



**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 December 9, 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	Absent
James Tyburski	Present
Shawn Lebeau	Present
Gary Will	Present

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

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Approval of Minutes:

November 18, 2025 – Motion (Morton) Second (Lebeau), motion passes 5-0

Approval of bills after review:

-Approval of bills warrant dates November 21 2025, and December 5, 2025
Motion (Lebeau) Second (Morton), motion passes 5-0

REPORTS:

Golf Professional – Bill Kubinski

Bill Kubinski- I passed out revenue comparisons from July 1st to current date. You can see that we had a very good first half of the fiscal year and we are still open Monday – Friday 11am-3pm for gift certificate and membership sales. The clubhouse staff have been cleaning and putting everything away for the season and will finish tomorrow with a deep cleaning in the kitchen.

McBride- How many membership passes have we sold so far?

Kubinski- 17, we typically sell about 20 passes before we close for the year. Most of our passes are sold in March or April when people start playing again in the spring.

McBride- So that number could grow to 560K-565K by the time we close?

Kubinski- Yes, and we have been averaging between 550K-580K from the time we ~~open until~~
June 30th.

McBride- Kade do you have anything?

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Howard- The website is up to date with our winter hours and membership rates.

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McBride- Do we know if we get much traffic from the Town of Ludlow website to our website through the link?

Howard- I don't know how many people go from one to the other, I'm sure there's a way to see that on the back end of the Town website, but we don't have access to that.

McBride- Can we ask someone at Town Hall to put a notice up that we're open 11-3 for membership sales and gift certificates and ask if we can track how many people go from the Town website to the Westover website.

Kubinski- I will check in with Amy at Town Hall tomorrow.

McBride- Thank you. At the last meeting we brought up changing our outing prices tonight. We are currently at \$56 and \$58 for weekday and weekend outings. So if anyone has any thoughts on the 2026 outing prices, I will open it up for discussion.

Lebeau- I would think we should be looking to go up a little to align with our strategy on the season passes. Maybe something in the \$2 range for both the weekday and weekend outings.

McBride- Do we know what our competitors are doing for next year yet?

Kubinski- Not yet, it's still early for people to have next year's rates posted online.

Lebeau- Last year we were less than both Chicopee and Ledges and more than Veteran's and Franconia. I would have to imagine that they will all be going up marginally so we do have the wiggle room to set our price.

McBride- I agree with that.

Lebeau- I make a motion to go up to \$58 for weekday outings and \$60 for weekends.

Morton- I second that motion

McBride. Motion made and seconded, all in favor? Motion passes 5-0. Thank you.

Superintendent – Ryan Linton

Ryan Linton- We were able to get all the snow mold applications on greens, tees, and fairways before Thanksgiving. Tuesday morning before the snow came in, we got all the flags, tee markers, and ropes brought into the shop. We have begun our annual winter work, Jim has been

busy in the shop and already finished the annual service on the skid-steer and is working on some other projects. Jared has begun making new tee markers and we are fully prepared to have a couple college kids working part time over winter break to help with all the painting. If we get a thaw and snow melt we will get out on the course and put the sand and lime on the greens.

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 –

Will- Ryan and I took a ride last Monday down to Blackledge Country Club in Hebron, Ct to see an irrigation installation that is taking place. I was very impressed with the process, seeing the crew, equipment, and equipment involved was very beneficial for me. If we make it to the construction phase of this project, there's no doubt this is a massive undertaking.

Lebeau- Does the crew work all winter on this project?

Linton- Yes, they can work most of the winter on some phases of the project. If the ground freezes too deep they may have to pause for a couple months. The specific project we went to look at is a 27-hole facility so they're doing 9 holes a year for three years to complete the project. What you can do is purchase all the materials in advance and store them in TPC's warehouse. The warehouse is climate controlled and insured, with all the contractors scheduling 2-3 years out you can save about 15% on materials if you buy in advance.

McBride- What kind of capitol outlay are we looking at with the materials vs installation?

Linton- I was talking to another superintendent last week who just got the pricing on their project and it was about 750K for the materials and 800K-900K for the installation.

McBride- Are all the contractors booking that far out?

Linton- Yes, the contractors that we would be looking to use are both a couple years out. There is two good options out of CT that have both done multiple municipal jobs throughout New England. This is not a project that you can just hire a local lawn irrigation company to install. The specialized equipment and staff alone requires a company that specifically deals with golf course irrigation.

McBride- It is unrealistic to think that we will make it to Town Meeting in May at this point. I'm wondering if we're better off getting a material list and separating the materials and labor into two different requests? Get the materials now and go back for the installation funding later.

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Morton- I think that's a reasonable approach.

McBride- We should try and schedule a meeting with Mr. Gennette in January to start discussing our funding options.

McBride- Ryan, do you have any other take aways from the visit?

Linton- It was very informative to see in person. They had two crews going on opposite sides of the course. Each crew was made up of 12 guys; they were working on the putting green and 18th hole up near the clubhouse and on a tee complex across the property. Seeing the equipment required for the project in person is impressive. They trench the main lines with excavators, install the HDPE pipe and backfill, tamp, sod, and roll out the sod so a couple months after installation there's not much disruption. They then hand dig the holes where the heads are going and use large pipe pullers to pull the laterals into the fairways and green loops. It's all HDPE pipe now so there's no glue fittings. All the fittings are fused together with specialized fusers. Once the HDPE is installed and properly fused it does not leak like the old PVC systems.

Kubinski- What happens to the old system?

Linton- The contractors will remove the old irrigation heads and clocks as they go. The old pipes will be left in the ground.

McBride- How intrusive is the construction?

Linton- Well, we were there on a very cold & windy day, so it wasn't very busy out there. However, there will always be one hole closed throughout the project. The foreman will send out a group text to the proshop staff, superintendent, and a board member every night. They will update everyone on what they accomplished that day and what the plan is the next day. That way the proshop and maintenance staff know what to expect the next day.

OLD UNFINISHED BUSINESS:

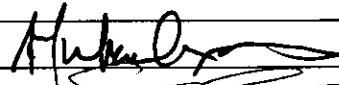
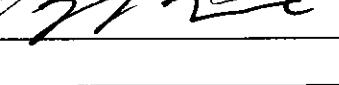
NEW BUSINESS:

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	
Member	

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