

# TRI-TOWNSHIP ARENA THURSDAY, AUGUST 14, 2025 MINUTES

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**PRESENT:**

Strathroy-Caradoc: Joel Van Bynen  
Willy Flegel  
Colin Grantham  
Mike McGuire  
Brian Derbyshire

Chippewa: Warren Huff  
Gene Hendrick

Manager/Coordinator: Steve Dausett

Absent: Sandi Hipple

Guest:

Staff: Lorne Hathaway

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**AGENDA**

- The agenda was reviewed by the Board,

**Moved by:** J Van Bynen

**Seconded by:** C Grantham

**That** the Board approve the agenda as presented.

**Carried:**

**DECLARATION OF PECUNIARY INTEREST: None**

**MINUTES**

- The Board reviewed the minutes of the July 9, 2025 meeting.

**Moved by:** J Van Bynen

**Seconded by:** M McGuire

**That** the Board approve the July 9, 2025 minutes as circulated.

**Carried:**

**BUSINESS ARISING: None**

**FINANCIAL REPORTS:**

- The Board reviewed the financial reports:
  - Accounts Receivable – July 31, 2025
  - Balance Sheet – July 31, 2025
  - Profit & Loss – July 2025
  - Budget vs Actual – January - July 2025
  - Bank Reconciliation- Operations – July 2025
  - Bank Balances at August 13, 2025

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**Moved by:** J Van Bynen

**Seconded by:** W Huff

**That** the Board approve the July 2025 Financial Reports as presented.

**Carried:**

**ACCOUNTS:**

- The Board reviewed the accounts payable from July 9 to August 13, 2025 in the amount of \$59,510.95.

**Moved by:** J Van Bynen

**Seconded by:** W Huff

**That** the Board approve the accounts as presented in the amount of \$59,510.95.

**Carried:**

**CORRESPONDENCE:**

- **MNP LLP - Audit Findings Letter**

**Moved by:** J Van Bynen

**Seconded by:** W Huff

**That** the Board acknowledge the receipt of the Audit Findings letter from MNP LLP.

**Carried:**

- **Brad and Lindsay McElroy:**

Hello,

I hope this message finds you well. I'm reaching out as a member of our local homeschooling community to inquire about the possibility of offering a free or low-cost afternoon ice time for homeschool families, similar to the Parent & Tot skate you currently offer on Tuesday mornings.

Many of us with older children would greatly appreciate an opportunity to access ice time during the day, ideally in the early afternoon, when our schedules are more flexible. It would be wonderful if this time could also include access to nets for some casual shinny hockey, providing both exercise and social interaction for the kids.

This type of program would offer tremendous value to our families, giving homeschooled children a chance to be active, build skating skills, and connect with peers in a safe and welcoming environment.

We appreciate the work you already do to provide family-friendly programming, and we hope you'll consider expanding it to support our growing homeschool community.

Thank you for your time and consideration, and please feel free to reach out to me with any other questions. I can be contacted by email or cell: [REDACTED]

Thanks kindly,

Lindsay McElroy

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- The TTA Board provided the facility manager direction to offer the comparable rates that are set for local schools that use the facility which are the posted non-prime rate.

**MANAGER/COORDINATOR REPORT:**

**Pad Usage**

	<u>Roller Hockey</u>		<u>Ball Hockey</u>		<u>Total Hours</u>
July 2025	59.5	-	15	-	69.5
July 2024	73	-	15	-	88

**Operations:**

**Ice Bookings:**

- Staff are in the process of installing the ice, which will be available for rentals starting August 25, 2025. Presently, there are 30 hours booked for the 5 weekdays that will including a Bulldogs exhibition game. The facility will be closed for the Labour Day weekend, then re-open on Tuesday September 2<sup>nd</sup>, as seasonal bookings will begin.
- As previously reported in regards to the MBSC year-end Carnival, the Club informed me that they are working on a plan for their event. This is due to Easter weekend falling on their normal date.
- Last month the Board approved Pinchin Ltd to complete the re-survey of the facility for Designated Substance. Pinchin was on site this past Tuesday to begin that process.
- I have met with the President of the Bulldogs to review the pervious approved plan to offer alcohol sales during their home games. I will be forwarding on few of parts of the plan that are of needed for further discussion.
- As the Board is aware, our previous agreement with our propane supplier McDougall Energy was discontinued. The original agreement was with Dowler-Karn, which was purchased by Mc Dougall. I have searched out pricing moving forward with McDougall Energy and EDPRO Energy. The difference per year is less than fifty dollars so based on that we will continue with McDougall Energy.
- OES Scoreboard are scheduled to be on site September 4<sup>th</sup> to complete the scoreboard and controller upgrades.
- The concession range hood and associated venting had its cleaning maintenance for the upcoming season.
- Last season the Board authorized a purchase of a shaft seal for compressor # 1. Since the seal quit leaking, I did not proceed with that purchase. Follow the seasonal shutdown the shaft seal on compressor # 2 began leaking. On start-up, there was no further leaking at that time. Seeking authorization to purchase a shaft seal kit to have on hand when required. Claguer has given me a quote for supply only \$1,231.51plus HST.

**Moved by:** M McGuire

**Seconded by:** W Flegel

**That** the Board authorize the purchase of a shaft seal kit.

**Carried:**

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## Capital Update:

- JPW has completed the installation of auto openers for the main entrance, women and men's bathroom doors.
- Clauger has completed installation of Mueller Fre-Heater in the compressor room. TSSA are scheduled to be on site next week for inspection.

**Moved by:** J Van Bynen  
**Seconded by:** C Grantham  
**That** the manager's report be received.

**Carried:**

## **NEW BUSINESS:**

- Facility Improvement Plan: Mike Holt of a-Link Architecture previously notified that he would be unavailable to attend to-nights meeting. Mike H. and I did met virtually on July 29th. We reviewed what progress has taken place so far to this point. In addition, what the next steps should be to move forward with a plan for facility improvements. I have already emailed the board the correspondence that Mike H. has prepared. It reviews the discussions & process to this point along with the next steps.
- The Board had an around the table discussion following review of Mike H. correspondence. Those discussions resulted in the following motions.

**Moved by:** C Grantham  
**Seconded by:** W Flegel  
**That** the TTA Board meet as a sub-committee of the TTA Board as a whole, on the 4<sup>th</sup> Thursday of the month, starting in September 2025. This meeting will be for the sole purpose of discussing and planning for facility improvements.

**Carried:**

**Moved by:** C Grantham  
**Seconded by:** J Van Bynen

**That** the TTA Board authorizes A+ Link Architecture Inc. to proceed with measuring up the facility for the purpose of preparing base drawings.

**Carried:**

- Draft Audited Financial Statements - MNP LLP

**Moved by:** C Grantham  
**Seconded by:** M McGuire  
**That** the TTA Board approve the 2024 Draft Audited Financial Statements.

**Carried:**

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**CLOSED SESSION:**

**Moved by:** W Flegel  
**Seconded by:** M McGuire

**That** the TTA Board move into closed session for the purpose of discussing personal matters about identifiable individuals (local board employees).

**Carried:**

**Moved by:** W Flegel  
**Seconded by:** C Grantham

**That** the TTA Board return to open session, and that the direction given in closed session be approved.

**Carried:**

**ADJOURNMENT**

**Moved by:** J Van Bynen  
**Seconded by:** C Grantham

**That** the Board adjourn.

**Carried:**

**NEXT MEETING:**

September 11, 2025 at **7:00pm**. Regular Business plus Facility Improvement Plan.

September 25, 2025 at **7:00pm**. Sub-Committee Facility Improvement Plan.

Originally signed by – Gene Hendrick  
Chair/Vice-Chair

Originally signed by – Steve Dausett  
Recording Secretary