



**Huron Pines Golf & Country Club Board Meeting Minutes
November 25, 2024, 7 p.m.
Town of Blind River Council Chambers**

Directors: Mark Deverell, John Campbell, Gerard Rainville, Jennifer Posteraro, Jim Dunbar, Joanne Falk, Mary Shamas, Tom Shamas

Regrets: Chad Horton, Terry Davis, Ryan Hagger

Guests: Peter Stos, Superintendent; Kevin Cain, General Manager

- 1) Call to Order:
 - a) The meeting was called to order at 7 p.m.
 - b) No conflicts of interest were declared.
 - c) Agenda Review: The agenda was accepted as amended to include item 1) d. and a closed session, item #8.
 - d) The Chair notified the Board that Bob Villeneuve had resigned as a Director.
- 2) Review & Confirmation of Minutes:
 - a) October 28, 2024 Minutes

RESOLUTION TO CONFIRM THE MINUTES FROM THE OCTOBER 28, 2024 MEETING

MOVED BY: J. DUNBAR

SECONDED BY: M. DEVERELL

“THAT the Huron Pines Golf & Country Club (HPG&CC) Board confirm the minutes from the October 28, 2024 regular board meeting as presented”

CARRIED

b) Business arising from the minutes: None

3) Treasurer’s Report: The Treasurer’s report was filed for Audit.

- a) Monthly Reports
No significant changes from October.
HST was negative as the amount paid was more than the amount collected.
Legal fees were up in 2024 due to the need for advice on by-law updates to comply with ONCA (Ontario Not-for-Profit Corporations Act).

The Town of Blind River received an audit report on November 12, 2024. It was a clean audit with no comments from the auditor. Our Treasurer has asked for a trial balance from the town's Treasurer. We also received a request from the auditor to sign T2's and T104's. The Treasurer signed and submitted them to the CRA. He will present in January for approval of audited statements.

b) 2025 Budget

The budget committee, comprised of G. Rainville, M. Deverell, J. Campbell, along with the GM and Superintendent met on November 21, 2024.

Key discussion points:

- The minimum wage increase was accounted for.
- The mechanic's position was vacated so a replacement is required for a period of 32 weeks each year.
- Student hours have been reduced, and grants to cover the cost of student wages will be investigated.
- New irrigation software and a new dedicated computer have been included.
- The chemical budget was increased to include treatment for grubs, which should be a one-time need.
- The annual kitchen contract fee has been increased by \$1,000, from \$22,000 to \$23,000.
- The clubhouse budget has been increased to account for kitchen hardware.
- A suggestion was brought forward to implement Golf Genius. However, a business plan would be necessary to justify the cost. That system does not currently calculate handicaps.
- Professional fees has been increased over last year.
- In terms of capital expenditures, 12 carts are budgeted for, at the same price as 2024. GPS will not be included as the installation cost is \$1,195 per cart, with a minimum of 30 carts, as well as a monthly cost of \$90 USD per month for 6 months.
- No additional funds will be added to reserves.
- Total revenue \$1,072,400; Total expenses \$1,009,300; Net operating income \$63,100.

RESOLUTION TO APPROVE THE 2025 BUDGET

MOVED BY: G. RAINVILLE

SECONDED BY: T. SHAMAS

“THAT the HPG&CC Board approve the 2025 balanced budget as recommended by the budget sub-committee, with Revenue of \$1,072,400, Expenses of \$1,009,300, and Net Income of \$63,100, and forward it to the Town of Blind River for approval”

CARRIED

RESOLUTION TO PRE-ORDER CARTS FOR 2025

MOVED BY: G. RAINVILLE

SECONDED BY: J. DUNBAR

“THAT the HPG&CC Board seek permission from the Town of Blind River to pre-order 12 carts at a total cost of \$105,540 for delivery after April 1, 2025. The Board has the funds, and the purchase will not affect reserves”

CARRIED

The Secretary will send motions to council with budget and sub-committee meeting notes to the CAO for the Town of Blind River.

4) Superintendent’s Report:

Fall fungicides have been applied. The course is dry going into winter, which is good. All staff have finished, aside from the Superintendent. All carts have been winterized, and equipment is now being worked on. A representative from Mississauga First Nation used a drone to do LiDAR (Light Detection and Ranging) around several holes, and shared the images of the topography.

5) General Manager’s Report

Cameco’s final payment for the year has been processed.

6) Committee Reports: Members of each committee were identified and confirmed.

- a) Golf Course: J. Campbell, T. Shamas to replace B. Velleneuve. The Superintendent and J. Campbell will map out areas that need attention in the spring. Students can be tasked with watering plants and filling seed bottles for the carts. The General Manager would like to replace the signs at each hole, which presents an opportunity for sponsorship. The Superintendent has a list of all the signs and will send it to the General Manager.
- b) Kitchen/Clubhouse: T. Shamas, C. Horton. The kitchen lessee intends to return in 2025. She will return the signed contract to the General Manager. She has paid for 2024 in full.
- c) Tournaments: M. Shamas, R. Hagger. Food costs have not yet been received for tournaments. Dates will be determined, with no significant changes in timing from the previous year. A suggestion was made to hold the men’s and ladies’ club championships on the same weekend. The newsletter will go out after the January Board meeting, with tournament dates included. The Secretary will draft a letter to sponsors to confirm their participation. A volunteer is needed to run the men’s and ladies’ invitationals (potentially to be called open tournaments) so that the General Manager does not have to perform these tasks. This will be added to the overall communication plan. A suggestion was made to have a common checklist for all tournaments so information is consistent. Tournament questions should be directed to the General Manager. There will be a policy discussion for tournaments at the January Board meeting. The Chair will resend policies to all directors.
- d) Governance: J. Falk, J. Posteraro, M. Shamas. The Governance Committee will plan for an overall policy review throughout 2025, including policies provided by the Town of Blind River.

- 7) New Business:
- a) Strategic Goals – A discussion will take place in the new year, so that the Superintendent and General Manager can set their annual goals accordingly.
 - b) 2025 Meeting Dates were circulated as part of the meeting package.
- 8) Closed session: This will be added as a standing agenda item for when it is required.

RESOLUTION TO MOVE TO A CLOSED SESSION

**MOVED BY: J. POSTERARO
SECONDED BY: J. CAMPBELL**

“THAT the HPG&CC Board move to a closed session”

CARRIED

RESOLUTION TO RETURN TO OPEN SESSION

**MOVED BY: G. RAINVILLE
SECONDED BY: J. POSTERARO**

“THAT the HPG&CC Board return to open session”

CARRIED

RESOLUTION TO RESEND INVOICES FOR CART DAMAGERS

**MOVED BY: T. SHAMAS
SECONDED BY: G. RAINVILLE**

“THAT the HPG&CC Board direct the General Manager to resend unpaid invoices for cart damages sustained in 2024”

Recorded vote: M. Deverell – Y, G. Rainville – Y, J. Posteraro – N, M. Shamas – Y, T. Shamas – Y, J. Dunbar – Y, J. Campbell – Y, J. Falk – Y

CARRIED

- 9) Adjournment
- a) Next Regular Meeting: January 27, 2025 at 7 p.m., Blind River Town Office.
 - b) Adjournment: The meeting was adjourned at 9:22 p.m.