



**Huron Pines Golf & Country Club
Regular Board Meeting Minutes
September 29, 2025, 7 p.m.
Town of Blind River Council Chambers**

Directors: R. Hagger, C. Horton, G. Rainville, J. Falk, J. Dunbar, T. Davis, E. Simons, M. Pritchard, S. Cudmore, M. Shamas, T. Shamas, J. Posteraro

Regrets: None

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

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 presented.

2. Review & Confirmation of Minutes:
 - a) August 25, 2025

RESOLUTION 20250929-01 TO CONFIRM THE MINUTES FROM THE AUGUST 25, 2025 REGULAR BOARD MEETING

MOVED BY: T. DAVIS

SECONDED BY: M. PRITCHARD

“THAT the Huron Pines Golf & Country Club (HPGCC) Board confirm the minutes from the August 25, 2025 regular board meeting as amended*”

CARRIED

*T. Shamas’ last name was misspelled on page 2 and has been corrected.

- b) Business Arising & Action Items:

Action Items:

From the treasurer’s report at the July meeting, there was a concern about the sponsorship figure (advertising revenue for 2025) being revised from \$17,000 in June to \$12,000 in July. \$12,000 is the correct number, as the first reported number included year 2 and year 3 money.

Kites to help deter the goose population can be purchased for \$30 each.

The brush mower was picked up and delivered to the golf course, which saved delivery cost.

A revised priority list for equipment replacement was received from the Superintendent and will be included in budget discussions, along with a restructuring proposal for the Pro Shop.

A list of advertising spots, both sold and available, was to have been prepared for the September meeting, for discussion during the visioning process. The GM will provide the price list for ads to the Secretary for distribution to the Board, as well as a list of what has been sold, to whom, and for how many years. A suggestion was made to design a marketing campaign for ad sales.

The voicemail message was updated now that construction on El Dorado Road has been completed.

Senior ladies and men's numbers are down from previous years. Financial statements for each tournament were requested. The GM will send these to the Secretary for distribution prior to the October meeting.

There are some concerns with the structure for the ladies' league. J. Falk and M. Shamas met the afternoon of September 29th to discuss the current and future layout for this league, and will design a proposal for changes and improvements, including advertising to entice greater participation. Suggestions from the Board included a half price rate for new participants when referred by current players. The GM will provide membership analytics for the October board meeting. It was noted that there are significantly more non-annual members in the men's league than for the ladies.

The GM followed up on the status of the provincial gas tax rebate application he submitted in the spring. The application will not be processed for at least another 6 months.

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

Comments: A physical inventory has been completed in the Pro Shop and will be entered into the system. The prize voucher amount will be reset to \$0 at the end of the year. The governance committee will look at a policy and procedure for gift certificates, with a log of names, amounts, etc., as well as documentation on the ELNOS vouchers. Included should be a picture of the voucher and certificate for identification by staff. There is an expiry on regular vouchers, but not on gift certificates. Vouchers are posted to the G/L regularly.

The GM should come up with a suggestion for better tracking of cart rentals, as revenue is down this year vs. last. Checking receipts from non-cart members did not work as planned.

The rebate from NGCOA (National Golf Course Owners Association) is for golf cart purchases. A suggestion was made to put association dues into the miscellaneous category. This will be discussed at the first budget meeting. The Secretary will include this in the list of items for discussion.

Special projects refers to the computer program.

The money for work on El Dorado Road will come out of reserves. This doesn't affect the current bottom line.

4. Superintendent's Report:

Turfgrass Management: Turf conditions improving with reduced stress and traffic. Fairway aerification should begin in the second week of October, with greens being done after the course closes.

Irrigation Management: Irrigation has kept staff busy in the last while. Pump control issues as well as field controller issues, in addition to sprinkler head and pipe issues. While not catastrophic these issues take up time.

Construction & Renovation: Drainage work on #7 is intended to start toward the end of October.

Equipment Management: Some equipment, notably runabout units and fairway mower, have caused issues. The new rough unit has been idle with a hydraulic leak for some time. Now using one of the older Club Car carts as a parts machine. The bar cart up for replacement is 14 years old and can be used as a runabout once the new one arrives. This is pending budget approval.

Discussion: The 2026 equipment priority list was received and will be included in the budget discussions. T. Shamas and P. Stos are working on an equipment list with assumptions on replacement timing and are looking at a 5-year asset management plan.

The rough unit's two year warranty has one year remaining.

The Superintendent is still working on irrigation work figures.

5. General Manager's Report:

The GM spoke to a representative at the Ministry of Finance regarding the fuel tax rebate and was told it would be at least 6 more months until the application is processed.

Several events took place in September including the Men's and Ladies' Senior Opens, the Club Championships, Steak and Beans, Men' and Ladies' Night closing tournaments.

Potential significant advertisers and tournament sponsors have been identified.

Regular meetings with the Kitchen Lessee continue.

Most, if not all, outstanding accounts should be settled by Pro Shop closing on October 12th.

Most prizes for the Men's and Ladies' Night Closings were purchased locally to support area businesses.

The GM is reviewing receipts since opening day to get a better understanding of the large deficit in the Gift Certificate account and a large remaining balance in the Prize Voucher account.

Pro Shop closing day will be October 12th.

Several apparel orders have been submitted, with one outstanding, which is usually done in November. Tournament trophies for next year are also ordered later in the fall/winter.

One of the Pro Shop's long-term employees, Jake Hagger, is leaving to begin a new career and everyone wishes him well.

The GM proposed offering a 2 for 1 green fee rate from now until October 12th and suggested social media advertising to attract more green fee golfers. This will exclude the Iron Broom tee times.

RESOLUTION 20250929-02 TO APPROVE A 2 FOR 1 GREEN FEE OFFER UNTIL CLOSING

MOVED BY: J. POSTERARO

SECONDED BY: T. SHAMAS

“THAT the HPGCC Board approve a 2 for 1 offer for all green fee golfers from now until October 12th, excluding Iron Broom tee times”

CARRIED

For the November Board meeting, the GM will provide a comparison of sales for the same period in 2025 to determine the success of the offer.

6. Committee Reports:

- a) Golf Course: T. Shamas toured the course with the Superintendent to determine some ideas and next steps. More fertilizer would definitely help. Irrigation continues to be reviewed. It was suggested that 72 carts and 2 spares would be ideal. Purchasing six per year for the next few years would help reach this goal. A trim mower, which is on the equipment list, would reduce the number of hours of use for the rough mower, thereby extending it's life cycle.
- b) Kitchen/Clubhouse: The GM and Kitchen Lessee continue to meet regularly to discuss action items. The GM will schedule the stove hood cleaning. The Lessee purchased some additional dishes to replace those broken during the season, along with some flatware. The GM will obtain a receipt from the Lessee and pay for the purchase, ensuring that the dishes belong to Huron Pines. The Kitchen Lessee will perform a self-assessment and submit it to the Board prior to the October meeting.
- c) Tournaments: The senior men's attendance was similar to last year. Senior ladies participation was down significantly, as was the mixed event. A suggestion was made to have a champion for each, defining the tournament structure and developing a communications plan. There was positive feedback on shotgun starts.
- d) Governance: Preparation for the Annual Meeting was discussed. There are no by-law updates. A date change was requested.

RESOLUTION 20250929-03 TO RESCHEDULE THE 2025 ANNUAL MEETING FROM OCTOBER 27TH TO OCTOBER 28TH

MOVED BY: T. DAVIS

SECONDED BY: G. RAINVILLE

“THAT the HPGCC Board agrees to the rescheduling of the 2025 Annual Meeting to October 28th”

CARRIED

7. New Business:

- a) A \$200 line was suggested for the budget for social media assistance.
- b) The Pro Shop will close on October 12th. Past practice has been that annual cart members may play until the end of October. Keys are handed out prior to Pro Shop closing by the GM, who tracks key distribution. Keys are then turned in to the Superintendent at the end of the month. He will keep a sign out/sign in log for the carts, which can be picked up at the maintenance/storage facilities.

RESOLUTION 20250929-04 TO MOVE TO CLOSED SESSION

MOVED BY: C. HORTON

SECONDED BY: T. DAVIS

“THAT the HPGCC Board enter a closed session”

CARRIED

RESOLUTION 20250929-05 TO RETURN TO OPEN SESSION

MOVED BY: T. DAVIS

SECONDED BY: T. SHAMAS

“THAT the HPGCC Board return to open session”

CARRIED

8. Adjournment

- a) Next Meeting:
 - i) Annual Meeting: October 28, 2025 at 6 p.m., Huron Pines Clubhouse
 - ii) Regular Meeting, immediately following the Annual Meeting – October 28, 2025 at 7 p.m., Huron Pines Clubhouse
- b) Adjournment: The meeting was adjourned at 9:44 p.m.