



OSOYOOS GOLF CLUB

BOARD MEETING MINUTES June 25,2026 , 9:00 am

Board Members in Person in Members Lounge

Alan Bajkov, Henry Saltiel, David Peterson, Roger Pires, Tim Alder, Alan Gow

Absent: Doug Booth, Anne Phillips-Harris, Grant Fiddes

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: (David, Roger)

THAT: The Agenda be approved.

CARRIED

2. Consent Agenda

Consent Agenda Items

- a. BOD Meeting Minutes May 28,2026
- b. Greens Committee Meeting Minutes June 17th, 2026
- c. CC Committee Minutes June 8th, 2026
- d. Agronomy Report Monthly June 2026
- e. Membership Committee Minutes May 17th,2026

Consent Agenda Approval (Alan G, David P)

Moved and Seconded:

THAT the Consent Agenda be approved

CARRIED

3. Presidents Report

Communication to the Members – It was agreed that we send a scalded down version of the draft memo to the membership

Strategic Plan – All five pillars of the strategic plan were reviewed and action items set for the next six months with different committee's responsible for and expected completion.

There will be a section within our Osoyoos Web page were the members can see and review the work as it progresses.

4. General Manager's Report

Osoyoos Golf Club | Board of Directors Meeting

General Manager's Report

June 25, 2026

Executive Summary

As we move into the peak summer operating season, the Club continues to experience strong member engagement, healthy utilization of our golf facilities, and positive momentum across most areas of the operation. Staff remain focused on delivering an exceptional member and guest experience while managing several strategic initiatives approved by the Board.

June has been highlighted by strong participation in tournaments and leagues, continued improvements to course conditions, implementation of several member-driven policy enhancements, and ongoing efforts to strengthen operational efficiencies throughout the Club.

Golf Operations

Golf Operations continue to perform well under the leadership of Matt Vincent and his team.

Key Highlights

- Strong participation in Men's and Ladies' League programming.
- Successful hosting of member tournaments and special events.
- Continued emphasis on pace of play management and member experience.
- Rules Seminar hosted by Roy Wood on June 17 received positive feedback from participants.
- Ongoing monitoring and management of member concerns related to tournament participation and staff involvement in Club events.

Upcoming Events

- Ladies Desert Open – June 23
 - Rock'N the Range Community Concert – June 24
 - Club Championship preparations continue for August.
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Course Conditions & Maintenance

Ryan Dunkley and the maintenance team continue to deliver excellent playing conditions despite ongoing irrigation and water management challenges experienced throughout the South Okanagan.

Highlights

- Desert Gold and Park Meadows continue to receive positive feedback from members and guests.

- Spring drainage improvements on selected fairways have performed well following installation.
- Water storage levels remain stable and continue to be monitored closely.
- Focus remains on maintaining turf quality while balancing water conservation measures.

Capital & Infrastructure

- Monitoring effectiveness of completed drainage projects.
 - Ongoing evaluation of future irrigation and infrastructure priorities for Board consideration.
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Food & Beverage Operations

Alana Egli, Chef Herman and the Food & Beverage team continue to focus on service consistency, menu execution, and cost control initiatives.

Highlights

- Strong utilization of Greenside Bar & Grill by members and guests.
- Continued focus on reducing food cost percentage toward annual targets.
- Enhanced supplier discussions currently underway regarding preferred supplier agreements.
- Ongoing efforts to improve ordering processes (online), inventory controls, and operational efficiencies.

Events

- Food & Beverage team preparing for several large events throughout the summer season.
 - Rock'N the Range concert expected to attract approximately 150–200 attendees.
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Membership & Guest Services

Membership activity remains strong and member engagement continues at a high level.

Highlights

- Positive feedback received regarding the revised annual Food & Beverage Minimum program.
- Continued growth in member participation across Club activities and events.
- Staff remain focused on maintaining high service standards and responding promptly to member feedback.

Member Relations

Several member concerns and complaints have been addressed during the month. In each case management has focused on:

- Fair and objective review.
- Respectful communication.

- Maintaining a welcoming environment for members, guests and staff.
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Human Resources & Labour Relations

Human Resources continues to be a significant area of focus.

Highlights

- Collective Agreement ratification process completed with CUPE Local 608.
- Retroactive wage implementation currently being coordinated.
- Turf Crew Pizza lunch and recognition event was held on June 11th.
- Continued efforts to strengthen documentation, performance management practices and supervisory training.

Recruitment & Retention

- Seasonal staffing levels remain stable.
 - Management team continues to focus on employee engagement and retention strategies.
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Finance

Financial results through the end of May continue to track favourably compared to budget and prior year performance.

Areas of Strength

- Golf revenue remains strong.
- Membership revenue remains stable.
- Food & Beverage revenues continue to outperform historical levels.

Management will provide detailed financial commentary in conjunction with the Treasurer's report.

Marketing & Community Relations

The Club continues to strengthen its presence within the community and broader golf industry.

Highlights

- Ongoing promotion of Club events through social media and digital marketing channels.
- Planning underway for Canada Day activities.
- Continued participation in industry initiatives through NGCOA Canada and regional tourism organizations.

Community Engagement

The upcoming Rock'N the Range fundraising concert represents an excellent opportunity to showcase the Club while supporting a meaningful community cause.

Canada Day – Cherry Fiesta Parade on July 1st will be attended by Osoyoos Golf Club. OGC Members and Staff will be asked to participate.

Closing Remarks

As we enter the busiest period of the season, I would like to thank the Board of Directors, management team, staff, volunteers and members for their continued support of Osoyoos Golf Club.

The positive momentum we are experiencing is the result of a collective effort and commitment to providing an exceptional golf, dining and social experience for our members and guests.

Respectfully submitted,

Bryan Ewart

General Manager
Osoyoos Golf Club

In Addition:

a. New Policy for CPGA Professionals and Staff Participation in Member Events and Club Leagues

MOVED & SECONDED

THAT: Policy 4.8 CPGA Professionals and Staff can participate in Member events and Club Leagues.

CARRIED

b. Accessible Golf Cart Authorization Application

MOVED & SECONDED

THAT: Policy 1.18 Accessible Golf Cart Authorization Application has been approved by the Board of Directors.

CARRIED

Purchase/Lease of Additional Golf Carts.

The courses have been very busy and we have found that we are running out of carts. Bryan is looking into the purchase or Lease of additional carts.

5. Treasurer's Report David Peterson

Finance Report for the Month ended May 31, 2026

Summary

Based on in-house financial statements YTD to May 31 we are tracking ahead of budget at 8.4% above on revenue and 3.9% under on wages and expenses.

Highlights

- *Revenue was driven by Green Fees which were 23.5% over plan.*

- *Cash position is ahead of plan but remains tight at -\$62K.*

Balance Sheet

Cash and cash equivalents were -\$62K which is \$77K ahead of forecast.

Income Statement

YTD revenue was \$1,828K; \$143K over budget; with Golf Ops \$90K over budget and F&B \$37K.

Wages – YTD wages were \$815K; \$95K under budget. The largest variance is Grounds wages which were \$58K under budget. A significant portion of this will be utilized in retroactive payments upon completion of the new collective agreement.

Expenses – YTD expenses were \$967K; \$24K over budget. Administration expenses were \$27K over budget with \$14K the result of legal fees (HR issues) and \$5K for promotions (2 for 1 special). F&B, which was \$38K over budget related to higher sales.

Net Income YTD Net Income was -\$46K; \$214K over budget. The main contributor being golf operations which was \$144K over budget.

Agronomy Report for OGC – June 2026

May 22nd – June 15th

Staff & Department News

- We had to relieve one new hire of his duties. Have hired Cole Sarafinchan and Parker Gaudet to round out our full-time staff. So far, they are working out well and nice to have a couple younger able bodies.
- Bryan supported a staff beer and pizza day on June 11th at the maintenance shop.
- Bryan, Brenda Hendrickson and myself concluded negotiations between the Grounds Crew and The Club on June 3rd. We were able to come to a new 3 year agreement.

Greens & Agronomy

- Turf Growth has remained inconsistent with the weather but has been less volatile over the period. With double verticutting and topdressing we have had consistent green speed of 9', and as fast as 10'
- Sod Replacement: We have now completed the patching with sod from the Junior Linkers green. 2, 3, 5, 14, 16 DG and 4, 6, 10, 15 and 16 PM have had the patches replaced or

bare spots covered. We will continue to utilize the remaining turf of the linkers green for smaller blemishes on the property. We will begin the reconstruction of the Junior Linkers green in July.

- During our last aeration of the Park Meadows, we were able to finally deeptine aerate 1, 5, 6, and 7 Park. With the sod replacement last season and its slow establishment this spring, we had been unable to do this up until this point. This practice relieves compaction and provides the drainage channels that aid our greens "Flushing" practices.
- Our second tee and fwy application of iron sulphate and 16/90 wetting agent has been applied.

Projects/Notes

We will be adding to or replacing the stone in the walkways and tee sign areas on the property in the coming months.

Bunkers: We had identified 22 greenside traps on the property and have now replaced the sand to improve their playability. The remaining greenside traps have all been tilled to improve playability. Each week, we trim, weed and pick stones in all traps, which is a constant maintenance requirement. We focused rock removal on 4 DG Greenside and the 1st Fwy trap on 9 DG. We will continue to identify rocky traps and work to remove as many as possible.

With the sacrifice of the Junior Linkers green, we will take the opportunity to improve and expand that green sight. Once the Nursery green is ready (Approximately July 1st) we will open it for use for practice chipping and putting. We will place a target flag at the Junior Linkers in the fairway to allow for bunker practice and short irons while we reestablish the practice area.

We have not been able to trim or prune trees so far this season. We were denied access to the area to the left of 2 Park by BC Conservation, and do not have space remaining at 3 DG. We are unable to burn behind 3 DG due to the proximity to the High School. In consultation with Rob Huttema from the fire department, a possible solution to use the site at 3 DG would be the use of an air curtain incinerator. These devices burn waste wood at an extremely high temperature, significantly reducing smoke. The cost of purchase is not insignificant, approximately \$150,000 - \$250,000 as well as the purchase of an excavator to load it. The club spent close to \$80,000 in 2021 to have the piles chipped. We are continuing to explore options for a long term solution.

Water & Irrigation

Our water levels remain good.

The Town has experienced another rip in the liner in Storage Pond 2. We have been switched back to using #2 to bring the water level down to where it can be repaired. Water samples have been taken from both Storage Ponds to determine elemental content and possible side effects from use throughout the summer.

The Town has reintroduced the use of BioMaxx to treat the sewage smell as it transits the town on its journey to the lagoons. There has been an improvement in the severity of the smell in the past two weeks.

Bryan and I met with interim CAO Marg Coulson on Friday May 22nd to establish a relationship with her after the departure of Rod Risling. We discussed Town water issues, staffing, as well as searching for a long term solution for disposing of our waste wood. We will be having a lunch meeting with Marg, Tyler Madsen and possibly another Town Staff member to continue our communication and comradery.

Next Month

- Stone Shale Replacement
- Nursery Green Opening
- Construction of New Junior Linkers Green

6 Committee Reports

1. **Club Captains** Report submitted, nothing further
2. **Finance Report** - Nothing further
3. **F&B Committee** Nothing further
4. **Greens** Nothing further
5. **Health & Safety**. None
6. **Long Range Planning**: covered
7. **Marketing**: None
8. **Membership**:
9. **Nominating** more to follow, we do have some interest.
10. **HR Committee** no meeting

7. Business Arising

Brian and Bev worked together to start the set up of SharePoint for Document storage

8. Other Business

The September 24th board meeting time will be moved to 10am and then the board will head to the maintenance yard for an appreciation BBQ for the grounds crew.

9. Other Items None

10 Future Meeting July 30th, 2026

11 Adjournment 11:00 am

12. in Camera

In camera (with and without GM)