OSOYOOS GOLF CLUB

BOARD MEETING MINUTES August 27, 2026 , 9:00 am

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

1. Call to Order 8:59 am
a. Quorum established.
b. Agenda Changes or addition
b. Adoption of Agenda
Moved and Seconded: (Ann, Grant)
THAT: The Agenda be approved.
CARRIED

2. Consent Agenda
Consent Agenda Items
1. BOD Meeting Minutes – July 30th,2026
2. Nominating Committee Minutes – August 17th, 2026
3. Membership Committee Minutes August 17th, 2026
4. Long Range Planning Committee – Minutes August 24th, 2026,
5. Agronomy report Monthly August 2026

Consent Agenda Approval (Alan G, David P)
Moved and Seconded**:**
THAT the Consent Agenda be approved
CARRIED

3. Presidents Report
Call for Board nominations - Update (Report attached)
Osoyoos Golf Club
Nominations Committee — Meeting Minutes
Date: August 17th, 2026
Time: 9:00 am

Location: OGC Members Lounge
Chair: Alan Bajkov
Committee Members Present: David Peterson, Anne Harris

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1. Purpose of the Nominations Committee

The Chair reviewed the purpose of the Nominations Committee, which is to oversee and administer a fair, transparent, consistent, and well-organized process for identifying and recommending qualified candidates for election to the Osoyoos Golf Club Board of Directors.

The Committee will seek candidates who demonstrate the skills, experience, commitment, integrity, and understanding necessary to contribute effectively to the governance and continued success of the Club.

2. Nominations Process and Timeline

The Committee reviewed the proposed nominations process and agreed that the process should provide members with adequate notice and a reasonable opportunity to put forward qualified candidates.

The proposed timeline is:
Call for nominations: August 20th, 2026
Nomination period closes: September 15th, 2026
Review and screening of nominations: September 16th, 2026
Candidate interviews, if required: September 17th-19th, 2026
Final slate confirmed: September 19th, 2026
*** Notice to membership (candidates and voting procedures) :** September 19th, 2026
*** Election/voting date timeline :** October 5th – October 13th
New Board to be introduced at the October 19th information session
(* if the number of eligible candidates does not exceed the vacancies, the nominees shall be elected by acclamation.)

3. Eligibility Requirements for Nominees

Candidates must meet all requirements established by the Club's bylaws, policies, and applicable governance requirements.

Nominees should also demonstrate:

A genuine commitment to the Osoyoos Golf Club;
An understanding of the responsibilities of a director;
The ability to work collaboratively with fellow directors and Club members;
Good judgment and sound decision-making skills;
A willingness to attend Board and Committee meetings and participate actively;
The ability to act in the best interests of the Club; and
A commitment to confidentiality and ethical conduct.
Election Scrutineer:

Anne Peason has agreed to take on the election scrutineer role if an election is required.

Adjournment: 10 a.m.
Next Meeting: September 16th – Review and screen candidates:

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Prepared by: Alan Bajkov (Committee Chair)

- Strategic Plan - Gantt Chart Update

Alan demonstrated how our progress can be mapped with an interactive Gant Chart that can demonstrate up to date information so that the Board always know where we stand with regards to current projects.

It was agreed that there should be a point person the oversee the updating of the chart and work with Bryan to help maintain the dates and completion

- Risk Management Update

The Strat Planning workshop has been set for Wednesday September 23 from 11am to 3 pm.

The OGC fall Information meeting is set for October 19,2026

4. General Manager's Report

August 27, 2026

Executive Summary

August has been another active month for Osoyoos Golf Club, with management balancing peak-season operations, several significant capital and infrastructure matters, community initiatives, strategic planning and preparations for the fall shoulder season.

The Club hosted the 2026 Club Championship, continued to deliver strong course conditions and member programming, and advanced several initiatives arising from the Five-Year Strategic Plan.

The Summerland wildfire and resulting regional travel concerns created an unexpected challenge during August. While Osoyoos remained open and accessible, messaging encouraging visitors to avoid portions of the South Okanagan has had a noticeable impact on green-fee activity throughout the region. The Club responded by supporting displaced residents and first responders while also working collaboratively with local tourism partners to communicate that Osoyoos remained open for visitors.

Significant progress has also been made on the driving range netting replacement, clubhouse flood remediation and long-term capital planning.

Overall, the Club continues to operate from a position of strength as we transition from the peak summer season into a busy September (fingers crossed) and our important fall shoulder season.

Golf Operations

Golf Operations remained busy throughout August.

Key Highlights

The **2026 Club Championship was successfully held August 8–9**, with both courses presented in excellent condition.

Feedback regarding the Club Championship was very positive, and management appreciates the efforts of the Golf Operations, Maintenance and Food & Beverage teams in delivering the event.

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Men's and Ladies' League programs continue to generate strong participation and engagement.

Planning is underway for the fall golf season and shoulder-season promotional opportunities.

Golf Operations continues to focus on maximizing available public tee times (with Dynamic Pricing) while protecting appropriate member access.

Upcoming / Recent Events

Staff Bocce Tournament & Party – August 23
Divorce Open – August 30
September tournament and group activity
Fall shoulder-season golf promotions

Course Conditions & Maintenance

Ryan Dunkley and the Golf Course Maintenance Team have continued to provide very good playing conditions despite challenging summer temperatures, water and smoke related challenges and the ongoing demands placed on the irrigation system.

Highlights

Greens continue to receive positive feedback from members and guests.
Overall course conditions remain strong on both Desert Gold and Park Meadows.
Water storage and irrigation requirements continue to be closely monitored and are in a adequate position.
Maintenance continues to address irrigation repairs and preventative maintenance throughout both courses.
Management and the Maintenance Department continue to identify future infrastructure requirements for inclusion within the Club's long-term capital plan.
The performance of the Maintenance Team throughout a particularly demanding summer deserves recognition.

Food & Beverage Operations

Alana Egli, Chef Herman and the Food & Beverage team continue to manage a very busy summer operating period.

Highlights

Restaurant and event activity remained strong throughout much of August. Which is great news considering that rounds of golf have declined considerably.
Continued focus remains on food-cost management, purchasing efficiencies and inventory controls as we are seeing a higher trend on food costs.
The Gordon Food Service Preferred Supplier Agreement is now operational.
Management continues to review opportunities to improve margins while maintaining quality, portion size and member/guest value.

Clubhouse Flood / Water Main

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Management continues to address outstanding matters associated with the July 13 water-main failure.

Remediation work completed to date totals approximately **$15,217**.

The Club is also responsible for the **$5,000 insurance deductible** associated with interior clubhouse repairs, including drywall, baseboards, drying, cleaning, ventilation and electrical/mechanical equipment affected by the incident.

The repair to the failed main water line is currently temporary. A permanent solution will be required, with preliminary estimates expected to be in the range of approximately **$15,000–$20,000**.

Management has met with representatives from the Town of Osoyoos and provided information regarding the costs incurred to date. We have requested that the Town consider whether financial assistance may be available toward these extraordinary costs.

This incident will also be considered as part of our broader capital infrastructure and risk-management planning.

Driving Range Wind Damage

Following the July 15 windstorm that severely damaged the west-end driving range containment netting, management worked with our insurance provider and netting contractor to determine the appropriate course of action.

Unfortunately, the existing netting is insured on an **Actual Cash Value** basis. Due to its age and depreciated value, the insurance deductible exceeded the estimated insured value of the damaged netting.

Management subsequently obtained a quotation for replacement of the damaged netting, associated cabling and professional installation.

The Board has approved this project as an emergency capital expenditure.

Installation is currently anticipated for **September 7–18, 2026**, subject to final confirmation with the contractor.

The new installation will utilize an improved square-pattern netting system and, wherever possible, existing infrastructure and anchor points.

Membership & Guest Services

Member engagement remains strong as we approach the latter portion of the golf season.

Highlights

- Good participation continues across leagues, tournaments and Club events.
- Management continues to monitor membership additions, attrition and inquiries.
- Staff continue to respond to member questions regarding tee access, the member ballot system and other Club programs.

- Management continues working with the Membership Committee on initiatives identified within the Five-Year Strategic Plan.

September Membership Promotion

Management is preparing a September membership recruitment initiative designed to encourage prospective members to join the Club ahead of the 2027 season.

Under the proposed promotion, qualifying new members who pay their applicable initiation fee and **2027 membership dues in full** during the promotional period will receive the remainder of the **2026 golf season at no additional membership-dues cost**.

We are also releasing a new positioned **Intermediate Membership** program that is more in line with rates being offered through the South Okanagan.

The objective is to convert prospective members during the fall period while generating initiation-fee and 2027 dues commitments earlier in the membership cycle.

Human Resources & Labour Relations

Staffing levels have remained stable through the busiest portion of the season.

Highlights

- Management continues to focus on leadership development, accountability and communication across departments.
- Department managers continue to work through seasonal staffing transitions as we approach September.
- Staff demonstrated excellent teamwork throughout a particularly demanding summer.
- Planning will begin shortly for seasonal staffing reductions and fall/winter operational requirements.

Management continues to emphasize appropriate documentation, performance management, scheduling and consistent application of Club policies.

Finance & Capital Planning

Management and the Finance Committee have begun preliminary work on developing a comprehensive **5-year capital asset and equipment replacement plan**.

The objective is to move toward a more structured approach to capital planning that identifies major Club assets, anticipated replacement dates, estimated costs and funding requirements.

Initial work includes development of a comprehensive **Master Asset Inventory** covering:

- Golf Course Maintenance equipment
- Golf Operations equipment
- Food & Beverage equipment
- Clubhouse and building infrastructure
- Irrigation infrastructure

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- Vehicles and golf cart fleets
- Technology
- Practice facilities
- Golf Academy requirements
- Other major Club assets

Assets will ultimately be prioritized based on operational importance, condition, remaining useful life and financial impact.

This work will become an important component of the Club's long-term financial planning and implementation of the Five-Year Strategic Plan.

Osoyoos Golf Academy / Player Development

In conjunction with the Strategic Plan (Pillar #4 – Grow the Game) management is exploring the development of a more comprehensive **Osoyoos Golf Academy** and expanded player-development programming.

The concept includes the potential creation of a **Director of Player Development** position responsible for coordinating instruction and programming across the Club.

Potential areas of focus include:

- Individual and group instruction
- Junior development
- Women's programming
- Men's programming
- New-member clinics
- Camps and multi-day golf schools
- Destination golf/instruction packages
- Coordination of Club instructors
- Increased utilization of the practice facility

The associated capital plan contemplates future improvements to the teaching/practice area, including technology such as TrackMan or a comparable system, covered teaching areas and other infrastructure improvements. All of these enhancements will be looked at as part of the 5-year Capital Plan and will be scaled over 3 to 5 years.

Discussions remain preliminary, and management will continue to update the Board as the concept develops.

Marketing & Community Relations

August presented both opportunities and challenges from a regional tourism perspective.

Summerland Wildfire Response

The Club's first priority throughout the Summerland wildfire was supporting those affected by the emergency and recognizing the extraordinary efforts of firefighters, emergency personnel, volunteers and support organizations.

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Osoyoos Golf Club provided food for firefighters working on the Summerland fire and introduced a special golf offer for displaced Summerland residents. Thank you to Chef Herman and his team for preparing 100 portions of lasagna for the hard working fire crews.

At the same time, regional travel messaging had an immediate impact on tourism activity throughout portions of the South Okanagan.

Osoyoos remained open, accessible and, for much of this period, experienced relatively clear conditions. Management therefore worked to reinforce the message that visitors should verify local conditions before cancelling planned trips.

This messaging was also intended to support the many Osoyoos-area hotels, restaurants, wineries, golf courses and tourism businesses that depend heavily on summer visitation.

Osoyoos Coyotes Partnership

Management continues discussions regarding an expanded strategic partnership between Osoyoos Golf Club and the Osoyoos Coyotes.

The objective is to develop a mutually beneficial relationship that positions Osoyoos Golf Club as the **Official Golf Course of the Osoyoos Coyotes** while generating measurable exposure and new revenue opportunities for the Club.

Management's focus is ensuring the partnership generates measurable value for the Club and supports both organizations' community objectives.

Strategic Planning

Implementation of initiatives identified during the Board's Five-Year Strategic Planning process continues.

Current areas of focus include:
Long-term capital planning
Membership recruitment and retention
Member value and engagement
Player development and the Osoyoos Golf Academy
Infrastructure renewal
Operational efficiencies
Revenue diversification
Shoulder-season utilization
Community and strategic partnerships
Management will continue incorporating these priorities into annual operating plans and future budgets.

Risk Management & Capital Projects

Several events this summer have reinforced the importance of long-term infrastructure planning and risk management.

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Current priorities include:
Permanent repair/replacement of the clubhouse main water service
Completion of clubhouse flood restoration
Replacement of damaged driving range netting
Review of insurance coverage and asset valuations
Development of the Club's long-term capital replacement plan
Continued preventative maintenance of critical infrastructure
Emergency preparedness and operational continuity planning
These initiatives will be incorporated into the broader capital planning process wherever appropriate.

Closing Remarks

August has again demonstrated the strength and versatility of the Osoyoos Golf Club team.

In addition to managing one of the busiest periods of our golf season, staff have successfully delivered major Club events, maintained excellent golf-course conditions, supported our community during the Summerland wildfire and continued dealing with the aftermath of two significant infrastructure incidents.

As we transition into September, our focus will increasingly shift toward maximizing the fall shoulder season, membership recruitment, capital planning, completion of outstanding infrastructure projects and preparation for the 2027 operating and budgeting cycle.

I would like to thank our management team and employees for their continued commitment and professionalism throughout an exceptionally demanding summer. I would also like to thank the Board of Directors for its continued support and direction.

Respectfully submitted,

Bryan Ewart
General Manager
Osoyoos Golf Club

In Addition:

We have undertaken a full appraisal of all OGC assets.
OGC is using Dynamic Pricing this is done when the Tee sheet is full and there is a cancellation. You can be notified that there is an opening and can book a Teetime.

5. Treasurer's Report David Peterson

Finance Report for the Month ended July 31, 2026

Summary

Based on in-house YTD financial statements to July 31st revenue is 7.3% ahead of plan and wages and expenses combined are 2.3% over plan.

Highlights

- *Revenue was driven by Green Fees which are 19% over plan YTD.*
- *Cash position is below forecast at -$38K vs a plan of $87K.*

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Balance Sheet

Cash and cash equivalents were -$38K which is $125K below forecast.

Income Statement

YTD revenue is $3,788K; $259K (7.3%) over budget; with Golf Ops $208K over plan (driven by green fee revenue) and F&B is $41K over.

Wages – YTD wages are $1,541K; $9K (0.5%) over budget. The largest variance is F&B wages which are $33K (9.2%) over budget.

***Expenses* – YTD** expenses are $1,590K; $61K (3.9%) over budget.

- Administration expenses were $36K (12.5%) over budget with $16K the result of legal fees (HR issues), Computer and IT Services $8K over and $5K for promotions (2 for 1 special in restaurant) and $5K staff recruitment.
- F&B expenses were $48K (12.8%) driven by COGS.

Net Income YTD Net Income is $656K; $188K (42%) over budget. The main contributor being golf operations which was $253K (12.3%) over budget.

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Agronomy Report for OGC – August 2026

July 21st – August 17th

Staff & Department News

A lot of health-related staff news, issues and missed time for the period seems to be a regular occurrence

We have had 2 days all 2026 where all staff were present

Scott Simpson has returned to work on a part-time basis to provide an equipment operation option for me. He is still unable to perform any physical work.

Laura Vierra has returned home now but is still recovering. While we would gladly have her back at any time, she is ready, I don't foresee that happening this season.

Greens & Agronomy

With the switch of ponds to Storage 1, we saw a tremendous uptick in growth. We have adjusted our growth regulator's use accordingly to keep the greens in check, but the rest of the golf course is a jungle.

We demo' ed a Baroness Fwy mower past week to rave reviews from our crew and mechanic for its simplicity, ease of use and maintenance,

We will be demoting their Rough Mower Starting on Wednesday August 19th.

Our third fwy application of wetting agent and iron sulphate was completed. We will look to include an additional fairway application for 2027 to keep the fairways better maintained longer into the season.

Projects/Notes

Planning for Fall Projects for 2026 has commenced. The projects we have been given board approval for are:

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

With the significant cost of the drainage installation, we will look to accomplish that project for the 4 greens in the spring included in the 2027 budget. With the opening of the Park Meadows being the beginning of April, a start date of March 1 should afford the necessary time to complete the task and have them ready to go for Opening Day.
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 will be switching to Storage 2 tomorrow August 18th. For the past two weeks, lake water from lift station 9A has been added as well as the Town inflows. We have requested that the lake feed continue as we are using it in the hopes that we can remain in Storage 2 for the remainder of the season. Each pond holds approximately a month and a half of irrigation water before it. Samples have been taken for Storage 1 at 50% capacity to evaluate the water quality and a sample taken from Storage 2 when we switch to see the affects of the added lake water and for comparison.

Next Month

Construction of New Junior Linkers Green

1. **Club Captains** Report No Meeting but discussed changing the Club championship. Will discuss at the next CC meeting

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2. Finance Report - Nothing further

3. F&B Committee Will have a meeting next month. We have signed a three year contract with Gordon Foods Services. We received a signing bonus along with monthly rebates depending on how much we spend.

4. Greens No meeting but Agronomy report for August was submitted

5. Health & Safety. None

6. Long Range Planning: August 24 meeting

Review of Long Range Plan Draft document NOTES Discussion regarding what action items to include in plan for the immediate, intermediate and long-term portions of plan. Awaiting the report regarding the property and asset appraisals recently conducted of OGC property and equipment. This report will help guide us on property & equipment repair required in the near term and then plan for equipment roll over and lease renewal in the future. General discussion regarding ways to grow membership to help fund new projects. Promotional targeting of areas outside of Osoyoos for new membership categories and moving ahead with a Golf Academy are under consideration. The Committee will be creating a memorandum outlining our current fiscal situation and the effects on our buildings, equipment and course maintenance needs of the future.

7. Marketing: None

8. **Membership: The committee is focused on member retention**

9. Nominating nothing further.

10.HR Committee no meeting

7. Business Arising

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

September 23 September 23rd is the Risk Management workshop … 11 am - 4 pm.
September 24th BOD meeting at 10 am

11 Adjournment 10:40 am

12. **in Camera**

In camera (with and without GM)

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