

CUTTY'S OKOBOJI RESORT CLUB
Board of Directors Meeting
August 19, 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, Marty Patterson, Dawn Powell, and Korey Meester. General Manager Blake Feil, Business Manager Linda Seemann, and Maintenance Supervisor Dan McClurg were present. 17 owners were also attending.

APPROVAL OF MINUTES

A motion to approve the minutes of the July 15, 2023 meeting was made by Dawn Powell, seconded by Linda Rook-Schreier. Motion carried.

SECRETARY'S REPORT

The reading of the minutes of the July 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 July shows:

- Operating Funds:
 - up \$877 fiscal year to date
 - down \$46,202 compared to last fiscal year at this time.
- Capital Improvement Funds:
 - \$611,404 fiscal year to date
 - down \$61,780 since beginning of fiscal year
- Income Statement
 - Gross income up \$65,974 YTD; down \$36,392 compared to previous year
 - Total expenses up \$85,459 YTD; up \$2804 compared to previous July.
 - Net income of \$64,708 is \$39,196 less compared to July last year.
 - Net loss \$56,473 YTD is \$19,486 less income compared to last year.
- The delinquent dues report was given. 23 owners have become current with 25 becoming 60 days past due, needing to be restricted from usage. A total of 839 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 Marty Patterson. 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.
- The board received a handout of a preliminary income projection and year to date information. The budget needs to be set in September. Areas to consider raising rates are dues, seasonals, storage, and utilities. A sewer rate annual increase was an unexpected \$96,000, which would be an increase from \$35/unit/year to \$267/unit/year for sewer. Sewer plus estimated water cost could be \$363/campsite.

A motion to approve the Treasurer's Report was made by Korey Meester, seconded by Marty Patterson. Motion carried.

BUSINESS OFFICE MANAGER'S REPORT

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

- 20 transfers completed for the period July 14, 2023 to August 17, 2023; 123 transfers completed YTD with 28 transfers pending. This compares to 141 transfers last year.

The Business Manager's Report was received as read.

MAINTENANCE MANAGER'S REPORT

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

- Work on tree trimming has been done.
- The AC unit has been cleaned.
- A bad rooftop compressor needed to be replaced and has been ordered..
- A washer in the public laundry has been replaced.
- Street lights have been replaced.
- 23/24 capital improvement budget is being looked at, but we will have to wait on some items until the sewer bill is figured out.

The Maintenance Manager's Report was received as read.

GENERAL MANAGERS REPORT

- Thank you to Michelle Rolfes for donating a wheelchair and handicap chair for the shower.
- Lodge hours for September will remain Sun-Thurs 7am-10pm and Fri-Sat 7am-11pm.
- Starting Sept. 8th, grill hours will be Fri. 4pm-9pm and Sat.-Sun. 8am-8pm. Snacks and ice cream will be available during Member Services hours.
- Smart Solutions from Milford came out and did testing for Wifi, using a wide access point and wireless network bridge. Although initial pricing was given, there are many items that need to be looked at for a final cost. Blake will continue to gather information.
- Someone has been contacted to help with outdoor speakers for announcements and the sound system in the Community Room.
- There were 8 contestants at the Rib Fest. Despite the rain, it was a huge success. A pulled pork meal was offered in the Community Room and sold out. Here are the results for the competition: Kevin Hulstein (1st place) and Austi Bramley (2nd place) both received a Green Mountain grill. Mike Carson (3rd place) received a weekend at Cutty's.
- Total volunteer hours were as follows: May 1,404, June 1,660, July 2,540.
- There were 22 parking tickets for July.
- Occupancy for room rentals were: May 344, June 560, July 1,013; Campsites were: May 2,446, June 3,586, July 5,825.
- Thank you to our staff, volunteers and board members from Blake Feil, general manager, for dedication and knowledge of helping Cutty's members create lasting memories!

The General Manager's report was received as read.

OLD BUSINESS

- Happy Medium - Website:
 - Updates are done and the testing went well.

- The earliest we could launch is in October, but we need to make sure other staff are trained and ready.
- We have figures for their package deals for maintenance. We will hold off on making a decision until we have more details.
- Checking to see we own the website and are free to hire anyone we choose to maintain.
- Coffee with the Board is at 10:00 am today.
- Dan continues to work on the Capital Improvements list. We are looking at:
 - Sewer maintenance
 - Recreational Upgrades: golf course and lodge playground replacement
 - Lodge/Rental Room remodeling: ladies locker room toilets; 300 room flooring, paint, doors, trim, mattresses; 200 & 300 room light fixtures, bedspreads, drapes, and hide-a-beds
 - Food service, Member Service, and office countertops
 - Remodel upstairs bathroom
 - Key card lock upgrades
 - GM office floor replacement
 - General/Equipment: truck seats, 2 way radios, and log splitter
 - Grounds improvements: concrete ramp, steps, and retaining wall into lodge; concrete around playground and retaining wall; street lights; campground tree replacement; concrete pads at sites; staining of all buildings; lodge siding repair; plugging 3 wells; toilets in SE and SW shelters

*Some of these items will need to be cut.

NEW BUSINESS

- Sanitary rate increase - This was discussed in the treasurer's report. A special informational meeting has been set for Sun., Sept. 3rd at 11:00 am.
- Room rate - A motion to raise room rates \$10 in the off-season was made by Mike Carson, seconded by Korey Meester. Motion carried.
- Seasonal & storage rates - These were tabled to the Sept. meeting while we try to figure out the extra sanitary fees.
- The idea of doing fundraisers was brought up. Possibilities mentioned were raffles, auction, and NFL raffle. Fundraisers could be discussed at the special meeting.
- Winterization - A motion to raise the winterization rate from \$100 to \$125 was made by Korey Meester, seconded by Linda Rook-Schreier. Motion carried.
- Suggestion Box
 - Could we bring back the paddle boats? There were insurance issues and we would have to buy new equipment. This is not feasible in our budget at this time.
 - Could we have the by-laws available at the front desk? They are on the website.
 - Could the board members be placed around the campground with their name on a sign? This can be discussed, however it is policy to go to the GM with concerns first.
 - A member researched information on pickleball equipment they would like purchased for the resort. A net would be \$4,300.
 - There was a concern that the website developer is a company that board member Marty Patterson's daughter works for. President Ken Woelber responded that Marty Patterson has abstained from all votes pertaining to this matter.
 - Why are owners referred to as members? We are owners of the property, but members of the resort club.
 - Can we have wifi throughout the campground? The GM has been checking into it.

- Can we have adult swim times? This is being considered.
- Could we use ham for breakfast again? It hasn't been as popular so is not cost-efficient.
- Could board minutes be mailed out? They are posted on the website and in the lodge after they are approved the following month.
- Could lost and found items be put out, then sold at a garage sale if not claimed with the proceeds going to the resort? This will be taken into consideration. Those items are donated at this time.

MEMBERSHIP OPEN FORUM

- Happy birthday to Blake Feil!
- A family expressed concerns about our handicap accessibility. They have been at the resort for many years, but are finding it difficult to continue because of facilities and room reservations. Can we address these needed upgrades? Suggestions will be emailed to the GM to give us a starting place.
- Does the maintenance fee with Happy Medium include updates for the website? Cutty's pays a monthly hosting fee, but extra changes are charged extra. More clarification is needed regarding who pays for bugs that occur and maintenance.
- A member offered to help with an auction fundraiser.
- Could we have a community maintenance day for people to volunteer time for resort upkeep to offset costs? It was suggested that maybe 1 free night in a room would be offered for workers.
- A member challenged the rules for entering into closed session by the board.

ANNOUNCEMENTS

The next Board meeting is set for September 16, 2023, at 9:00 in the Community Room.

ADJOURNMENT

A motion to adjourn the regular meeting was made at 10:07 am by Linda Rook-Schreier, seconded by Mike Carson. Motion carried.

The Board went into closed session.

Respectfully submitted,

CUTTY'S OKOBOJI RESORT CLUB BOARD OF DIRECTORS

Ken Woelber
Board President

Mindy Spinks
Board Secretary

