



YKGC Spring Meeting Agenda

Saturday, May 29th, 2021, Clubhouse

- 1. Call to Order**
- 2. Approval of Agenda**
- 3. Approval of AGM Minutes**
 - a. September 20th, 2020
- 4. President's Report**
- 5. Treasurer's Report**
- 6. General Manager's Report**
- 7. Old Business**
 - a) Request to present YTD financials at the AGM (Treasurer)
 - b) Request to put replacement of 14th tee box on capital plan (Course Development)
 - c) Request to look at cart sharing options for 2021 season (Covid Committee)
- 8. Committee Reports**
 - a. Grounds & Maintenance – Damien
 - b. Course Development – Jeff
 - c. Membership & Clubhouse – Winter
 - d. Rules & Handicap – John
 - e. Tournaments – Perry
 - f. Midnight Tournament – Hughie
 - g. Sales & Marketing – Dwayne
 - h. Volunteers – Perry
 - i. Advancement of Women's & Junior Golf - Winter
- 9. New Business**
 - a) Capital Loan for Green Replacement
- 10. Adjournment**

Yellowknife Golf Club

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Presidents Report 2021 Spring Meeting

With the incredible uncertainty that the COVID pandemic brought not only to the Yellowknife Golf Course but to the entire world last spring we did not know if we would be able to golf at all in 2020. Fortunately, the YKGC was able to open with some adjustments to the way we normally do things, and the unknown turned into a great year for the YKGC.

It has been mentioned at past meetings and reports that the buildings, infrastructure and equipment at the YKGC is all reaching critical points where significant financial investment and not just “band aid” repairs will be required to ensure the YKGC lasts well into the future. We had previously identified the roof of the clubhouse as one of these critical upgrades as it currently has some small leaks, and five different sections of roof that are not only different ages depending on when the addition was completed but are also different materials ranging from roll roofing and torch on membrane to asphalt shingles. This summer the YKGC has engaged a contractor to replace the roof of the clubhouse with metal roofing. The metal roofing will not only have a better lifespan but will also prepare us for the option of adding a Solar system to the YKGC to significantly reduce our largest utility cost.

Over the last few years our maintenance costs for the recreational side by side (SxS) used as a range picker has increased substantially and near the end of last season the SxS was down a number of times resulting in having to close the driving range to pick balls by hand. This winter our General Manager Cole Marshall was able to negotiate a deal to purchase a new Kubota Utility Vehicle. While it may look similar to a SxS the new equipment is a diesel powered industrial unit with a hydrostatic transmission (not belt driven) designed to operate at lower speeds in dusty environments. Even though the old SxS is too expensive to continually repair for the driving range we are hoping that with the removal of the heavy metal cage and not pushing the range picker in the sand we can continue to get a few more seasons of use out of it as a maintenance vehicle.

Ultimately, the most exciting potential project the board has been working on is the replacement of the artificial green surfaces, as most people are aware the current greens are quite old (21 to over 25 years old) and are showing their age. Going back to when Matthew Gray was our General Manager we have had industry experts look at our greens in an attempt to find ways to extend their life. Unfortunately, we have been told that they are well past their life expectancy and there is nothing else that we can do. We receive a lot of complaints from members during the season that the greens are not cleaned enough, the fact of the matter is we have had to adjust the way we clean the greens of excess sand and pine needles over the last few seasons as the green conditions are so poor that power brushing is causing the grass fibres to come out.

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The cost to replace the artificial green surfaces is an expensive undertaking and the board engaged a grant writer over the winter to research and apply for funding grants that may help offset those costs. Unfortunately, the application was denied as the grant provider felt that green replacement was part of normal operations and did not constitute an expansion and/or diversification of services. Once the grant option was exhausted, the board felt that with the twenty-year loan from the 18-hole expansion now paid in full we are in a financial position to bring forward the option of taking out a new loan to the membership.

As a result of the grant application process a committee was formed that looked into the option of installing a solar array at the YKGC. Our biggest expense to operating the course is the cost of power, over the last few years we have converted all our lighting in the Clubhouse and Proshop to LED in order to save power but ultimately the largest demand is recharging our fleet of electric carts. Once again our grant application was not successful as Yellowknife is now considered a Hydro Electric supplied community versus diesel powered as it was in the past and the grants are based on reducing greenhouse gases. The study that was completed on the cost savings of solar power at the YKGC made us realize that the benefit of supplementing our electrical needs with a Solar array make it worth while to proceed even without the ability to acquire grant funding.

The board of directors of the Yellowknife Golf Club have worked incredibly hard over the winter to ensure the YKGC can successfully continue to improve our infrastructure to be around for the next generation of golfers.

The 2021 season at the Yellowknife Golf Club still holds some uncertainty with the COVID Pandemic but with the lessons learned last year we are confident that we can once again provide our members, guests and visitors with a great experience while still following the Chief Public Health Officers directives. The 2021 season looks to be another exciting and successful season that will help secure the future of the Yellowknife Golf Club.



Shaun Morris

President – Yellowknife Golf Club



Yellowknife Golf Club Co-operative
Treasurer's Report
2021 Spring Meeting

Overall the 2020 season saw an increase in overall revenues due to an increase in memberships, pro shop revenue as well as government subsidies (Canada Emergency Wage Subsidy and the Canada Emergency Business Account). Unfortunately due to COVID-19 and the related uncertainty we did not have any clubhouse rent as it was not operational in 2020. Alternatively we were able to sell alcohol and snacks from the pro-shop which offset the decreased revenue. There were fewer cost of sales in the year as a result of some staffing turnover which left some vacancies during the year.

We had a conservative budget for 2020 as we did not know how COVID-19 would impact the Club. Ultimately, even with COVID-19 restrictions in place we had a busy season and this shows in the increased revenues.

When COVID-19 first became a pandemic we sought a \$20,000 working capital loan from BDIC in order to ensure we had sufficient cash to pay suppliers for inventory and other seasonal setup costs. This loan was fully repaid in 2020.

Overall the net income in 2020 was strong – this is largely due to restricting expenses to accommodate for the uncertainty of COVID-19, having a busier than expected season, and receiving land lease relief which resulted in a lower land lease expense for the year. Furthermore, limiting access and use of the clubhouse did save substantially on utilities for the year.

As a result of the income, we fully paid off the line of credit which was outstanding at the beginning of the year and only have the Canada Emergency Business Account as outstanding credit facility at year-end. This income also allowed us to further fund our reserves at year-end and start to plan on how to reinvest in the course, including 18 hole green replacements as noted in the related report.

We also disposed of two old work trucks and acquired a used truck during the year.

Looking to the 2021 season, we expect another strong year as travel restrictions are still in place and being outside for activities is continued to be recommended by the Chief Public Health Officer.

Yellowknife Golf Club Co-operative Limited

**Financial Statements
(Unaudited - see Notice to Reader)**

December 31, 2020

Yellowknife Golf Club Co-operative Limited

Financial Statements (Unaudited - see Notice to Reader)

December 31, 2020

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Notice to Reader

On the basis of information provided by the organization, we have compiled the statement of financial position of Yellowknife Golf Club Co-operative Limited as at December 31, 2020 and the statement of operations and changes in net assets for the year then ended.

We have not performed an audit or a review engagement in respect of these financial statements and, accordingly, we express no assurance thereon.

Readers are cautioned that these statements may not be appropriate for their purposes.

These financial statements were compiled solely for the use of Yellowknife Golf Club Co-operative Limited. Crowe MacKay LLP makes no representation of any kind to any other person in respect of these financial statements and accepts no responsibility for their use by any other person.

**Yellowknife, Canada
March 1, 2021**

Crowe MacKay LLP

Chartered Professional Accountants

Yellowknife Golf Club Co-operative Limited

Statement of Operations and Changes in Net Assets (Unaudited - see Notice to Reader)

For the year ended December 31,	2020	2019
Revenues	\$ 763,554	\$ 714,220
Cost of sales		
Materials	418,747	482,771
Gross margin (45.2%, 2019 32.4%)	344,807	231,449
Expenditures		
Accounting and legal	7,605	7,620
Advertising and promotion	15,374	9,034
Amortization	41,767	41,643
Automotive	4,698	7,332
Bad debts	-	335
Insurance	13,329	13,691
Interest and bank charges	12,111	11,556
Interest on long-term debt	1,376	2,869
Memberships	9,056	15,977
Miscellaneous	1,101	14
Office	5,600	3,829
Rent	10,500	27,865
Repairs and maintenance	33,485	66,915
Taxes and licenses	200	200
Telephone and utilities	7,001	8,452
Travel	6,250	4,030
Utilities	19,535	54,254
	188,988	275,616
Excess (deficiency) of revenues over expenditures	155,819	(44,167)
Surplus, beginning of year	978,678	1,022,845
Surplus, end of year	\$ 1,134,497	\$ 978,678

Yellowknife Golf Club Co-operative Limited

Statement of Financial Position (Unaudited - see Notice to Reader)

December 31,	2020	2019
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Assets

Current

Cash	\$ 175,978	\$ -
Accounts receivable	5,882	400
Inventory	7,986	20,882
Prepaid expenses	1,239	10,406

191,085	31,688
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Property and equipment (note 2)	1,076,168	1,115,281
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\$ 1,267,253	\$ 1,146,969
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Liabilities

Current

Bank indebtedness	\$ -	\$ 11,775
Accounts payable and accrued liabilities	52,018	34,163
Current portion of long-term debt	-	34,000

52,018	79,938
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Deferred revenue	17,175	21,445
Deferred government assistance	63,563	66,908

132,756	168,291
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Fund balances

Surplus (note 3)	1,134,497	978,678
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\$ 1,267,253	\$ 1,146,969
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Approved on behalf of the Board:

_____ Member

_____ Member

Yellowknife Golf Club Co-operative Limited

Notes to the Financial Statements (Unaudited - see Notice to Reader)

December 31, 2020

1. Basis of preparation

These financial statements are prepared for internal reporting and income tax reporting purposes only. As these financial statements have not been prepared for general purposes, readers may require further information.

2. Property and equipment

	2020		2019	
	Cost	Accumulated amortization	Net book value	Net book value
Buildings	\$ 308,342	\$ 204,136	\$ 104,206	\$ 109,691
Equipment	310,196	274,171	36,025	45,168
Vehicles	6,000	450	5,550	3,585
Office equipment	33,521	30,304	3,217	4,022
Leasehold improvements	1,699,895	776,649	923,246	946,919
Computer equipment	54,270	50,346	3,924	5,896
	\$ 2,412,224	\$ 1,336,056	\$ 1,076,168	\$ 1,115,281
Equipment consists of:				
Kitchen Equipment	\$ 41,731	\$ 38,883	\$ 2,848	\$ 3,559
Beverage Cart	25,775	25,002	773	1,104
Course Equipment	179,971	155,831	24,140	30,174
Trailer	62,719	54,455	8,264	10,331
	\$ 310,196	\$ 274,171	\$ 36,025	\$ 45,168

3. Surplus

	2020	2019
Unrestricted	\$ (25,680)	\$ (171,238)
Statutory Reserve	146,725	134,697
Investment in Capital Assets	1,013,452	1,015,219
	\$ 1,134,497	\$ 978,678

Yellowknife Golf Club**Budget for the December 31, 2021 fiscal year**

	2021
Revenue	
Memberships	174,473
Green Fees	93,835
Range Fees	33,643
Grants & Contributions	1,500
Rentals	110,254
Proshop sales	128,199
Building Rental	23,188
Advertising (carts, holes, and clubhouse)	32,000
Tournaments	40,904
Total Revenue	637,994
Costs of Sales (tournaments & proshop)	183,789
Salaries and Wages	164,402
Payroll burden	13,308
Junior/women's golf	5,000
Commission on proshop sales	4,000
Recruitment and relocation	2,000
Advertising	11,000
Bank Fees and credit card fees (POS)	10,639
Office Expenses	4,827
Insurance	13,500
Land Lease	22,890
Travel	-
Staff Accomodations	-
Fees/Dues/Membership	11,859
Professional Fees	7,700
Xerox/Telephone	7,700
Utilities	41,433
Interest on Debt	-
Vehicle Expense	2,349
Maintenance	40,000
Cleaning Supplies	1,000
Environmental site assessment	5,000
Minor capital	44,500
Amortization	40,000
Total Expenses	636,896
Net Surplus	1,098

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General Managers Report

Spring Meeting

Another year of COVID, but yet another year that we are open and able to offer not only our members but the general public of our community an outdoor experience. A huge thanks to our board of directors and you the members, for making our opening process as successful as it was.

Proshop

Still a few odds and ends, but the inventory at the proshop has mostly arrived. We are stocking some of the best lines in golf as we continue to strive to offer our clientele the very best in golf. Cobra, Taylormade, Ping, Titleist and Cleveland can be found for brands of clubs we carry. We offer other reputable golf brands like PUMA, SunMountain, Sunice, Oakley and Bushnell. Fantastic that the YKGC got their 2021 orders in on time last year so that we were able to receive our product. A lot of companies are running out of stock as golf continues to grow.

There will be a few familiar faces as well as new ones around the course this year. Kylie Frederick is back as our associate professional this year fresh off completing her class A certification this offseason. We also have Hayley Tait returning for part-time work. Felix Flamand, Darin Woodbury and YKGC legend Colleen Pura will also be in the proshop this year. Bear with our new staff as they learn the point-of-sale system. A few shifts and they'll be ready to go for a busy season.

Grounds & Maintenance

Our head of grounds and maintenance the past few years is back again for another season. Jeremy Grayston knows the ins and out of our course and will have two full-time staff working alongside him this year. Dawson Pittman and Jack Willoughby will be mentoring under Jeremy this season. The G&M staff had the course looking top notch for opening weekend.

Canadian Dewatering will be coming next week for their annual pump service/training as we begin to look at watering the greens. Also, JMS Services will once again power rake, punch and fertilize the grass aprons. As the ground is still a bit too hard (due to cold temperatures) we're hoping next week this can begin.

A culvert was installed on hole #5 so that the path wouldn't wash away again this year. It has done its job and shouldn't be an issue moving forward. We are looking into ways to limit casual water on hole #5 and #7. For now hole #7 will be roped off for people's safety.

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Tee boxes were installed in the last few years and not many need replacing. That being said, hole #14 as well as the men's tee on hole #5 have been identified and will be taken care of this year. If you have any more tees that should be looked at, please get in touch with me.

Membership

Membership prices stayed the same as the 2020 golf season. As of May 24th, we had 293 members in our system. That's a massive jump from where we were from this time last year. So far we have 22 new members to our course as golf across the world continues to boom.

Golf Canada memberships will be expiring in the next few days. Know that we are aware of this and will be reactivating all members. Your access to the Golf Canada handicap system is included in the price of your membership. Opening up for the season on a long weekend has caused us to fall behind just briefly.

My door is always open to my members (and even the non-members) if you have questions, concerns or feedback you'd wish to share. We ask that this all comes to the General Manager and not to proshop or maintenance staff. It has been a dream to be the Head Professional and General Manager at the Yellowknife Golf Club for a long time. As I enter my 21st year with the club, I'm committed to making the course the best it can be.

Here's to a great summer!

Cole Marshall
General Manager
Head Professional
Yellowknife Golf Club

Yellowknife Golf Club

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Grounds and Maintenance – 2021 Spring AGM Report

May 29, 2021

With the pending vote from members to determine green replacements for September 2021, grounds and maintenance capital projects for the summer season will be basic.

Some minor projects were completed over the winter, including brush removal behind the 12th green to address bugs and to open of the lake view.

Some minor projects to be completed this summer:

Tee box replacement on hole 14

Cart path upgrade/culvert addition hole 5

Regular brush removal in concerned areas

Two garbage clean up days

The grounds and maintenance crew will also provide more accountability to members this summer by using a daily checklist for completed tasks.

As always if members have concerns regarding ground and maintenance, please bring those forward to the General Manager, and he will address as soon as possible.

Thanks to all the members who provided feedback throughout the season. By bringing concerns forward, we are able to keep our course clean and safe for all players to enjoy.

Damien Healy

Volunteer Grounds and Maintenance Director

Yellowknife Golf Club – Course Management and Infrastructure Committee Report to Members 2021 Spring Meeting

The Course Management and Infrastructure Committee has been working on a few large-scale projects for the 2020-2021 golf season.

The intent of these projects is to better position the Yellowknife Golf Club not only this year, but the future of the YKGC.

A brief recap of these projects are:

- Green resurfacing, and completion of the fringe projects. This replaces our putting surfaces but the finishes the grass fringes on all holes.
- Solar installation on the roof of the clubhouse and plans for the pro shop in the future. While this comes with an upfront cost, it will save us substantial amounts moving forward.

Both of these projects do have separate reports for them

In the Clubhouse, the roof to the screened in room beside the patio requires repair. While these repairs are being completed, the screened in porch will be opened to provide the YKGC with more room on the patio and a shaded area to sit outside. The entire clubhouse roof will be retrofit with steel panel roofing, eliminating the need to redo the shingles in the future. This also provides a good mounting structure for the solar panels.

In an effort to clean up the look at their locations, all the new garbage/recycling drums will be painted this summer.

We are always open to suggestions from the membership on ways you think the YKGC can continue to improve our course. Please do not hesitate to reach out with ideas.

Jeff Oldfield

Volunteer Course Management and Infrastructure Director

Yellowknife Golf Club Roof Replacement

As a part of the Yellowknife Golf Club (YKGC) capital planning process, it was determined that the roof should be replaced as part of or prior to installing a solar panel array to offset the costs of power to the YKGC.

Also, the Board of Directors determined that the screened in porch on the clubhouse could be made more usable to members by renovating the room to open the screened in area and incorporate the area to covered seating adjacent to the outdoor seating on the deck.

Two local Yellowknife companies were engaged to put together quotes for consideration of the Board.

One company dropped out due to the unpredictable cost of materials. We have been provided with the following.

- Remove Skylights and existing roof finish over patio section
- Install snap lock metal roofing over existing roofing and install flashing
- Remove exterior patio walls and paint posts and beam

This cost was quoted at \$45,000. This work should begin in June to avoid disruption to members and guests of YKGC and avoid cost increases due to uncertainty in material pricing.

YELLOWKNIFE G.C.
EST. 1948

Respectfully submitted.

Jeff Oldfield

Yellowknife Golf Club Committee Report



Clubhouse and membership Committee

The Clubhouse and membership committee was focused on the renewal of services to be provided for the clubhouse service contract. In 2020, the YK Golf Clubhouse services were provided by Stake/Monkey Tree pub during the COVID19 pandemic with the intent of a three year contract following a public tender process.

The contract is in process of finalization with Stake/Monkey Tree to continue providing services from 2021 through to 2023. This provides the YKCG with stability of services to the YKGC members, guests and patrons. Additionally, this new contract allows for a mutually beneficial partnership that aims to enhance a level of service our members have come to expect with some new features following lessons learned during the 2020 season.

Rules and Handicap Report – May 2021

A new season is before us and I am sure all are looking forward to another year as we work through these difficult times. There has not been much progress with the Rules & Handicap Committee. Cole has completed his Rules & Handicap certification. I am actively working on getting my certification completed. Alberta Golf will not be re-sloping/re-rating our course this year due to COVID-19. Our course handicap will not change this year as a result.

I strongly encourage all members to enter all their scores to achieve an accurate handicap. Throughout the season the Yellowknife Golf Course will be circulating some rule information in the interests of providing some education to those that will find the information helpful.

Last year new rules were introduced by Golf Canada and the changes impacted all players at the Yellowknife Golf Course. As a recap please note the following changes as identified on

<https://golfcanada.ca/rules-of-golf/> :

- Ball in Motion Accidentally Deflected (includes double hits)
 - If a ball in motion is accidentally deflected by you or your equipment, there will be no penalty and the ball will be placed from where it comes to rest.
 - All considered one stroke
- Distance Measuring Devices
 - You will be permitted to use a distance- measuring device, unless a local rule has been adopted prohibiting its use
 - Permitted at the Yellowknife Golf Course
- Elimination of Opposite-side Relief for Red Penalty Areas
 - You no longer have the option of taking relief on the opposite side of the point where your ball last crossed the edge of the penalty area
- Expanded use of Red-marked Penalty Areas
 - Any penalty area (water hazard) can be marked as red, which means that lateral relief will be available to you
- How to Drop a Ball
 - You will drop your ball from knee height into the relief area
- Repairing Spike Marks
 - You will be allowed to repair spike marks and any other damage on the putting green, caused by a person, an animal, or maintenance practices
- Relaxed rules in Penalty Area
 - You will be allowed to ground your club and move loose impediments in a penalty area (an expanded concept of water hazards that does not include bunkers)
- Use of Damaged Club
 - You will be allowed to keep using any damaged club, even if you damaged it in anger

Golf's New Rules: Pace of Play Improvements

- 40 seconds

- A recommendation in the rules that you make each stroke in 40 seconds or less
- Max Score
 - A new stroke play format allowing the Committee to set a maximum score for a hole
- Ready Golf
 - Playing out of turn in stroke play to save time, also known as ready golf, is encouraged
- Flag Stick
 - If your putt hits an unattended flagstick in the hole, there will be no penalty

Golf's New Rules: Player Conduct and Integrity

- The new rules directly address the high standards of conduct expected from players
- A Committee will have the authority to adopt its own code of conduct and to set the penalties for breaches of that code
- You will be able to mark and lift a ball to identify it, check for damage or see if it's embedded without first announcing your intentions to another player
- So long as you do all that can be reasonably expected under the circumstances to make an accurate estimation or measurement, your reasonable judgement will be accepted even if later shown to be wrong by other means (such as video technology)
- Reduced time to look for a ball
 - Three minutes will be the maximum allotted time to search for a ball, rather than the current five minutes
- Relief for Embedded Ball
 - You may take relief for an embedded ball anywhere in the "general area" (except in sand).
 - Bunkers for the Yellowknife Golf Course
 - "General Area" is the new term for "through the green."
- Replacing Damaged Club
 - You will not be allowed to replace a damaged club during the round if you were responsible for the damage

Golf's New Rules: Stroke and Distance

- Ball out of bounds
 - A new local rule will provide an alternative to stroke and distance relief for a ball that is lost outside a penalty area or out of bounds.
 - You can still take stroke and distance relief, but you will now have the following additional option that comes with a penalty of 2 strokes
 - A – Determine spot
 - Where your ball went out of bounds or is likely to be lost
 - B – Find the nearest fairway edge
 - No closer to the hole
 - C – (possible drop area)

- Drop your ball in within an area determined by drawing a line from point A to Point B and not nearer the hole and going back as far as necessary. The relief area is extended on both sides by 2 club lengths on either side of point A and point B
- This local rule is not intended for higher levels of play, such as professional or elite amateur level competitions
- This rule will not be in effect for Yellowknife Golf Club sanctioned tournaments

Yellowknife Local Rule Adoption

- Over the winter season discussion occurred for consideration of some rule changes as requested by the membership. We did a poll online and accepted feedback during the fall AGM. The following rules are in the final decision making process and will be resolved for the Spring AGM.
 - One Mat permitted during Yellowknife Golf Course sanctioned tournaments
 - It is the intention that all players have a commitment on the type of mat that they would like to use during a competition – this will support fair play and not allowing players to have an advantage of using different types of mats for different types of shots
 - This mat would be used from the start of a round until the end of the round
 - Mats are not permitted to be changed during a round with the exception that if a mat broke, the same style of mat must be used
 - All mats must meet the minimum dimensions as defined by the current YGC local rule
 - No ability to use a mat on top of a bush
 - Using a mat in the trees is permitted in areas that are not identified as a hazard without the penalty of a stroke. Historically YGC players have used a mat on top of a bush
 - Moving forward the use of a mat will not be permitted on top of a bush, on the side of a bush.... The matt must not move up or down and can only be used in a horizontal area no longer than six inches from where the ball lies. In the event that a mat cannot be used in this manner, relief must be used as an unplayable lie or try to hit the ball without the use of a mat.
 - Hitting the rocks
 - Discussion occurred with the way the YGC will allow players to cope with the ball that hits rocks that surround the green. Players that cannot raise the ball are at a disadvantage as they will always hit the rocks. On any other course the players could roll the ball into the green; however this is not possible at the YGC. The rocks are considered manmade objects and make the relief applicable, the main purpose for the rocks it to protect our greens from the elements.
 - Two options have been discussed and appear to offer resolve for all players

- If a ball hits the rocks the ball may be placed within two club lengths of where it is presumed that the ball hit the rocks, no closer to the hole
- If a ball hits the rocks the player may play the ball where it comes to rest

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Tournament Report

Our club run tournaments consist of the following for the 2021-2022 golf season. It looks to be a great summer for our members. Some new events will grace the schedule this year, as well as old favorites. We are always looking to make sure to offer our members the best experience we can.

Opening Day Scramble May 29th

Midnight June 18-19th

YKGC Fundraiser Par-3 July 10th * New *

- A fundraiser for the golf course itself. The YKGC is well-known for hosting charitable and fundraising events thru various organizations and we felt it might be time to host one of our own.

RBC Scramble July 17th

Ladies Open July 24 * New *

- Apart of the new ladies/juniors initiative at the YKGC. A tournament to promote ladies golf for a variety of skill levels.

August Long July 31st-August 2nd

Drive/Chip/Putt August 7th * New *

- Apart of the new ladies/juniors initiative at the YKGC. The Drive, Chip & Putt tournament will look to grow the love of the sport for our local junior players without overwhelming them.

Ladies Adlair August 14th

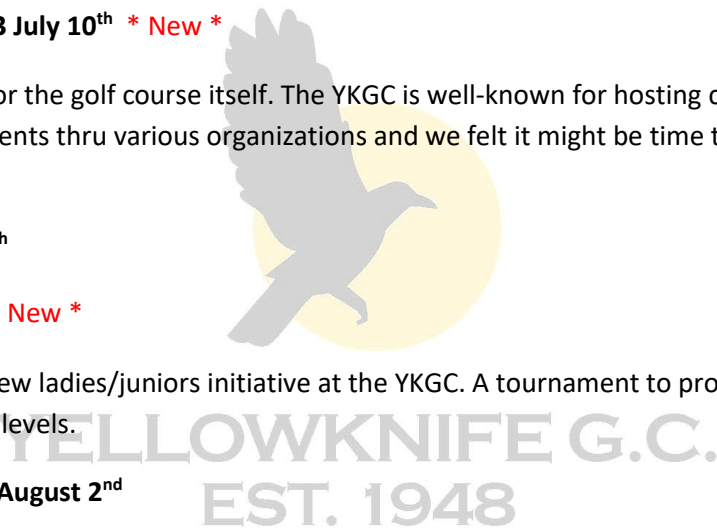
Club Championship Aug. 21-22nd

Ladies Tombstone Sep. 4th

Cash Scramble Sep. 6th

Men's Tombstone Sep. 11th

Glowball Sep. 17th



2021 Midnight Golf Tournament Committee Report Spring General Meeting

May 19, 2021

Billed as ***"Not Your Typical Midnight"***, the Yellowknife Golf Club Cooperative held the 72nd annual Midnight Golf Classic on June 19, 2020.

While Covid-19 changed the format of the Midnight Classic, 138 people took advantage of 25°C weather on Friday.

Many questions have come to the committee regarding the 2021 Midnight Golf Tournament. The Committee continues to work with Canadian North to bring back the title sponsor after the 2020 Midnight Classic. The Committee anticipates Canadian North returning as title sponsor.

The Midnight Classic will be set out as follows on June 18th and 19th, 2021

All rounds to be a shotgun start

6:00 PM 18 Hole 4-person scramble

11:59 PM 9 Hole 4-person scramble

10:00 AM 18 Hole Championship Round

4:00 PM Awards

We are working Monkey Tree for food and beverages.

There will be advertising up shortly. We know that is later than usual, however, we wanted to ensure that there would be no surprises from the Chief Public Health Officer.

The Committee also anticipates that golf carts will be able to be shared provided the occupants are in each other's friendship bubble as well as each round played as a shotgun start.

Prizes will be sourced from the Pro Shop once again.

While we do not expect the Midnight Classic to be as it has been for 72 years, we are building on the success that we had for the 72nd Annual Midnight Classic and continuing the tradition of Midnight Golf in Yellowknife.

Sincerely,



Hughie Graham

Chair, Midnight Golf Tournament Committee

Yellowknife Golf Club
Box 388 Yellowknife, NT X1A 2N3
www.yellowknifegolf.com
phone: (867) 873-4326 fax: (867) 873-4326

Sales and Marketing Report 2021 Spring Meeting

The 2021 season will help us build on the success we had last year in generating new revenue streams for the golf course. With a lot of the upfront expenses purchased last year in terms of the signage for each hole, we have minimal expenses this year.

Of the 16 sponsors from last year, 15 of them have returned for 2021 with only Adam Dental Clinic not renewing their 13th hole. All holes have now been sold for the 2021 season with new sponsors in YK Home Inspections, Wilf's Restoration, and Northern Integration rounding out the remainder of the sponsorships. These signs will generate the course an additional \$32,000 in cash and an in-kind trade with Kavanaugh for the port-a-potties.

We have also added 2 more 4x8 signs for the side of the clubhouse with McDonald's and NDS taking locations on the clubhouse that will face the 14th hole. This is an additional \$2000 and in total, the 6 signs on the clubhouse generate us \$6000 annually. We are potentially open to adding more strategic signage throughout the course if approached by any businesses.

We also introduced driving range advertising options this year and received a discount from Ron's Auto on the newly purchased Kubota in exchange for this opportunity. We have suggested 6-8 of them as a maximum number within the first 60 yards of the driving range. When all sold this will generate the course an approximate \$8000 in cash and in-kind trades. Current only 2 locations are spoken for with 6 more available.

In total, all these opportunities combined will generate the course \$40,000+ for 2021. We are always open to other suggestions from the business community or members on other ways we can take advantage revenue generating ideas on the course.



Sales and Marketing Chair – Yellowknife Golf Club

Yellowknife Golf Club

Box 388 Yellowknife, NT X1A 2N3
www.yellowknifegolf.com
phone: (867) 873-4326 fax: (867) 8734326

Volunteer Report

Our golf course relies on volunteers for a variety of different projects. Whether that's our multiple spring clean-ups, help with tournaments (registration/scoring/hole spotting) or with our course beautification projects.

Spring Clean-Up May 25th

- Cleaning up after the snow disappears and the wind blowing garbage onto the course. This year will also have some dog waste. The YKGC was used as a dog walking park and some owners weren't as kind as we would like. Emails were sent out to members requesting their presence for the cleanup.

We will have another clean-up later in the season in order to keep our course looking its best. We will communicate these

Tournament Helpers

- If you are interested in helping with our larger tournaments, please reach out to myself or our General Manager Cole Marshall. The Midnight, YKGC Par-3 Fundraiser, August Long and the Glowball will all need volunteer helpers.

YELLOWKNIFE G.C.
EST. 1948

Perry Campbell

Tournament & Volunteers Coordinator

Yellowknife Golf Club

perrycampbell1963@gmail.com

Yellowknife Golf Club Committee Report



Womens and Junior Golf Committee

This adhoc committee was established in March 2021. The committee's goal is to review the existing programs available and to support enhanced participation and potential membership in these two areas.

The Junior & youth golf players has had limited participation over recent years and some interest last season. This year, we aim to have a dedicated tournament for youth, similar to the "Drive, Chip & Putt" as a way to drive interest. Additionally, the City of Yellowknife's summer programs will continue this year to get some young players participating in the sport. Also, lessons continue to be advertised, with a plan to decrease lesson costs for those who register for the "Drive, Chip & Putt" tournament toward the end of the season. Sponsorship of this tournament has been committed by Northern Integration which means a zero cost to YKGC.

A draft three year strategy would aim to evaluate youth participation in the 2021 season and build onto that in 2022 & 2023 with the hope of returning to youth competitors at the local and national levels.

Women's golf participation remains high. However there is opportunity to ensure that the YKGC continues to enhance growth and development for these players, as well as increase participation in club tournaments and/or full membership. This includes ensuring the Ladies League is involved in the discussion on where we can do more. One example of this partnership is the success of the Women's Tombstone tournaments in 2019 & 2020.

Representation of Women in our sport is an aim we hope to support by dedicating a Club tournament for women in July 2021. The format, prizes and sponsorship opportunities are currently being confirmed by the committee and details will be announced shortly.

Should you wish to become involved in either the Women's and Junior Golf or Clubhouse & Membership committee, please contact Winter Bailey.

Yellowknife Golf Club

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phone: (867) 873-4326 fax: (867) 8734326

Yellowknife Golf Club Artificial Green Replacement

The artificial green surfaces currently used at the Yellowknife Golf Club (YKGC) are in some cases over twenty-five years old. Holes 1, 2, 3, 4, 14, 15, 16, 18 greens were installed over a number of years in the mid 1990's and holes 5, 6, 7, 8, 9, 10, 11, 12, 13, 17 greens were installed as part of the expansion in 2000.

With the artificial greens well beyond their life cycle the YKGC has had to change the way the greens are maintained and cleaned as they are in a fragile state and the regular ways of cleaning are causing damage. We have had an installer of artificial greens evaluate YKGC greens in the past 5 years and on their recommendation there is nothing that can be done to extend the life of the artificial surfaces and they will continue to deteriorate further. Based on these assessments and recommendation the YKGC Board has determined that we are at the point where we need to explore replacing the artificial surfaces.

The board of directors established a Green Replacement Committee consisting of Jeff Oldfield, Shaun Morris, Damien Healy, Mark Whitehead, and Cole Marshall to look into possible options for the artificial surfaces.

GM Cole Marshall on direction of the Board had made contact with Synthetic Turf International out of Kelowna as they have experience in Western Canada supplying and installing artificial putting surfaces in climates similar to Yellowknife including outdoor soccer surfaces at multiple Yellowknife schools.

The pricing from Synthetic Turf International as of November 17, 2020 was \$473,922.75 to replace all 18 artificial greens. This includes shipping, installation, material, and new cups. The schedule for the work is 30 working days which can be reduced if YKGC can provide volunteer labour.

The Green Replacement Committee has contacted groups that have used Synthetic Turf for artificial green installations. These groups include a northern Alberta course that has had the turf for 3 years and there were no complaints and the greens held up well going through winter conditions comparable to Yellowknife.

The committee would like to have the greens replaced in September 2021. This is dependent on Synthetic Turf's schedule and availability. The intent is to have all 18 greens done in the season, with 9 holes completed in one rotation. If necessary, temporary greens will be used until permanent greens are replaced.

The project in its entirety will include the artificial green surface replacement, installation of grass aprons on holes 9 and 12 and the installation of a Solar array that will reduce the largest annual expense at the YKGC which is the electricity costs to run our facilities, more specifically to charge our fleet of electric golf carts.

The YKGC engaged a grant writer last year to assist with researching and applying for grants to help with the costs of the project, unfortunately our grant applications were not successful as it was deemed the

Yellowknife Golf Club

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artificial surface replacement was considered part of normal operations of the YKGC and did not constitute and expansion or diversification of services.

The summary of the project costs and related financing for: the 18-hole green replacement, the roof repairs/upgrades, and the solar array are as follows:

Project	Supplier	Quote	GST	Total
Replace 18 greens on golf course	Synthetic Turf	451,355.00	22,567.75	473,922.75
Replace and upgrade clubhouse roof	NWT Pinework Ltd.	44,487.80	Not quoted	44,487.80
Solar Array - Club house	NWT Solar	87,753.62	4,387.68	92,141.30
		583,596.42	26,955.43	610,551.85
	YKGC Contribution	135,487.80		
	Expected BDC financing	448,108.62		
		583,596.42		

GST was excluded as we expect to be able to recoup GST paid when we file our relevant GST return(s).

We had approached our bank and we were unsuccessful at receiving a proposed financing arrangement. BDC has however provided us with a term sheet with an variable interest rate currently at 4.55% (the 18-hole was last renewed at 4.5%) with repayment requirements of the principal plus interest.

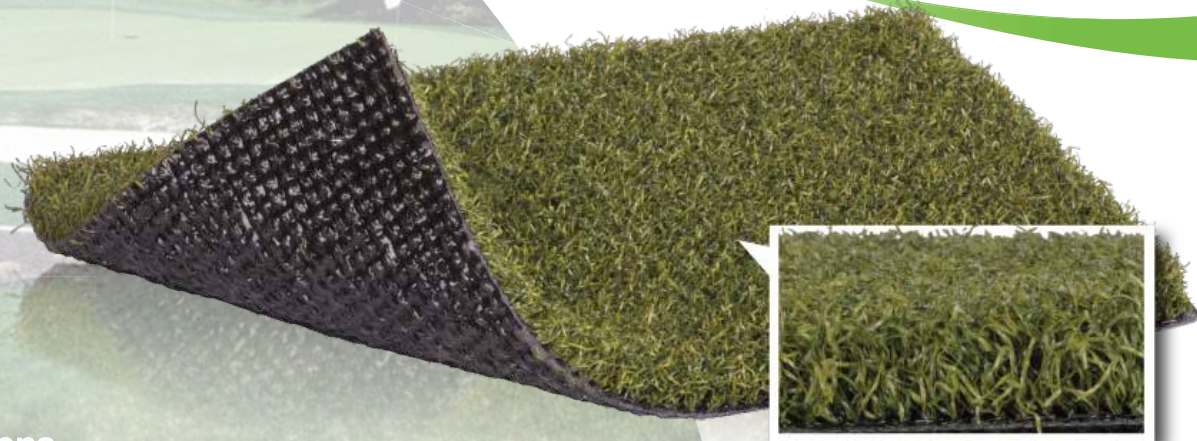
Our expectation is that a BDC loan will require total payments of about \$43,500 in 2022 which is comprised of \$22,500 of principal and \$21,000 of interest. The first few years of the loan would have a higher need for cash repayments than the prior BDC loan for the 18-hole expansion. Over time the payments will decrease as the principal amount will remain the same however there will be reduced interest as a result of the balance being paid off.

After considering the savings from the solar array, we expect there will be a need to increase membership fees for the 2022 season by about 7.6% (or about \$50 for an adult membership) to continue to afford the payments on the new greens as well as allowing the YKGC to have enough cash to continue to maintain and improve the course as the membership.

STI TOUR SHOT



Putting Greens
and Golf



PROPERTY

Primary Yarn Polymer
Yarn Cross Section
Standard Colors
UV Stabilized
Fabric Construction
Primary Backing
Coating Type(s)
Perforations
Recommended Infill
Pile Height
Total Weight
ISO 9001 Quality Assured
Roll Width

DESCRIPTION

Polypropylene
Texturized Polypropylene
Forest/Olive
Yes
Tufted
ArmorLoc™ 3L dual layer polypropylene
SilverBack™ Polyurethane
Yes
5-6 lbs. Silica Sand
1 1/8"
57 oz.
Yes
15 Ft.

ADVANTAGES

- High performance putting greens for any setting
- True natural roll
- Realistic green speeds
- Drastically improves your golf game
- Used by PGA professionals, teachers, tour players and numerous top rated facilities
- Unmatched variety to fit any and every golfer
- Beautiful lifelike appearance
- Fun for the whole family

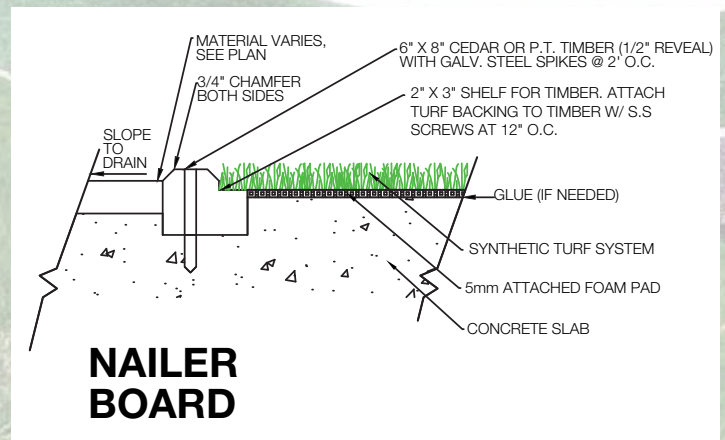
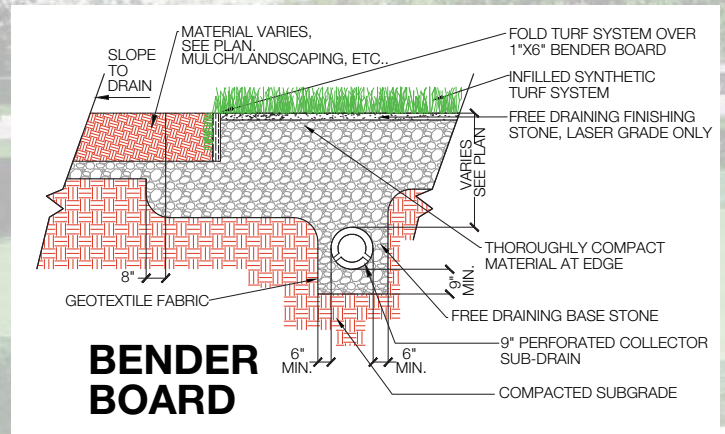
 **ArmorLoc™ 3L**



STI TOUR SHOT

BENEFITS

This dual-colored, sand filled putting surface features a texturized polypropylene yarn system designed to receive chip shots with natural ball roll and less maintenance than conventional sand-filled systems.



It is the policy of Synthetic Turf International to continuously improve their line of products. Therefore, Synthetic Turf International reserves the right to change, modify or discontinue systems, specifications and accessories of all products at any time without notice or obligation to purchaser. These are standard specifications subject to manufacturing tolerances and consumer requests.

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PUTTING MORE GREEN In Your Putting Green

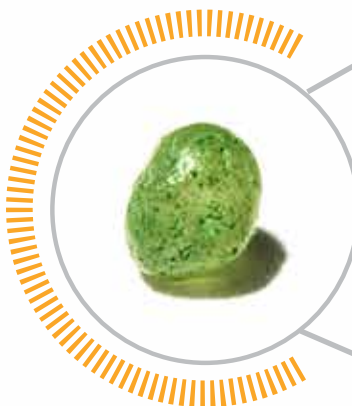


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- Rick S., Putting Green Owner

Envirofill® keeps your putting greens performing better longer. It's durable, reusable, and with built-in Microban® technology, it's resistant to stain-causing bacteria. Because it's non-compacting, it will help your putting green perform its best year after year.

Benefits



The perfect finishing touch. Envirofill adds a realistic look to your putting green. The special blend of black and green mimics a natural surface, leaving everyone impressed.

Consistent speed. Envirofill's highly-rounded quartz core resists compaction so the green's speed stays more consistent over the life of the green.

Fights against mold and mildew. Microban antimicrobial protection is infused into Envirofill during the manufacturing process to help prevent the growth of bacteria, mold, and mildew that can cause stains, odors, and product deterioration.

Easy installation. Putting green turf can be very dense and difficult to infill. With its rounded shape, uniform size and smooth surface, Envirofill quickly settles into the turf saving you time, effort and aggravation.

Envirofill's exclusive partnership with Microban provides an added level of antimicrobial protection for the lifetime of your infill.



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Solar Power Committee Report Spring General Meeting

May 2021

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.

Here is what NWT Solar found.

- To offset some of the Golf Club's 2021 annual power consumption, a **35-kW solar installation** is proposed. Solar panels would be set up on the Clubhouse Roof.
- Initial capital cost would be **\$87,753.62** with a **25-year life** on the solar panels.
- With the electricity generated and put back into the Yellowknife power grid, an **9.43-year payback** is calculated at an **annual system generation of \$8,234.61 or 27kW annual**.
- 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 **\$2.20 per watt**.

At the April 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

The Board of Directors has decided to have solar installed on the Clubhouse roof with potential expansion to the Cart Shed and Pro Shop later.

Respectfully

Jeff Oldfield



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NWT SOLAR

YOUR LOCAL ENERGY SPECIALISTS



**PREPARED FOR
The Yellowknife Golf Club
Yellowknife NT**

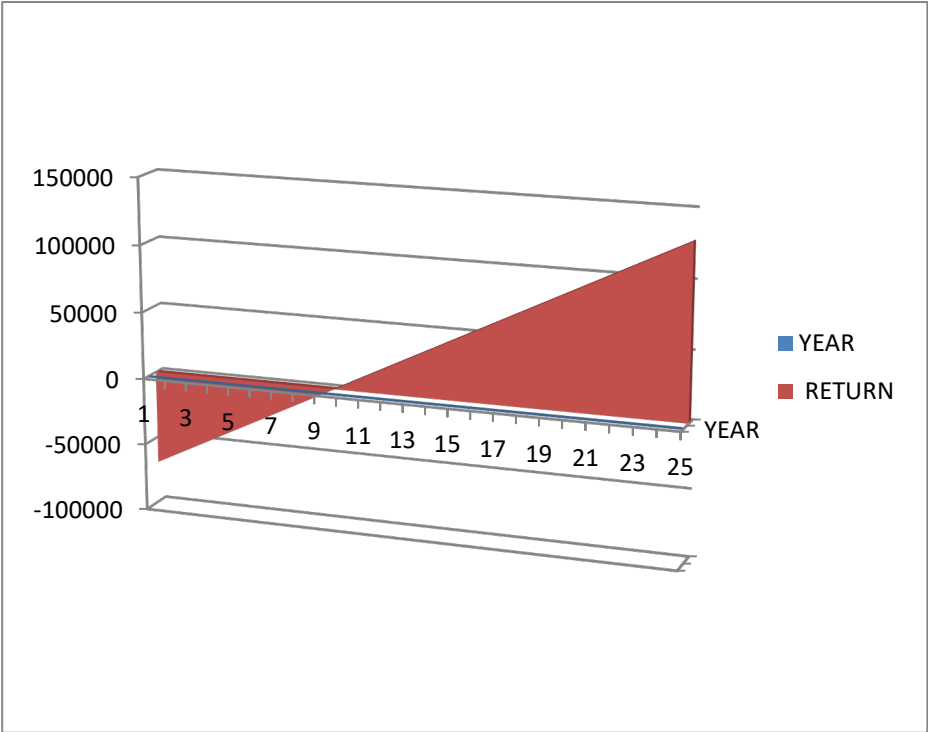
Cumulative Cash Flow Forecast & Financial Analysis

35,275 Watt Solar System

The Yellowknife Golf Club Clubhouse

System Cost: \$87,753.62

CCA-All System Cost: \$ 77,661.95 **System Annual Generation \$** \$8,234.61



YEAR	RETURN
Investment	\$ 77,661.95
1	-\$ 69,427.34
2	-\$ 61,192.73
3	-\$ 52,958.12
4	-\$ 44,723.51
5	-\$ 36,488.90
6	-\$ 28,254.29
7	-\$ 20,019.68
8	-\$ 11,785.07
9	-\$ 3,550.46
10	\$ 4,684.15
11	\$ 12,918.76
12	\$ 21,153.37
13	\$ 29,387.98
14	\$ 37,622.59
15	\$ 45,857.20
16	\$ 54,091.81
17	\$ 62,326.42
18	\$ 70,561.03
19	\$ 78,795.64
20	\$ 87,030.25
21	\$ 95,264.86
22	\$ 103,499.47
23	\$ 111,734.08
24	\$ 119,968.69
25	\$ 128,203.30

Cost per Installed watt: \$ 2.20

Northland Utilities Power Rate: \$ 0.30

CRA Immediate Expensing/Accelerated Investment Incentive if applicable: 11.5% \$10,091.67

True Cost of Power with Solar System \$ 0.07 per kWhr

True Solar System Pay Off Time: \$ 9.43 Years

Business Return on Investment: 11%

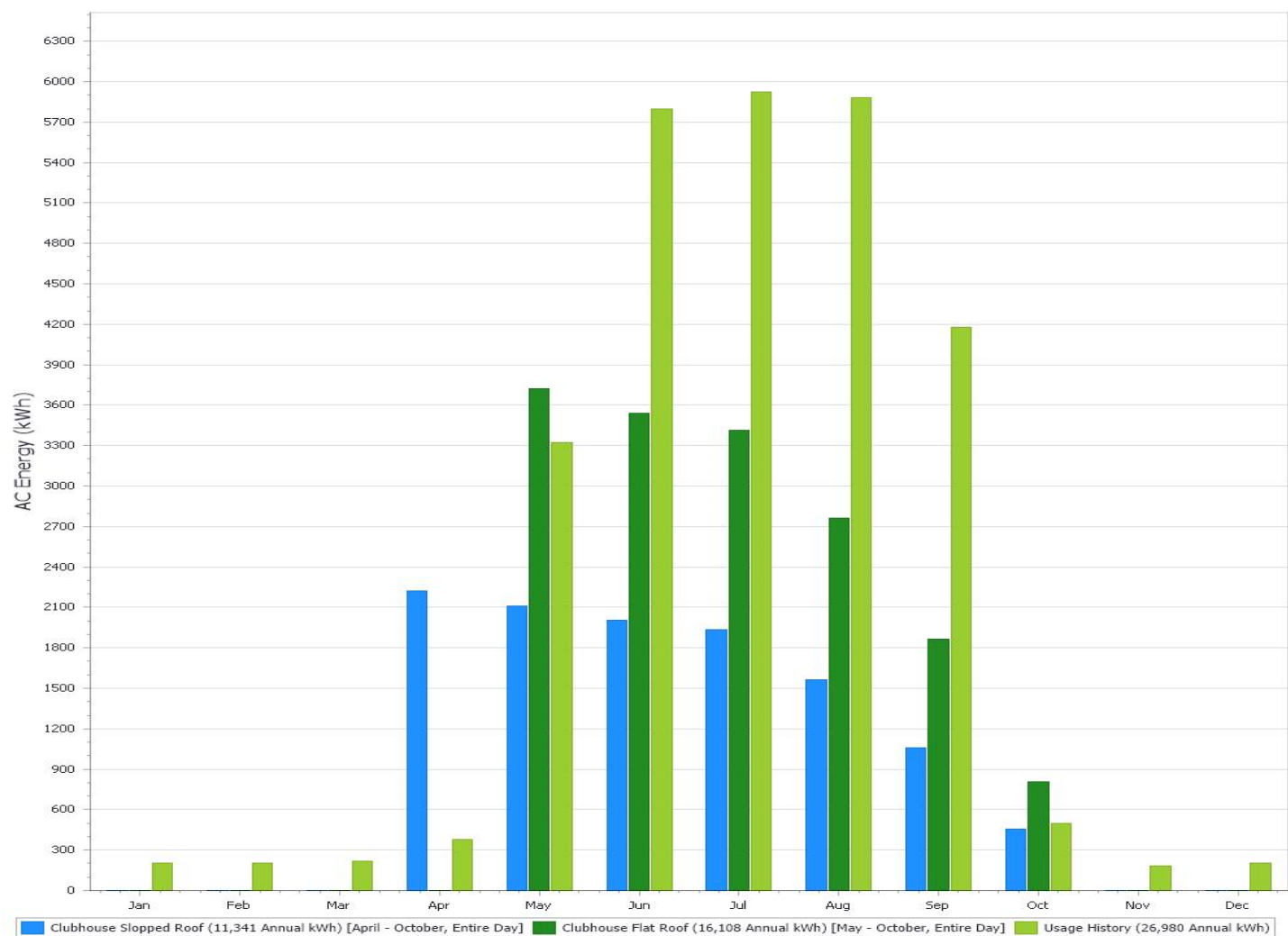
Contact your CPA for details

Site Information Club House

Report Name	Yellowknife Golf Club Club House
Report Date Declination	2021-02-18
Location	16d 12m
Lat/Long	Lat/Long specified
Weather Station	62.26 / -114.23
Site Distance	Yellowknife, NT, Elevation: 676 Feet, (62.467 / -114.450) 16 Miles
Extreme Temperatures (low, high)	-40.0 °F, 75.0 °F
Electric Cost	0.3 (\$/kWh)
Utility Voltage	240 VAC
Grid Frequency	60 Hertz
Combined Inverter Efficiency	96.9%
System Loss Percentage	11.4%
DC to AC Derate Factor	0.858
Design 1 Unshaded Percent	100.0%
Design 2 Unshaded Percent	100.0%
Array DC Rating	35.28 kW
Array AC Rating	30.28 kW
Inverter Type 1	Fronius, PRIMO 12.5-1 US (240V) (12,500 Watts, Efficiency = 96.9%)
Total Inverters	2
Module Name	Hanwha, Q.PEAK DUO L-G8 425 (425 Watts)
Module Type	Premium
Total Modules	83



Monthly Production Graph Club House



Combined Summary Results Club House

Month	Total Solar Resource Fraction (TSRF)	AC Energy Efficiency	Actual Energy USAGE (kWh)	Estimated Energy Production (kWh)	PV Solar Cost Savings 0.3 (\$/kWh)
January	0.0%	0.0%	200	0.00	\$0.00
February	0.0%	0.0%	200	0.00	\$0.00
March	0.0%	0.0%	220	0.00	\$0.00
April	94.1%	96.4%	380	2,223.26	\$666.98
May	109.0%	109.8%	3,320	5,829.82	\$1,748.94
June	114.5%	115.6%	5,800	5,542.66	\$1,662.80
July	113.4%	114.5%	5,920	5,345.66	\$1,603.70
August	102.9%	103.7%	5,880	4,324.75	\$1,297.43
September	93.2%	93.5%	4,180	2,920.63	\$876.19
October	82.6%	80.9%	500	1,261.92	\$378.58
November	0.0%	0.0%	180	0.00	\$0.00
December	0.0%	0.0%	200	0.00	\$0.00
Totals	105.2% Unweighted Yearly Avg	105.9%	26,980	27,448.70	\$8,234.61

Clubhouse Slopped Roof: Summary Results

Array Type	Fixed Angle
Tilt Angle	33.70 deg
Ideal Tilt Angle	62.26 deg
Azimuth	160.00 deg
Ideal Azimuth	180.00 deg
Windowed Access	April - October, Entire Day
Total Solar Resource Fraction (TSRF)	103.7%
AC Energy Efficiency	104.6%
Combined Inverter Efficiency	96.9%
System Loss Percentage	11.4%
DC to AC Derate Factor	0.858
Unshaded Percent	100.0%
Array DC Rating	12.75 kW
Array AC Rating	10.94 kW

Month	Actual Shaded AC Energy (kWh) Azimuth=160.00 Tilt=33.70	PV Solar Cost Savings 0.3 (\$/kWh)
January	0.00	\$0.00
February	0.00	\$0.00
March	0.00	\$0.00
April	2,223.26	\$666.98
May	2,107.16	\$632.15
June	2,003.37	\$601.01
July	1,932.17	\$579.65
August	1,563.16	\$468.95
September	1,055.65	\$316.70
October	456.12	\$136.83
November	0.00	\$0.00
December	0.00	\$0.00
Totals	11,340.89	\$3,402.27

Inverter 1	Fronius, PRIMO 12.5-1 US (240V) (12,500 Watts, Efficiency = 96.9%)
Module Name	Hanwha, Q.PEAK DUO L-G8 425 (425 Watts)
Module Type	Premium
Equipment Count	1 inverter & 30 modules

Clubhouse Flat Roof: Summary Results

Array Type	Fixed Angle
Tilt Angle	33.70 deg
Ideal Tilt Angle	62.26 deg
Azimuth	160.00 deg
Ideal Azimuth	180.00 deg
Windowed Access	May - October, Entire Day
Total Solar Resource Fraction (TSRF)	106.3%
AC Energy Efficiency	106.8%
Combined Inverter Efficiency	96.9%
System Loss Percentage	11.4%
DC to AC Derate Factor	0.858
Unshaded Percent	100.0%
Array DC Rating	22.53kW
Array AC Rating	19.33 kW

	Actual Shaded AC Energy (kWh) Azimuth=160.00 Tilt=0	PV Solar Cost Savings 0.3 (\$/kWh)
January	0.00	\$0.00
February	0.00	\$0.00
March	0.00	\$0.00
April	0.00	\$0.00
May	3,722.65	\$1,116.80
June	3,539.29	\$1,061.79
July	3,413.49	\$1,024.05
August	2,761.59	\$828.48
September	1,864.98	\$559.49
October	805.81	\$241.74
November	0.00	\$0.00
December	0.00	\$0.00
Totals	16,107.81	\$4,832.34

Inverter 1-2	Fronius, PRIMO 12.5-1 US (240V) (12,500 Watts, Efficiency = 96.9%)
Module Name	Hanwha, Q.PEAK DUO L-G8 425 (425 Watts)
Module Type	Standard
Equipment Count	2 inverters & 53 modules

ESTIMATE

Date	Quote #
2021-03-03	570

Name / Address
Yellowknife Golf Club Club House

Description	Qty	Total
35.275 kW Solar System		\$87,753.62
Hanwha QCELL 425W, 72 Mono Split Cell Solar Module	83	
Fronius Primo 12.5-1 AFCI & Datamanager	2	
Fast Rack Ultra Profile Rail - 163"	64	
Fast Rack Ultra Profile Rail - 120"	6	
Fast Rack Splice	64	
Fast Rack Bond Strap & Hardware	64	
FR End Clamp Assembly for 35mm Frames	20	
Fast-Rack Slim Mid Clamp 32mm to 35mm Frames w/ Bonding	156	
Fast Rack L-Foot, Offset Hole & Slot with Hardware	141	
Standing Seam Clamp - Type N	141	
Fast Rack Ground Lug & Hardware	10	
Miscellaneous Materials	Incl.	
Engineered SLD & Label Pkg.	Incl.	
GNWT Permit	Incl.	
PV Equipment Installation	Incl.	
Electrical Installation	Incl.	
GST		\$4,387.68
GST on sales		

GST # 811785237

Material deposit required	Total	
\$67,000.00	\$92,141.30	
SIGNATURE:	Estimated Total w/AETP Funding	N/A