



## Minutes

### Huron Pines Golf & Country Club Board Meeting October 28, 2024, 7 p.m., Town of Blind River Council Chambers

Directors: Mark Deverell, John Campbell, Gerard Rainville, Jennifer Posteraro, Jim Dunbar, Joanne Falk, Chad Horton, Mary Shamas, Terry Davis, Bob Villeneuve

Regrets: Ryan Hagger, Tom Shamas

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: the minutes for review are from August 26<sup>th</sup>, not August 8<sup>th</sup>.
- 2) Review & Confirmation of Minutes:
  - a) August 26 and October 7, 2024 Minutes

#### **RESOLUTION TO CONFIRM THE MINUTES FROM THE AUGUST 26, 2024 MEETING**

**MOVED BY: J. CAMPBELL**

**SECONDED BY: J. POSTERARO**

**“THAT the Huron Pines Golf & Country Club (HPG&CC) Board confirm the minutes from the August 26, 2024 regular board meeting as amended”**

**CARRIED**

The seconder on the motion to move to open session was missing and will be added.

#### **RESOLUTION TO CONFIRM THE MINUTES FROM THE OCTOBER 7, 2024 MEETING**

**MOVED BY: J. DUNBAR**

**SECONDED BY: B. VILLENEUVE**

**“THAT the HPG&CC Board confirm the minutes from the October 7, 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.

- The policy and procedures for gift certificates and prize vouchers will be reviewed to ensure proper reimbursement.
- The final payment from the kitchen lessee is due at the end of October.
- There two more months of operation so wages are estimated to be over budget. There was no adjustment made when cart staff were hired. The season also started earlier than expected. A review of ROI for students will take place.
- A subcommittee was formed to prepare the 2025 budget: G. Rainville, M. Deverell, J. Campbell, B. Villeneuve.

### 4) Superintendent's Report:

- The course is still in good shape. Fall fungicides have not yet been applied, as that is dependent on weather. The suggested application timing is before the first snowfall that stays.
- A brush hog was rented to clear the Cameco flood berm. This equipment could be used for other areas, so purchase vs. rental will be investigated.
- The water lines were blown out using a rented compressor, the price of which was up from previous years. Courses in the Sault and local area all agreed to rent from the same vendor. To purchase a compressor would be in the range of \$150,000 -200,000.
- The Ministry of the Environment (MOE) inspected chemical storage, and no significant issues were identified. There are some obsolete chemicals in stock so they will be properly disposed of. Fertilizer is also stored in the shop and sea-can; there are no concerns with fertilizer and diesel being stored in proximity, as we don't use ammonium nitrate.
- All areas have been aerated, and the greens have been top dressed.
- The new greens mower came back into operation but the blades came back dull. A written warranty with extension for time it was out of service will be requested.
- Most carts winterized and stored. There are 16 more to do, as well as the other equipment.

### 5) General Manager's Report

- Staff hours for 2025 will be reviewed and updated using 2024 information as a guide.
- The GM will prepare a business case for moving to cashless transactions in the pro shop. Considerations include the impact on skins, match play, men's and ladies' nights. Current cash transactions account for perhaps less than 10% of the total. Must consider it carefully. There is no fee for debit transactions at this point.
  - The kitchen will continue to take cash.
- Staff schedules will be restructured to reduce down time.
- Pro shop inventory moved well, as different items were brought in based on customer feedback.
- Consolidation to one account from two was recommended.
- Based on the significant increase in wages over the previous year, grant opportunities will be investigated to help cover the cost of student employees.

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

a) Golf Course: J. Campbell, B. Villeneuve

b) Kitchen/Clubhouse: T. Shamas, C. Horton

A member of the kitchen committee will attend some of the weekly meetings with the GM and Kitchen Lessee in the 2025 season.

c) Tournaments: M. Shamas, R. Hagger

d) Governance: J. Falk, J. Posteraro, M. Shamas, B. Villeneuve.

The Secretary will circulate the final version of the new bylaw to directors. The Secretary will also ensure filing of the updated board structure with the CRA.

7) New Business:

a) Fuel Rax Rebate: Information was received from a company offering to deal with the Ministry of Finance. The company charges 20% of the amount received as a rebate. This would only apply to gasoline as diesel is already discounted. The claim can be made for the last 4 years, but must be for off-road use only. The GM will contact the Ministry first before agreeing to use a 3<sup>rd</sup> party.

b) 2025 Rates:

**RESOLUTION TO RECOMMEND 2025 RATE INCREASES TO THE TOWN OF BLIND RIVER**

**MOVED BY: M. DEVERELL**

**SECONDED BY: J. CAMPBELL**

**“THAT the HPG&CC Board recommend to the Town of Blind River the following increases for 2025 rates at Huron Pines Golf & Country Club: adult member rate 3.39%, 9-hole green fees 3.79%, 18-hole green fees 3.3%, 9-hole cart rental 3.6%, 18-hole cart rental 4%.”**

**CARRIED**

The current definition of a new member at HPG&CC is someone who has not had an adult membership for the previous two years. A suggestion was made to update this definition.

**RESOLUTION TO UPDATE THE DEFINITION OF NEW MEMBER**

**MOVED BY: G. RAINVILLE  
SECONDED BY: B. VILLENEUVE**

**“THAT the HPG&CC Board update the definition of new member from someone who has not held an adult membership in the previous two years to someone who has not previously held an adult membership at HPG&CC.”**

**CARRIED**

Note: Preferred members donated during the expansion of the course and their rates were frozen until the project was completed. Since then, preferred member rates have increased by the same percentage as regular memberships.

c) Kitchen Lessee Contract

A statement of intent to return for the 2025 season was provided by the current kitchen lessee, Michele Duchaine. A letter from HPG&CC, updating the contract terms, will be provided to Michele by November 15, 2024 for her signature and return by December 15, 2024.

**RESOLUTION TO INCREASE THE KITCHEN LESSEE PAYMENT TOTAL BY \$1,000**

**MOVED BY: B. VILLENEUVE  
SECONDED BY: J. POSTERARO**

**“THAT the HPG&CC Board increase the kitchen lessee annual payment from \$22,000 to \$23,000**

**CARRIED**

No other changes were recommended, but B. Villeneuve will review the contract and Schedule “A” for future consideration of the terms.

**RESOLUTION TO MOVE TO CLOSED SESSION**

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

**“THAT the HPG&CC Board enter a closed session”**

**CARRIED**

**RESOLUTION TO RETURN TO OPEN SESSION**

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

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

**CARRIED**

**RESOLUTION TO MAKE A DONATION IN MEMORY OF KEVIN CAIN’S MOTHER**

**MOVED BY: G. RAINVILLE**

**SECONDED BY: J. POSTERARO**

**“THAT the HPG&CC Board make a \$100 donation in memory of Kevin Cain’s mother, Jeannette Cain, to Thrive Child Development Centre Foundation”**

**CARRIED**

The Treasurer will make the donation on behalf of the HPG&CC Board.

8) Adjournment

- a) Next Regular Meeting: November 25, 2024 at 7 p.m., Blind River Town Office.
- b) Adjournment: The meeting was adjourned at 9:50 p.m.