



HURON PINES GOLF & COUNTRY CLUB
ANNUAL MEETING MINUTES
OCTOBER 7, 2024

Directors and Managers: M. Deverell, J. Campbell, G. Rainville, J. Falk, C. Horton, T. Shamas, M. Shamas, J. Dunbar, J. Posteraro, R. Hagger, K. Cain, P. Stos

Guests: B. Villeneuve, M. Pritchard, E. Patterson, L. Vine, K. King, D. St-Jules, S. Zavits, W. Spence, M. Gauthier, S. Ashdown

1. Call to Order: The meeting was called to order at 6:05 p.m.
2. Minutes from the November 1, 2023 Annual Members' Meeting
 - a. Motion to receive the minutes from the previous annual meeting

Motion to receive the minutes from the November 1, 2023 Annual Meeting as presented

Mover: R. Hagger
Seconder: J. Campbell
Carried

- b. Business Arising – None
3. Treasurer's Report: Audited statements were not yet available at the time of the meeting. The annual treasurer's report was presented.

Questions/Comments: A query was made regarding \$96,000 paid back to the Town of Blind River. This was a line of credit from the town in 2017 after paying off a loan for the course. Huron Pines agreed to pay back the \$96,000 over 10 years but accomplished it in 4 years.

The off-course contract is with Cameco. Expenses – golf course is the Superintendent's budget.

Is the board conservative when estimating memberships? Historically, the estimate has been slightly lower than the previous year. For the first time ever cart rental fees exceeded membership fees.

Hydro was down over the previous year based on timing. Inventory will reconcile discrepancies from the pro shop, as some items sold did not have COGS attached. Reserve capital is what's left after payroll, rolled into cash reserves.

4. Superintendent's Report: Spring weather co-operated and the course opened a bit earlier than normal. Through August and September there were significant drought conditions, which put significant stress on the turf.

New and veteran staff did an excellent job throughout the season. Volunteers were recognized for their significant efforts as well.

In spring, the white/blue tee deck on #5 was levelled and resodded. Fall will see a start on some much overdue drainage to poorly drained areas of fairways. Questions/Comments: The tee deck on #17 poses challenges, but improvements are being made. The trees on #5 are being trimmed down to help with line of sight. Brush cleaning between 7 and 8 will make a big difference as well.

5. General Manager's Report:

It was another successful year for the course. The hard work of pro-shop staff was greatly appreciated. Improvements were made to member-facing processes with better cart availability, a starter and marshals. Phone response was better. Members appreciated not having to return keys as staff took care of that.

6. President's Report: M. Deverell acknowledged that the Huron Pines Golf & Country Club operates on the traditional land of the Mississauga First Nation Community.

The course celebrated 40 years of operation in 2024.

Questions/Comments: A question was raised regarding updates and accessibility at the clubhouse. A new clubhouse will be a future consideration, ensuring compliance with accessibility requirements. The Town of Blind River's current top priority is a new water source, with other projects following after this is completed.

Historically, Huron Pines was governed by the Corporations Act. In 2024, the Ontario Not-for-Profit Corporations Act was implemented to provide the legal framework for non-profit organizations in Ontario. This change necessitated a review of Huron Pines By-law #1 to ensure compliance. The following changes were recommended by the Governance Committee of the Board for consideration by members.

- The addition of a table of contents.
- The inclusion of definitions and interpretation – sections 1.1 and 1.2.
- The name of the by-law was originally By-law #1. Based on amendments, the name is By-law #2.
- A change in the definition of members or membership, which is further explained in section 6.1a)i). Page 19 was presented as a clarifying edit. There are two distinct and separate memberships, one being a golf membership and the other being membership in the corporation, which is the entity. There has been an assumption or interpretation in the past that these are one and the same. Legally, they are not. However, there is no reason that golf members cannot be included as members of the corporation. An amendment is being proposed to state that those purchasing an annual adult golf membership will also be considered members of the corporation, once their golf membership has been paid in full. Staff would be excluded.
- Board composition: The original by-law stipulated that the Town of Blind River would appoint two directors to the board, one of whom would be a sitting councillor. There has also been a representative from Cameco as a director, but this was not formalized, so an amendment is presented to section 2.2a)ii) to have one director appointed by Cameco as their representative on the board.
- Section 2.3, director qualifications, was amended to stipulate that the remaining directors, not appointed by the Town or Cameco, be holders of an annual adult golf membership. In other words, these remaining directors must be members of the corporation by virtue of a golf membership.
- The addition of section 4, Committee, which was not previously included in the by-law, so is a formalization of the current process.
- The addition of section 6.2 to formalize the termination of membership guidelines.
- The amendment to section 10.2 Insurance.
- The addition of section 14, which clarifies the process for amending the by-law in accordance with the stipulations in the Act.

Motion to approve the amendments to the by-law for Huron Pines Golf and Country Club Inc. as presented.

Mover: M. Deverell
Secunder: R. Hagger
Carried

Motion to approve articles of amendment and notice of change for an Ontario corporation to update the minimum and maximum number of directors, as outlined in the updated by-law

Mover: M. Deverell

Secunder: R. Hagger

Carried

7. Director Nominations/Elections: As there were vacancies on the Board, B. Villeneuve was nominated by M. Deverell and seconded by C. Horton, and he accepted the nomination. Any further nominations were called three times. There were none, and B. Villeneuve was appointed to the Huron Pines Board of Directors.

8. Adjournment: The meeting was adjourned at 7:42 p.m.