town Meeting.

Ryan Linton- Yes, we can get a rough estimate on that. Once again, they stressed flexibility on the project timeline will have a major impact on the final price of the project. They mentioned two municipalities in Connecticut that just went out to bid and the prices came in over budget because of the very strict timelines on the bid sheets.

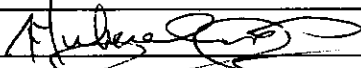
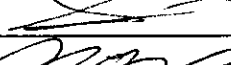
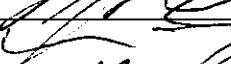
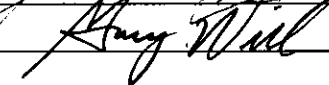
NEW BUSINESS:

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	