

**ANNUAL GENERAL MEETING
SQUIRE GREEN GOLF CLUB (CHALEUR GOLF ASSOCIATION INC)
MINUTES OF MEETING – MAY 1, 2024 – 7:00 PM – KC IRVING CENTER**

1. Welcome & Roll Call

Attendance: Peter Assaff, Claude Benoit, Matt Chiasson, Jeremy Reher, Herb Scott, Ted Leindecker, Serge Blanchard, Jean Marc Duguay, Aaron Crocker, Don Smith, Joan Smith, Lise Scott, Charles Godin, Dale Knowles, Rheal Noel, Jim Jessop, Mike Keirstead, Craig Melanson, Don Roy, Roger Roy, Dave MacDonald, Stephen Bass, Tom Martin, Roland Noel, Colleen Doucet, Bob Sullivan, Brian Kenny, John Binette, Mylene Ouellet-Leblanc, Michel Chamberlain, Buck Hebert, Edgar Godin, Simonne Frenette, Guy Daigle, Dianne Robichaud, Hugo Morrissette, Paul Bryar, Larry Anderson, Marc Chiasson, Justin Jackson, Ernie Ramsay.

Claude introduced the Board members, and we held a moment of silence for Frank Jamieson.

2. Approval of Agenda, anything to add:

President's report (item # 4) will be presented by Vice President – Jeremy Reher.

Moved by Stephen Bass

Seconded by Colleen Doucet

To accept the agenda for the meeting dated May 1, 2024, as presented.

Motion Carried

3. Approval of minutes from last AGM meeting, old business

Peter Assaff gave an overview of the minutes from the last AGM and copies were distributed. Stephen Bass inquired about the sand traps and Claude that we are going to try to have three more sand traps done this year. This would complete all the traps around the greens. This will make a total of nine completed. We are making progress but must keep in mind that the sand trap repairs are costly. Stephen Bass inquired if Peter thought that the service was faster for payments as was mentioned in the minutes? Peter replied that yes, it did improve and that they are always trying new ideas brought forward and are continuously improving on this. Stephen Bass inquired about the 75" TV. Peter advised that is in the pro shop above the lost and found. He also asked about the 2023 Trial budget, and it was explained that this was the proposed budget that was presented at the last AGM for the previous season.

Moved by Stephen Bass

Seconded by Charles Godin

To accept the minutes of the AGM dated April 25th, 2023, as presented.

Motion Carried

4. Vice President's Report / Future Development Project

Last season was a challenging one. The weather did not cooperate, and people did not get out to golf as much as anticipated. The winter was also very hard on the course, so we were off to a rough start last year. Revenues were down in comparison to the year before but we had an increase in corporate sponsors. The short comings we had were mostly weather related. We had the best July on record but one month was not enough to compensate for the other slow months. We replaced the main irrigation pump, which was required, but came at a large cost. We also received the rest of the sand to complete the traps around the greens this season. Investments were made in equipment such as the new carts we received in September last year. Also, it was the first season having Peter and Hugo on board. This year, the majority of our team members are returning. They did a great job last year and were learning on the fly. They are going to be off to a great start for this season. The club is doing okay financially but this year will be a defining year for the future of our club. We need to control our costs and improve upon our revenue. Good weather should alleviate these concerns, but we need help from within our own club and we need to look at where we can improve. We need more engagement from our members. Not all members want a full-time board position but you all care about our club and your willingness to help where possible would be welcomed. I am putting out a call to action for any of our members to come forward with suggestions, to join a sub committee, to volunteer, and to help keep our course going in the right direction.

Future Development – Mylene Ouellet-Leblanc gave a presentation in both languages. She has done some legwork to start this project and has already received some positive feedback. Two possibilities were explored. The cross-country ski club was reluctant to get on board at first, but we did a plan A vs. Plan B proposal. Plan A would be a clubhouse near hole # 1 and Plan B was to be closer to St. Anne Street. It was determined that we need to keep the new development near our existing clubhouse to qualify for funding opportunities that may be available. It would be a sports center for the Chaleur Region that could include golf simulators and other sport simulators. The demand is high and could generate revenue. Mini putt is another idea that was considered, and we did a market study. It wouldn't be viable though and the maintenance is pricey. Another idea would be a lift for sliding and tubing in winter. Lots of options were explored like fat biking, snowshoe rental, etc.... and we would share resources with other clubs for this development. The project is 1.6 million which sounds like a lot but there are funding projects available where support would come from federal, provincial, and municipal governments. The new clubhouse would include a bar, restaurant, and meeting rooms for rent. It is forecasted to see a surplus each year during the first four years. The surplus includes paying all expenses, loans, etc.... Claude added that our current club house could be used for storage once this project comes to reality. Jim Jessop asked if a feasibility study was done and Mylene advised that it was done and it has been determined that this project is feasible. Copies of the proposed development were available on paper and electronic copies can also be made available upon request.

Moved by Charles Godin

Seconded by Roland Noel

To go forward with this project to explore future developments of our club house.

Motion Carried.

5. Manager's Report / Vision

First, I want to thank Hugo for volunteering his time to help this evening. I am happy to have Hugo back this year, and we have been meeting since January to talk about what worked and to discuss ways to improve on last year and take the lessons we learned and use those to move forward.

I am also happy to say that most of the staff are back this year, only Chris Daigle won't be back (which is a big loss) just one that we are figuring out availability, but I expect that will work out. We have also hired a new employee to work full time for us, and have a couple of strong resumes if we need to add to the team.

As Jeremy said, last year was a challenging year. Not only were we learning as we went but the weather was not kind to us at all. I was at a NGCOA meeting a couple of weeks ago and they said this was the worst year in memory and people in the room were in the business for 50 years.

Randy is confident that won't happen again this year, at least the problem with the greens. Weather is up to Mother Nature, but last year was a record year and not in a good way.

We will be at the Beresford Expo this weekend on Friday, Saturday, and Sunday. This will be the only time VIP cards will be on sale this year. They are \$150 for four 9-hole rounds, four cart seats and 4 range passes. The Limit is two per person.

The city is supposed to put the water on in the clubhouse tomorrow and Jimmy the Janitor should be in also to do a spring cleaning. If the water is in, our plan is to open the clubhouse and driving range on Monday, May 6; hours to be confirmed. As for the golf course itself, our hope is as early as May 10, so a week from Friday. The official word is between May 10 and May 15 depending on weather and grass conditions, but it is looking good.

As for tournaments all the majors from last year are back. We replaced the Ironman with an expanded Dixie Lee Open, which ran over two days and was a mixed tournament. It went very well, and we had great response, so the plan is to do that again this year.

We have worked hard on our website. I think it looks great, please check it out. It is in both languages as well. It also gives us the ability to do emails to members, we are still learning there, but just sent out a blast this week. I hope you all got it.

We need and would appreciate volunteers for Men's Night, Ladies Night, and this weekend (Saturday) at the Expo!

As for memberships sold so far this year, we are above expectations with 95 memberships sold. We were a bit higher last year but with the clubhouse opening next week and the expo this weekend, we can expect more membership sales. Last year we had 250 members compared to 292 the previous year. 250 is where we aim for, but we hope for even more.

6. Financial Report

Cash account is considerably lower because of the Covid loan as it was repaid in 2023. This explains the difference between the 2022 and 2023 values. Corporate sponsor sales were up last year in comparison to 2022. Green fees, bar, carts, are big money makers so we are hoping to increase revenues. For expenditures, course maintenance cost us last year at the start when we had greens to be repaired and the water pump was also a big expense. The debt incurred for Kubota loan will be repaid in full this year and the Covid loans are paid in full. Remaining is the lease of 42,998, and the CBDC loan at \$5,000 per year. We invested a lot into the course and are hoping to have a more successful year financially this upcoming season. Bottom line, we have a net gain of \$13,000.

Income Statement to December 31, 2023

Revenue: \$ 485,550

Expenses: \$ 528,234

Net Income/Loss: \$ (42,684)

Balance Sheet as of December 31, 2023

Assets: \$381, 014

Liabilities: \$281,430

Net Assets: \$ 99,584

Moved by Don Smith

Seconded by Ernie Ramsey

To accept the 2023 financial report and trial budget as presented.

Motion Carried.

7. Vote:

- a) Authorize board of director's actions

Moved By Dale Knowles

Seconded By Don Roy

To authorize board of director's actions on decisions for the upcoming season.

Motion Carried

b) Financial institution for 2024

Moved By Guy Daigle
Seconded By Stephen Bass
To proceed with UNI Financial Institution for 2024.
Motion Carried

c) Naming of Accounting Firm for 2024

Moved By Herb Scott
Seconded By Guy Daigle
To proceed with Allen, Paquet & Arseneau Accounting Firm for 2024.
Motion Carried

d) Naming of Lawyer for 2024

Moved By Buck Hebert
Seconded By Tom Martin
To proceed with Chuck Johnstone as our lawyer for 2024.
Motion Carried

8. Election of New Board of Directors

Current Board of Directors has six members. They are: Claude, Jeremy Herb, Matt, Ted, and Serge. We can have up to nine board members. We operated with eight last year. Two members; Terry Long and Gail Girouard stepped down at end of last season.

Ernie Ramsay was nominated by Herb Scott, and he accepts the nomination.

Aaron Crocker was nominated by Jeremy Reher, and he accepts the nomination.

Dave MacDonald was nominated by Ernie Ramsey, and he accepts the nomination.

Moved by Jeremy Reher
Seconded by Guy Daigle
To cease nominations and accept three new nominated members to the Board of Directors.
Motion Carried

The new board of Directors are:

- **Claude Benoit**
- **Jeremy Reher**
- **Matt Chiasson**

- **Ted Leindecker**
- **Herb Scott**
- **Serge Blanchard**
- **Ernie Ramsay**
- **Aaron Crocker**
- **Dave MacDonald**

9. Adjournment

Moved by Guy Daigle
Seconded by Buck Hebert
To adjourn meeting at 8:20 pm.
Motion Carried