OSOYOOS GOLF CLUB

BOARD MEETING MINUTES July 30 ,2026 , 9:00 am

Board Members in Person in Members Lounge
Alan Bajkov, Henry Saltiel, David Peterson, Tim Alder, Alan Gow, Doug Booth, Anne Phillips-Harris, Grant Fiddes
Absent: Roger Pires
Staff:
Bryan Ewart, General Manager
Bev Newton, Recording Secretary

1. **Call to Order 8:56 am**
   a. Quorum established.
   b. Agenda Changes or addition
   b. Adoption of Agenda

Moved and Seconded: (Alan & Anne)
THAT: The Agenda be approved.
CARRIED

2. **Consent Agenda**
   Consent Agenda Items
   a. BOD Meeting Minutes June 25,2026
   b. Greens Committee Meeting Minutes June 17th, 2026
   c. CC Committee Minutes June 16th, 2026
   d. Agronomy Report Monthly June 2026
   e. Membership Committee Minutes July 27th,2026

Consent Agenda Approval (Anne & David)
Moved and Seconded:
THAT the Consent Agenda be approved
CARRIED

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2a, Ryan presented the Fall Projects wish list

Fall Projects - 2026

Park Greens Drainage:	$ 65,496.50		
10 DG LS Black Tee:	$ 2,732.70		
3 DG Silver Tee:	$ 2,924.92		
3 DG Drainage Collection:	$ 263.57		
4 Park W&B Tee:	$ 5,866.03		
Fill 3 Park Trap & Sod:	$ 1,523.57		
14 Meadows Forward Tee:	$ 5,866.03		
Fill 14 M Greenside Trap & Sod:	$ 3,013.57		
		$ 22,190.40	Project total for Motion
Tree Planting:	$ 17,317.86		
Total:	$ 105,004.75		

A board discussion followed and the following motion was presented for approval.

Motion:

Moved and seconded:

THAT: The Fall project list be approved in the amount of $22,190.40.

Carried.

3. Presidents Report

Nomination process is fast approaching I have put together some document for Bryan to put on the member website recreating the new category outlining governance policy. It has a very clear description on what is involved in becoming a board member.

The new Membership committee will work with members to encourage interest in becoming a board member. We will also put out an email blast to advise the members that the nomination process is open.

Strategic Plan – Copies have been distributed and we are on draft number 3. Long term planning there have been some changes nothing major. There are items to be completed in the next six months. Would like to add that SharePoint has the ability to track changes in for form of a Gantt chart that will track the progress of the completed tasks as we go along.

We will have a real Gantt chart ready for the August Board Meeting and will be added to the website for the membership to see the actual progress.

Risk Management January 2021

The Risk management workshop will be held in late September. I have asked Jim Martin who has professional designation in risk management, so I have asked him if he would like to step in and co-facilitate the risk management. If required, he will sign an non-disclosure agreement.

It will follow the same pattern identify our risks looking at impact probability, controls the inherent risk situation and risk appetite. I believe it is key for the board to identify our risks.

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4. General Manager's Report

Osoyoos Golf Club | Board of Directors Meeting

General Manager's Report

July 30, 2026

Executive Summary

July has been one of the busiest and most eventful months of the season/history of the club. Despite experiencing an unexpected clubhouse flood caused by a ruptured water main entering the building, the Club has continued to deliver an exceptional experience for members and guests while maintaining strong operational performance.

The rapid response of management, staff, contractors and our insurance partners minimized disruption and limited the extent of the damage. Operations continued with minimal interruption and member communication throughout the incident was well received.

Peak golf season continues to produce strong utilization across both golf courses, food and beverage operations remain extremely busy, and membership engagement remains at a high level. Management also continues to advance several strategic initiatives identified within the Club's Five-Year Strategic Plan.

Golf Operations

Golf Operations continue to perform exceptionally well.

Key Highlights

Strong member and public play continues throughout the peak summer season.
Pace of Play continues to be monitored utilizing the GPS fleet management system with additional reporting now available for future analysis.
Preparations for the Club Championship are complete. Registrations are slow and could use help from the board and league captains. Asked League Captains to help promote.
Men's and Ladies' League programs continue to experience excellent participation.
Guest satisfaction scores and member feedback remain positive and are trending in the right direction.

Upcoming Events

Club Championship – August 8–9
Staff Bocce Tournament/Party – August 23
Divorce Open – August 30
Fall tournament calendar planning underway.

Course Conditions & Maintenance

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Ryan Dunkley and the Golf Course Maintenance Team continue to provide excellent playing conditions despite ongoing irrigation challenges and elevated summer temperatures.

Highlights

Greens continue to receive positive feedback from members and guests.
Fairway and rough conditions remain excellent.
Water storage reservoirs continue to be closely monitored.
Preventative maintenance and irrigation improvements continue throughout both courses.

Food & Beverage Operations

Alana Egli, Chef Herman and the Food & Beverage team continue to perform exceptionally well during the Club's busiest operating period.

Highlights

Restaurant revenues continue to exceed expectations during peak season.
Continued focus on food cost management and purchasing efficiencies.
Gordon Food Service Preferred Supplier Agreement has now been implemented.
Operational efficiencies continue to improve through enhanced inventory controls and online ordering.

Clubhouse Flood

On July 13, the Club experienced a significant water incident after the main water service entering the clubhouse ruptured.
Highlights include:
Damage was largely contained to the lower mechanical room and men's locker room.
Sunrise Restorations responded immediately, significantly reducing the overall extent of damage.
Temporary operating solutions were implemented allowing Club operations to continue.
Insurance claim management and long-term repair planning are currently underway.
Management will continue to keep the Board informed as restoration progresses.

Driving Range Wind Damage

On July 15, the Club experienced a significant wind event that brought down the West End driving range cables and netting.
Highlights include:
Damage is extensive and is being assessed by the insurance company.
Waiting for quote from netting supplier/installer.

Membership & Guest Services

Membership engagement remains exceptionally strong during the peak golf season.

Highlights

Continued high utilization of member tee times.
Strong participation across tournaments, leagues and Club events.
Positive feedback continues regarding the revised annual Food & Beverage Minimum program.
Staff continue to respond promptly to member questions and concerns.

Membership

Management continues to monitor:
Membership additions and inquiries.
Seasonal retention opportunities.
Planning initiatives supporting long-term membership growth as identified within the Strategic Plan.

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Human Resources & Labour Relations

Human Resources continues to be an important operational focus.

Highlights

Seasonal staffing levels remain stable.

Management continues coaching and development initiatives with department leaders.

Ongoing focus remains on documentation, performance management and employee engagement.

Staff demonstrated exceptional teamwork and professionalism during the clubhouse flood response.

Finance

Financial performance continues to remain positive through the busiest portion of the golf season.

Areas of Strength

Strong golf revenues.

Continued growth in Food & Beverage sales.

Healthy member utilization across all departments.

Marketing & Community Relations

The Club continues to strengthen its position within both the local community and provincial golf industry.

Highlights

Continued promotion of Club activities through social media and digital marketing.

Positive media exposure generated through the Tianna Strong fundraiser and ongoing community initiatives.

Continued participation in Destination Osoyoos and NGCOA Canada initiatives.

Participation and 3rd place finish in the Canada Day Parade.

Marketing efforts remain focused on maximizing shoulder season rounds and membership recruitment.

Strategic Planning

Following completion of the Board Strategic Planning Retreat, management has begun incorporating strategic initiatives into operational planning.

Current areas of focus include:

Membership growth strategies.

Enhancing member value and engagement.

Long-term clubhouse and infrastructure planning.

Improving operational efficiencies throughout all departments.

Additional implementation updates will be presented throughout the remainder of the year.

Risk Management & Capital Projects

Following the clubhouse flood, management is reviewing additional opportunities to reduce operational risk and improve emergency preparedness.

Current priorities include:

Restoration of affected clubhouse areas.

Evaluation of long-term water service infrastructure.

Insurance claim management.

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Review of preventative maintenance programs for critical building systems.

Closing Remarks

July demonstrated the resiliency and professionalism of our entire organization. Despite the significant challenge presented by the clubhouse flood, our staff, management team, contractors and volunteers worked together to minimize disruption while maintaining an exceptional experience for our members and guests.

I would like to sincerely thank the Board of Directors for their continued support, as well as our employees, volunteers and members for their patience, understanding and commitment to Osoyoos Golf Club.

As we move into August, management remains focused on delivering an outstanding peak-season experience while continuing to implement the strategic priorities that will strengthen the Club well into the future.

Respectfully submitted,

Bryan Ewart
General Manager
Osoyoos Golf Club

IN ADDITION:

Bryan spoke about the NGCOA meeting in July. Some of the topics are covered in the three day meeting. Golfmax Purchasing program, Events and Initiatives.

Bryan start a foundation and is chair after friend of mine in the industry passed away with cancer I brought this to the national board and that allowed me to push the agenda through. We now have benevolent fund that supports individuals working in the golf industries in Canada. Hypothetically major financial challenge like health accident fire we are there to support them to get through that. We also developed scholarships and invites to the national meeting in November

We also initiated a project that would build putting greens in parks to allow children to develop an interest in golf. We had 20 juniors come and play golf five groups and free golf for them to promote the junior program.

5. Treasurer's Report David Peterson

Finance Report for the Month ended June 30, 2026

Summary

Based on in-house financial statements YTD to June 30th we are 8.3% ahead of budget for revenue and 2.5% over plan for wages and expenses combined.

Highlights

Revenue was driven by Green Fees which are 21% over plan YTD.

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June was a three-pay month which impact salaries vs budget for the month.

Cash position is below plan at -$26K vs a plan of $30K.

Balance Sheet

Cash and cash equivalents were -$26K which is $56K below forecast.

Income Statement

YTD revenue is $2,910K; $224K over budget; with Golf Ops $181K over plan and F&B is $35K.

Wages – YTD wages are $1,250K; $30K (2.4%) over budget. The largest variance is F&B wages (10.6%) which are $30K over budget. Impacting wages was the $10K retroactive payment to grounds, which was part of the new collective agreement.

Expenses **– YTD** expenses are $1,288K; $34K (2.7%) over budget. Administration expenses were $33K over budget with $14K the result of legal fees (HR issues), Computer and IT Services $7K over and $5K for promotions (2 for 1 special in restaurant).

Net Income YTD Net Income is $372K; $161K (76%) over budget. The main contributor being golf operations which was $215K over budget.

Agronomy Report for June 16th – July 20th

Staff & Department News

- A lot of health related staff news, issues and missed time for the period
- New Hire John Dewar has been off on medical leave since June 16th
- Scott Simpson was taken by ambulance to Penticton to repair an ulcer in his digestive system. Will be out of service for at least 4 more weeks.
- Laura Vierra was taken to hospital in Kelowna for numerous medical procedures and is still in care there as they identify, repair and rehab her issues. Rita de Arriola has been working more in her absence to keep the flower department running.

Greens & Agronomy

- Turf Growth has been in flux over the period. With the repair of Storage 2, we had been using that water until our damage threshold point was reached and they could conduct the repair. With the switch to Storage 1 on July 10th, there has been a significant uptick in growth and recovery on the property. We also timed the switch of the lagoons with our flushing, wetting agent and iron applications to use the best water possible to deliver the best results.
- We have been without the use of our third rough mower for the period and have arranged for demo equipment from two manufacturers to fill the void. John Deere supplied a 9009A rough mower for the past two weeks and we will be demoing a Baroness rough mower at the beginning of August. We will also be demo'ing fwy mowers from both company's in August, as our fairway units are past overdue for replacement. (purchased in 2011)

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- Our third tee application was completed last week and our 3rd fwy application of iron sulphate and 16/90 wetting agent will be applied to the Park Meadows this week, and the Desert Gold the following.

Projects/Notes

Planning for Fall Projects for 2026 has commenced. The projects we are beginning to quote for board approval are:

- Drainage Installation via TDS on 1,5,6,7 Park Greens
- Expand, Level and Re Sod 4 Park White & Blue Tee
- Fill & Grade the Greenside Bunker 3 Park
- Construct a New forward tee for 14 Meadows
- Fill and Grade the Greenside Bunker 14 Meadows
- Install proper collection for 3 DG Green Drainage
- Expand, Level and Sod 3 DG Silver Tee
- Expand, Level and Sod 10 DG Black Tee
- Plant 10 to 15 Trees:
  - RS 1 Park
  - b/w 5 & 6 Park,
  - b/w 6 & 8 Park
  - b/w 1 DG & 18 DG
  - b/w 16 & 17 Meadows

We have expanded the Junior Linkers green area to provide more space, usability and safety. The construction of the new green will be on going through the rest of the season with an opening in 2027.

Our department has begun compiling a projected Capital expenditures budget and plan for the next 5 years. This will include equipment needs and schedules as well as course and infrastructure improvements.

Water & Irrigation

We resumed watering from Storage 1 on July 10th, and that pond is currently at 90% capacity. Each pond holds approximately a month and a half of irrigation water before it.

The Town has backfilled the void behind the liner of Storage Pond 2 and the liner repaired. They have been doing a lot of flushing of city watermains due to the increased turbidity manganese levels. Any nutrient surplus can be detrimental to turf during prolonged use and exposure. The increased inflow to the sewage lagoons also makes the addition of lake water unknown at this time as the town needs capacity to store the influent. I am in regular communication with the Town for updates

Bryan and I met with interim CAO Marg Coulson, Jillian Abney, and Dave Stene to discuss Town water issues and staffing. We also returned to the adoption of a Letter of Understanding and adopting SOPs for our relationship and water use.

Next Month

- Construction of New Junior Linkers Green

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6 Committee Reports

1. **Club Captains** Discussion regarding the Club Championship, the lack luster interest numbers are low only at 50 signups and the cutoff is in three days. The whole format needs to be reviewed and will do so for the next season. Most of our membership is not competitive and so interest is low. Discussion regarding the Pro's being allowed to participate in OGC tournaments and win prizes.
2. **Finance Report** - Nothing further
3. **F&B Committee** Nothing further
4. **Greens** Nothing further
5. **Health & Safety**. New AED at the Kiosk, Sherry and Deb were helpful getting a grant approved with the town of Osoyoos. There will be a video to show where they are and how they work.
6. **Long Range Planning:** covered
7. **Marketing:** Par 6 is working to increase exposure the South oak golf alliance the three courses are working together to get the content out.
8. **Membership:** One issues with the ballot system once the ballot has been run the captains cannot make changes to their individual teetimes. This issue has been forwarded to our Golf back programmers, but nothing has been resolved yet.
9. Nominating covered.
7. Business Arising
8. Other Business covered
9. Other Items None

10 Future Meeting August 27th, 2026

11 Adjournment 11:05 am (David & Doug)

12. **<u>in Camera</u>**

In camera (with and without GM)

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