

CUTTY'S OKOBOJI RESORT CLUB

Board of Directors Meeting

May 20, 2023, 9:00 a.m.

CALL TO ORDER

Board Vice President Mike Carson 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 Mindy Spinks, Linda Rook-Schreier, Marty Patterson and Korey Meester. General Manager Blake Feil, Business Manager Linda Seemann, and Maintenance Supervisor Dan McClurg were present. Ken Woelber and Dawn Powell were absent.

APPROVAL OF MINUTES

A motion to approve the minutes of the April 15, 2023 meeting was made by Linda Rook-Schreier, seconded by Korey Meester. Motion carried.

SECRETARY'S REPORT

The reading of the minutes of the April 15, 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 April shows:

- Operating Funds:
 - down \$169,456 fiscal year to date
 - down \$59,648 compared to last fiscal year at this time.
- Capital Improvement Funds:
 - \$639,318 fiscal year to date
 - down \$91,752 compared to a year ago
- Income Statement
 - Gross income up \$30,358 YTD; up \$6,778 compared to previous year
 - Total expenses up \$53,780 YTD; down \$24,125 compared to previous April
 - Net loss of \$49,612 is \$30,903 better compared to April last year.
 - Net loss \$178,258 YTD; \$23,423 more loss compared to last year.
- The delinquent dues report was given. 13 owners have become current with 16 becoming 60 days past due, needing to be restricted from usage.
- Upon certification by the Treasurer, a motion to suspend from membership the members listed in the Treasurer's delinquency report was made by Korey Meester, 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 May 20, 2023 Treasurer's Report was made by Korey Meester, seconded by Linda Rook-Schreier. Motion carried.

BUSINESS OFFICE MANAGER'S REPORT

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

- 27 transfers completed for the period April 14, 2023 to May 16, 2023; 75 transfers completed YTD with 16 transfers pending. This compares to 87 transfers last year.
- Storage is full, with a short waiting list for units over 32 feet.

The Business Manager's Report was received as read.

MAINTENANCE MANAGER'S REPORT

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

- Rural water will be converted on Mon., May 22, followed by the system being tested. The whole campground should be running on rural water by Memorial Day weekend.
- 280 trees received ash borer treatment.
- Bargen Inc. completed sealcoating.
- Front step lights were added.
- West lake dock was installed.
- 3 new street lights were added.
- Seasonal steps on the east side of R-row were removed and replaced.
- Parking lots were restriped.
- The kiddy pool was opened for the season.
- Campsite roads were graded.
- Stump removal and dirt work was completed.
- Dandelion spraying is almost finished.
- Weed control spraying and tree trimming are upcoming projects.

The Maintenance Manager's Report was received as read.

GENERAL MANAGERS REPORT

- Years of Service
 - Congratulations to Linda Seemann for 40 years of employment on May 12th! We thank you for your commitment to Cutty's.
- Parking stickers are available at the Member Services Desk. These need to be placed so they are visible.
- Volunteer Sign-up went well.
 - Mentors are working with new volunteers.
 - Everyone is doing a great job.
 - Volunteer work is appreciated to keep Cutty's operating on a daily basis.
- Mother's Day Brunch had a positive response and good attendance despite the rain.
- Housekeeping
 - Finished doing inventory of rooms to cover guests needs and replace kitchen items.
- Cutty's members are encouraged not to bring their own firewood.
- Gate cards - The gates need to be updated with the laptop every other day to keep everything functioning properly.
- Staffing
 - Finishing up with hiring for departments.
 - Cross-training in different departments.
- Lodge Hours for 2023
 - Sun.-Thurs. 7 am - 10 pm
 - Fri.-Sat. 7 am - 11 pm
- There were 4 parking tickets for April.
- Occupancy for April was 354 rooms and 87 camping sites.

The General Manager's report was received as read.

OLD BUSINESS

- Happy Medium - Website:
 - Working on details with Linda Seemann.
 - The concern of auto charging dues for renewal date is being worked on. We think there is a way for Cutty's management to control this issue from the back end without an upgrade.
 - We will need to wait until the end of summer to implement. There are 800 current reservations and approximately 300/weekend that would need to be input before opening it up to members.
 - Email addresses are completed in the website. If a member is having trouble logging in, please confirm the email address that we have registered by emailing or phoning the resort.
- Utilities for Board members need to be turned in, if it is not already done.
- Signed documents from Board members should be turned in to Blake, if not done.
- More Culligan filters were ordered since we have a waiting list. These are available for seasonal sites. The rural water hardness should be approximately 15 vs. 20-30.
- BBQ with the Board - This will be held each month on the Friday night before the Board Meeting. Hamburgers, hot dogs, and pork options were discussed.

NEW BUSINESS

- Food Service Hours
 - Grill will start out Fri. 4:30-9 pm; Sat. 7 am - 9 pm; Sun 7 am - 8 pm
 - Hours will expand to Monday am, Thursday pm, Friday-Sunday all day
 - There would be an option for volunteers to help in the kitchen if their time allows and they are supervised by certified staff. Management will determine if this is feasible.
 - We are still in need of 2 FT staff.
 - Blake is checking on scheduling various food trucks.
 - The possibility of having food available in vending machines was discussed.
 - Cutty's RV and Camper Show - This is set for Father's Day weekend.
(Note: Since this board meeting, the RV Dealers have declined attending our show due to their staffing issues so this has unfortunately been cancelled for this year..)
- Suggestion Box
 - Board Meeting minutes need to be sent out on email and posted on the website.
 - Activities Calendar needs to be posted on the website and sent out.

MEMBERSHIP OPEN FORUM

- What will the water pressure be with the new water system? Approximately 75 pounds will be coming into the campground.
- What will the flushing procedure be for new rural water? Open the spickets before hooking up to your camper. It might take awhile to get all of the rust out.
- How do you get into the members' page on the website? Sign in with your password. Some members indicated having trouble. Check with Linda for assistance.
- Communication seems to have stopped from management to members. There are no Bear Facts, no minutes of the meetings, and no updates on information.
- What is the rule on leaving campers overnight unattended?

- 2020 the rule was not changed, but adjusted to allow members to leave campsites unattended Monday-Thursday for 1 year. The air-conditioning must be turned off while unattended.
- 2021 the board renewed the adjustment to allow Monday-Thursday unattended campers.
- 2022 it was at the General Manager's discretion if an extended stay with an unattended camper was allowed during slower times.
- The board determined that the same adjustment would continue in 2023 through Father's Day weekend. At that time it will be discussed again to determine if it is reasonable for the rest of the season. Projected numbers should be considered.
- There has been no motion to permanently change the rule in the handbook.
- It was suggested to add more seasonal sites. We don't have enough capacity with the sewer service station to add more.
- Could we add wi-fi capability throughout the campground? The last time it was checked out with providers, it was determined it was too expensive for initial setup and upgrades.
- Members appreciate the cable and nice park facility.
- Can kayaks be used in the pond? It would cause too much of a liability risk.
- Could we stream board meetings online again? We can try a test run.
- A member is impressed with the rural water decision. There will be savings in laundry and improved quality.
- A member expressed that 9:00 board meetings in the summer is a better time.

ANNOUNCEMENTS

The next Board meeting is set for June 17, 2023, at 9:00 in the south shelter house, weather permitting. If it is raining, it will be in the west center.

ADJOURNMENT

A motion to adjourn the regular meeting was made at 10:03 am by Linda Rook-Schreier, seconded by Marty Patterson. Motion carried.

The Board went into closed session to discuss confidential matters at 10:05 am.

Motion to adjourn closed session was made at 10:34 by Korey Meester, seconded by Linda Rook-Schreier. Motion passed.

Respectfully submitted,

CUTTY'S OKOBOJI RESORT CLUB BOARD OF DIRECTORS

Ken Woelber
Board President

Mindy Spinks
Board Secretary