

CUTTY'S OKOBOJI RESORT CLUB

Board of Directors Meeting

April 15, 2023, 9:00 a.m.

CALL TO ORDER

Board President Ken Woelber called a meeting of the Board of Directors of Cutty's Okoboji Resort Club to order at 9:00 a.m. Other directors present were Mike Carson, Mindy Spinks, Linda Rook-Schreier, Dawn Powell, Marty Patterson and Korey Meester. General Manager Blake Feil, Business Manager Linda Seemann, and Maintenance Supervisor Dan McClurg were present. Two resort members were also present.

APPROVAL OF MINUTES

A motion to approve the minutes of the March 18, 2023 meeting was made by Mike Carson, seconded by Dawn Powell. Motion carried.

SECRETARY'S REPORT

The reading of the minutes of the March 18, 2023 meeting constituted the Secretary's report. The Secretary's report was received.

TREASURER'S REPORT

The Treasurer's report was given. The Business Manager reported that the Balance Sheet at the end of March shows:

- Operating Funds:
 - down \$142,948 fiscal year to date (impacted by tax and insurance due at this time of year)
 - down \$83,096 compared to last year's February
- Capital Improvement Funds:
 - \$108,529 expenses fiscal year to date
 - down \$109,084 compared to a year ago
- Income Statement
 - Gross income up \$23,580 YTD; up \$6,622 compared to previous year
 - Total expenses up \$77,905 YTD; up \$34,537 compared to previous March
 - Net loss of \$30,896 is down \$27,915 compared to same time last year.
 - Net loss \$128,645 YTD; \$54,325 more loss compared to last year.
- The delinquent dues report was given. 30 owners have become current with 18 becoming 60 days past due, needing to be restricted from usage. A total of 824 owners are delinquent.
- Upon certification by the Treasurer, a motion to suspend from membership the members listed in the Treasurer's delinquency report was made by Mike Carson, seconded by Linda Rook-Schreier. Motion carried. The voting members shall be suspended/reinstated to membership in the Club in accordance with Article V, Section 6, items (c) and (d) of the member handbook.

A motion to approve the April 15, 2023 Treasurer's Report was made by Linda Rook-Schreier, seconded by Marty Patterson. Motion carried.

BUSINESS OFFICE MANAGER'S REPORT

The Business Office Manager's report was given and included the following:

- 12 transfers completed for the period March 14, 2023 to April 13, 2023; 48 transfers completed YTD with 27 transfers pending. This compares to 74 transfers last year.

- 303 storage sites have been assigned. 2 are still on the waiting list for units over 32 feet. A few spots for units 32 feet and under are open. In 2022 all 305 spots were assigned, with 3 on the waiting list.

The Business Manager's Report was received as read.

MAINTENANCE MANAGER'S REPORT

The Maintenance Manager's report was given and included the following:

- Grills were picked up in March.
- Rural water work will be in progress during April and May.
- Ash borer tree treatment will start on April 23.
- Sealcoating by Barga Inc. is scheduled for April 17th.
- Water was turned on, but a leak needs to be fixed by S33-39. Those sites will not have water until we can get it fixed.
- Smoke detectors were upgraded in the lodge and the annual inspection was completed.
- Delivery of Culligan tanks will be around April 20th.
- Storage and seasonal camper spots have been reset for the new season.
- We have a new hire for a mowing position.

The Maintenance Manager's Report was received as read.

GENERAL MANAGERS REPORT

- Years of Service
 - We would like to honor David for 5 years of service and Spike for 10 years of service in the maintenance department, along with Pat for 10 years of service in the ranger position. We thank you for your commitment to Cutty's.
- All members on seasonal, volunteer, and board member sites must check in and out at Member Services Desk, not the gate.
- Safety
 - New lighting was added on the south side stairs by 200/300 rooms.
 - Smoke detectors have been replaced.
 - Front door handicap button meets code.
 - Pool lift chair was repaired.
- Maintenance
 - Evergreens by the 8 plex have been removed on the west side because they were growing into the deck area.
 - Hedges will be trimmed over the next month.
 - Some old or overgrown bushes will come out.
 - Dying trees will be taken down.
 - Mudjacking on the southwest side of the community room is finished. This should help the water problem that was flooding the laundry area.
 - The lawnmower for volunteers and board members will be kept at site T6.
- 4th of July Reservations
 - The phone line rollover function was not working correctly, giving a busy signal after three incoming lines were in use. This caused some confusion and delays until Mediacom fixed their issues.
- Staffing
 - More interviews for applicants are taking place the week of April 17th.
 - New employees have been hired: 2 in member services, 1 ranger, and 1 in food service.

- Activities
 - The May calendar is posted.
 - It was requested that a calendar/schedule for the entire summer be posted.
 - There was discussion about the possibility of a pickleball court. A schedule could be made to divide the area between pickleball and other activities.
- Volunteers
 - The 2023 volunteer list was presented to the Board.
 - A motion to approve the list was made by Mike Carson, seconded by Korey Meester. The motion carried.
 - It was requested that the list be given to the Board at an earlier date next season, before volunteers are offered the position.

The General Manager's report was received as read.

OLD BUSINESS

- Happy Medium - Website:
 - Working on updates. There is no ability to do reservations at this time. Reservations already made at the Member Services desk will need to be inserted before it is open to members.
 - Site will auto charge members for dues on renewal date once a credit card is entered into the system. This was a concern. We would rather give members a choice on this feature, but the quote to remove the setting will cost an additional \$5661 for 27 hours of work and push the launch date back further..
 - We need to stop delaying the functionality of the website.
 - A motion was made to move forward with the website as is by Korey Meester, seconded by Mike Carson. Motion carried.
 - Members can still call in to make reservations if they don't want to use a credit card.
 - A credit card must be used to make reservations online. This will authorize the site to charge a members' credit card for annual dues at the time of renewal. A \$2 transaction fee will be charged for all online reservations to offset costs.
 - Concern was expressed by board members for continuing costs. It was questioned if Cutty's requested annual dues to be linked to credit card usage. This will be researched to determine responsibility of fees for removal of this service.
- A motion to designate capital improvement funds for the website project, rather than using General & Equipment capital improvement funds, was made by Mike Carson, seconded by Linda Rook-Schreier. Motion passed.
- Utilities for Board members - Checks should be turned in to Blake.
- Signed documents from Board members should be turned in to Blake.
- Culligan rentals - available for seasonal sites.
- BBQ with the Board - schedule for one Friday per month, unless more is needed.
- Food Trucks
 - 3 Fridays a month, if possible. Vendors need to be booked soon. Some vendors want exclusive contracts. We received a percentage of sales last year, but most vendors do not want to agree to that.

NEW BUSINESS

- Opening of Resort for 2023
 - Spring schedule for opening facilities: SE shelter on Apr 21st, SW shelter on Apr. 28th, North shelter May 19-26th, North Cabins May 19th, and Guard House on Apr. 29-30th.
 - May 14th - Mother's Day Brunch
 - May 19-21st - Spring Fling

- Harbor Association concern of Runoff Ditch
 - The West Okoboji Harbor Lot Owners Assoc., Inc. sent a letter regarding their concern about water runoff from Cutty's campground during heavy rainfall.
 - Water exiting Cutty's through the campground is dirty from gravel roads and the playground area.
 - They claim this water ends up in the harbor area and discolors the water clarity.
 - Our general manager responded that we had received the original letter in June of 2022. This was a follow-up by the Harbor Association No further action has been taken.
- Motorized Bikes
 - A member asked if riding electric bikes in the resort was allowed. They are allowed. However, speed needs to stay at 10 mph or less, just like any other powered vehicle.
- Lodge hours
 - Apr. 15-June 18 (Father's Day): Open at 8:00 am
 - June 18: Open at 7:00 am
 - First 2 week of May: Close Sun.-Thurs. 9:00 pm; Fri.-Sat. 10 or 11:00 pm
 - May 15: Close Sun.-Thurs. 10:00 pm; Fri.-Sat. 11:00 pm.

MEMBERSHIP OPEN FORUM

- Wayne Kampman asked if Culligan tanks are available for seasonal site rent, and if members on those sites are aware of them. He also expressed an interest in a variety of Food Trucks during the summer, rather than allowing an exclusive contract. Lastly, he clarified that the pink banded trees, 280 of them, will be treated trees.
- From the suggestion box:
 - More breakfast pizzas were requested.
 - Pickleball and a tennis court would be beneficial.
 - More two for one weekends in the lodge should be offered.

ANNOUNCEMENTS

The next Board meeting is set for May 20, 2023, at 9:00 with location TBD, depending on weather.

ADJOURNMENT

A motion to adjourn the regular meeting was made at 10:20 am by Mike Carson, seconded by Marty Patterson. Motion carried.

The Board went into closed session to discuss confidential matters at 10:26.

Motion to adjourn closed session was made at 11:04 by Korey Meester, seconded by Dawn Powell. Motion passed.

Respectfully submitted,

CUTTY'S OKOBOJI RESORT CLUB BOARD OF DIRECTORS

Ken Woelber
Board President

Mindy Spinks
Board Secretary