



## YKGC Board of Director's Meeting Minutes

Monday, April 19<sup>th</sup>, 2021

7:00pm, Crowe Mackay Boardroom

### Attendance

**Present** – Shaun Morris, Hughie Graham, Jenni Bruce, Matthew Bannister, Cole Marshall, Winter Bailey, Dwayne Simmons, Jeff Oldfield

**Regrets** – Perry Campbell, Mark Whitehead, Damien Healy, John Nahanni

**Absent** – none

1. **Call to Order** – 7:06pm
2. **Approval of Agenda** – M. Hughie, S. Matthew
3. **Approval of Minutes**
  - a. March 15<sup>th</sup>, 2021, M: Hughie, S. Jeff
4. **Presidents Report** – see attached – Motion: **To Approve Presidents Report. M. Matthew, S. Jeff**
5. **Treasurer's Report** – verbal – Draft budget was presented. We are looking for options for turf replacement loans, have talked to BDIC and BDC. It is proving to be more challenging than expected. Will continue to look for sources. **Motion to accept budget as presented. M. Matthew, S. Hughie.**
6. **General Manager's Report** – see attached– Discussion on Drive, Chip and Putt, **Action: Cole to complete flat sheet and circulate to schools prior to school year ending.** Discussion on flagging inventory for prizes. **Motion to accept GM Report. M. Dwayne, S. Jeff**
7. **Old Business** –
  - a. Couples Night – tabled until CPHO announcement in April.
  - b. Lucky Bucks – tabled until CPHO announcement in April.

- c. Questions for membership survey – 9 questions were submitted. **Action: Shaun will finalize and distribute survey so answers are received prior to spring meeting.**  
Discussion on signage options for memorials, agreed that it is for unique situations only.
- d. Employee Handbook – Was located on the server. **Action: Cole to set up orientation pizza dinner, Jenni to finalize the Violence and Harassment Policies.**
- e. Financial statements finalized - Completed.
- f. Establishment of Advancement of Women's & Junior Golf Committee – D, C & P covered in GM report, Plan is being finalized and will be distributed to the board. Looking at a long-term strategy to grow junior golf. Looking for dates for the women's tournament and hoping to attract out of towners with a two day.
- g. Insurance requirements for Clubhouse – Our insurance provider is aware of third-party coverage and Stake will confirm their policy with Shaun.
- h. Policies – Amended policies were presented. **Motion to approved YKGC Policies as presented. M. Jenni, S. Jeff. Action: Jenni to send final policies to Shaun for the website.**
- i. Turf Replacement Loans – covered in Treasurers report
- j. Solar Panels – see attached – Discussion on how best to pay for this project. A lot depends on success for funding for the greens. Possibility of adding this on to the loan when we find one. There is also a possibility to do this in 2022 with Cannor funding. Discussion on the urgency with the roof replacement as it cannot wait until 2022. **Action: Dwayne to get more quotes on the roof and circulate to the board prior to the next meeting for electronic voting as it is time sensitive.**

#### 8. Committee Reports –

- a. Grounds & Maintenance – Damien – not present
- b. Course Management & Infrastructure – Jeff – covered in Old Business (j.)
- c. Membership & Clubhouse Committee – Winter – verbal – Contract is being finalized now that we have a word copy. Initial discussion with Stake will be this Thursday or Friday, to be finalized.
- d. Rules & Handicaps – John – not present
- e. Tournaments – Perry – not present
- f. Midnight Tournament – Hughie – still working with Canadian North to finalize sponsorship details. Flat sheet is being finalized to circulate for other potential sponsors. Also waiting on CPHO announcement for next steps.
- g. Sales & Marketing – Dwayne – Hole sponsorship is done. Coordinating signage and looking at cart sponsorship, driving range signs and Kubota sponsorship.
- h. Volunteers – Perry – not present.
- i. Policy Review – Jenni – the committee is now absolved as policies are approved.
- j. Covid Procedures – Jenni – see attached – waiting on CPHO announcement as advised by protectnwt. They also confirmed that we do not need to submit an opening plan for the 2021 season.

## 9. New Business –

- a. Spring Meeting – Meeting will be held on May 29<sup>th</sup> at 10:00 in the Clubhouse if CPHO has allowed, if not, on zoom. **Action: Board members to have written committee reports ready at the next board meeting.**
- b. Kubota quotes – purchase option from Ron’s is recommended. Discussion on the importance of a preventative maintenance program with staff for new machine. Discussion regarding service schedule and warranty with Ron’s as well as sponsorship options to drop the price. **Action: Cole to take questions to Ron’s and email responses to the board. Cole will also get quotes for the aluminum cage. Motion: To purchase the Kubota barring any major issues with responses received. M. Dwayne, S. Jeff**

**10. Next Meeting** – Monday, May 17<sup>th</sup>, 2021, 7:00pm Location TBA depending on weather.

**11. Adjournment** – M. Hughie 9:07pm

## President Report

After the unexpected snowfall since last meeting, the warm sunny weather the last couple of weeks has definitely made a dent in the snow and given us the feeling that the golf season is getting closer! We are still in a holding pattern waiting for the anticipated announcement that the Chief Public Health Officer (CPHO) has stated will be coming towards the end of April. That being said we are moving forward with planning for the 2021 tournaments and Clubhouse operations but ultimately we won’t be finalizing the plans until we know what restrictions we have to face. Like last year the YKGC will adapt as needed to ensure that we are able allow our members and guests to enjoy the YKGC while observing the CPHO guidelines.

Our General Manager, Cole Marshall has been working hard completing interviews and getting all the staff hired while preparing the Proshop for the season. It sounds like we have a great crew for the course this year and will continue to offer the fantastic level of service that our members expect. Hopefully we will have a very busy season again in 2021.

Shaun Morris  
President – Yellowknife Golf Club

## General Manager’s Report

Has been exciting getting back into the swing of things. Since our last meeting, product has started to arrive. Still waiting on lots, but over the next week we should have 95% of what we plan to sell in the shop this year. There have been some “COVID delays” in shipping, as well as shortages as golf continues to absolutely explode.

Standard start-up type things have happened. Garbage and recycling bins were delivered, furnace oil delivered and turned on, computers were re-installed and internet and phone lines reconnected.

### Staff Hiring

Kylie has arrived in Yellowknife and is isolating. All of her Protect NWT paperwork was completed and all she will need to do now is keep up with the weekly check-in emails they send. We've also hired all our full-time and part time staff for the proshop. All driving range attendants have been hired, and we await one final response for our three grounds and maintenance staff. Will be a nice mix of youth and older staff in the proshop this year.

### Canada Summer Jobs Application (Service Canada)

Speaking of staff, we have made it thru the final round of the application process with Canada Summer Jobs for a grounds and maintenance position as well as a proshop staff. Hoping to hear back soon, so we can update the budget.

### Northern Golf Course Member Rate

A few years ago, a small course in Alberta setup a "dollar-a-hole" rate with NWT and northern Alberta courses. Was a cool program and benefitted our members who wanted to travel down south. When COVID struck, we bowed out of that program as the border was closed. This year we thought we would try to have an NWT version of the program. I reached out to Hay River, Fort Smith, Fort Simpson and Inuvik asking what they would charge members from other courses. We've had good discussions and will have a poster done up to have other courses put up at their establishments. We've made note that clubs need to provide their members with something indicating their membership.

### Bag Tags

After many members complained about no bag tags last year, and the Tee-On cards not being able to do what we initially thought they could, decided to order bag tags this year. Was given a beautiful photo taken by a friend of mine this winter that was used for the back (will show at the meeting if anyone wants to see).

### Memberships

They continue to roll in. We are now sitting at 67 memberships for the 2021 season. The online platform with Tee-On makes this very easy for both our members and us as in the proshop.

### Course Slope/Rating

Once again, this year, Golf Canada (thru Alberta Golf) will not be slope/rating courses. We had intended to get that done last year. We have ordered the same scorecards that have been used the past few years in order to tie us over until next season when we can hopefully get slope/rated.

### Drive/Chip/Putt Jr Tournament

Jenni/Winter came up with a great initiative to try and drive Jr golf at our club. It has been a long time since we've had a strong junior program. Would be great if this helped that. We met and discussed how to make it happen. We have a sponsor (Northern Integration) and the City of Yellowknife has agreed to have a small blurb about the tournament in the City of Yellowknife email they send those who register for JR lessons. Booked for August 7<sup>th</sup>.

## City of Yellowknife Jr Lessons

We have partnered again with the City of Yellowknife for this. Kylie will once again head this program. Looking to build on the program, and help it potentially grow the Drive/Chip/Putt tournament.

### Action Items from previous meeting:

1. 3<sup>rd</sup> party operator insurance for Clubhouse
2. Policy Review
3. Daily Grounds checklist
4. Drive/chip/putt

Cole Marshall

General Manager- Yellowknife Golf Club

## **Solar Power Committee Report to the Board of Directors**

The YKGC typically consumes electricity in the months from April to September. The electricity consumption is mainly attributed to charging the fleet of golf carts which are powered by rechargeable batteries. The Clubhouse and Pro Shop add to the consumption of electricity.

As Yellowknife experiences some of the highest power rates in Canada, it was determined that a committee would be struck to investigate the opportunity to invest in a solar panel array to offset the power consumption at the golf club. Jeff Oldfield, Hughie Graham and Cole Marshall agreed to form the committee to investigate solar power at the golf club.

Several companies were contacted to gain high level information of installation and budgetary costs. NWT Solar conducted a site visit and was provided 2021 power bills to put together a comprehensive proposal to meet our electricity needs. That report is attached.

Here is what NWT Solar found.

- To offset the Golf Club's 2021 consumption, a **57-kW solar installation** is proposed. Solar panels would be set up in three areas, the Clubhouse Roof, the Pro Shop roof, and the Cart Garage near the 18<sup>th</sup> green.
- Initial capital cost would be **\$146,696.61** with a **25-year life** on the solar panels.
- With the electricity generated and put back into the Yellowknife power grid, **an 8-year payback** is calculated.
- This provides an **11% return on investment** though modelled on a .30/kWh. This does not speculate on the cost of power increasing which would provide a greater return on investment.
- Though large in nature, this project would **offset electricity costs by 77%** and there would be still some demand charge. This could provide for additional savings, however, as we may be able to have the peak demand reset thereby lowering the multiplier of demand.
- NWT Solar's proposal does fall within the budget cost of \$2.00 - \$3.00 per watt that we found was an acceptable cost from other solar suppliers. That cost is averaged at **\$2.30 per watt**.

At the March Board of Directors meeting, there was a question for project breakdown and recommendation from the Solar Power Committee. The breakdown is as follows.

Clubhouse Installation

35,275 W Solar System

**Clubhouse Installation**

35,275 W Solar System

\$87,753.62 + GST

**System Annual Generation**

At .29¢ per kWh

\$8,234.61

**Cost per Installed watt**

\$2.20

**Proshop Installation**

13,600 W Solar System

\$32,775.20 + GST

**System Annual Generation**

At .29¢ per kWh

\$3,254.24

**Cost per Installed watt**

\$2.13

**Cart Shed Installation**

6,800 W Solar System

\$19,192.93 + GST

**System Annual Generation**

At .29¢ per kWh

\$8,234.61

**Cost per Installed watt**

\$2.50

**Trailer Installation**

35,275 W Solar System

\$6,974.86 + GST

**System Annual Generation**

At .29¢ per kWh

\$825.83

**Cost per Installed watt**

\$3.63

The Solar Power committee's recommendation is to proceed with all installations as to maximize the offset power generation from the solar panel installation.

Note there are 4 installations due to the 4 power meters that are in site at the golf club.

Respectfully

Jeff Oldfield