

CUTTY'S OKOBOJI RESORT CLUB

Board of Directors Meeting

June 17, 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. 31 owners were also attending.

APPROVAL OF MINUTES

A motion to approve the minutes of the May 20, 2023 meeting was made by Korey Meester, seconded by Dawn Powell. Motion carried.

SECRETARY'S REPORT

The reading of the minutes of the May 20, 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 May shows:

- Operating Funds:
 - down \$136,405 fiscal year to date
 - down \$71,925 compared to last fiscal year at this time.
- Capital Improvement Funds:
 - \$639,324 fiscal year to date
 - down \$33,860 since beginning of fiscal year
- Income Statement
 - Gross income up \$39,104 YTD; up \$8,746 compared to previous year
 - Total expenses up \$75,781 YTD; \$22,001 compared to previous May
 - Net income of \$6,758 is \$13,255 less compared to May last year.
 - Net loss \$171,500 YTD is \$36,678 more loss compared to last year.
- The delinquent dues report was given. 20 owners have become current with 18 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 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 June 17, 2023 Treasurer's Report was made by Linda Rook-Schreier, seconded by Mike Carson. Motion carried.

BUSINESS OFFICE MANAGER'S REPORT

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

- 10 transfers completed for the period May 19, 2023 to June 15, 2023; 85 transfers completed YTD with 29 transfers pending. This compares to 96 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:

- Rural water is running smoothly with no major issues. New water license has been sent in. A letter to the state is ready to send on current well recommendations. Plumbing connections at existing wells will be revamped and cleaned up in the future.
- Removal of dead pine trees and tree trimming has started.
- Bargen Inc. completed sealcoating.
- There are lots of work orders.
- We are working on touchup staining at the lodge as weather permits.
- The boom truck is currently down with PTO pump issues. We are working to resolve it.
- JMAC Concrete is planning to fix the patio concrete.
- Ideas for 23/24 capital improvement talks will start in July. We are open to suggestions.

The Maintenance Manager's Report was received as read.

GENERAL MANAGERS REPORT

- Activities sheet for summer months is on Facebook and the website.
 - The summer activity sheet is posted on Facebook and our website.
 - Activities director will be done June 28th. Other staff and volunteers are working to carry out plans. We will look for a full-time employee.
- A new waffle iron has been purchased.
- All radios in various departments have been checked for the season. Some new clips, antennas, and one radio had to be ordered.
- A lawyer has been contacted to look over the Cutty's member handbook and give some direction of possible rewording or changes.
- Board of Directors applications are due July 5th. There are 2 spots to fill.
- Coffee with the Board candidates is scheduled for Aug. 19th and Sept. 2nd at 10 am.
- Unattended campsites were approved through June 18th for 2023 at the May meeting.
 - Discussion continued about extending the unattended sites. Several members like the flexibility.
 - It was decided that this will be allowed, according to space, at the discretion of the GM.
 - Members must be present on the weekend and will be charged the nightly fee for the week.
- Total volunteer hours for the month of May was 1,404.25
- There were 15 parking tickets for May.
- Occupancy for May was 344 room rentals and 2,446 camping sites(includes volunteer/board/seasonals).

The General Manager's report was received as read.

OLD BUSINESS

- Happy Medium - Website:
 - Website is working and everyone should be able to log-in.

- Reservations are still being worked on. We want to make sure the launch goes smoothly. Testing is being done, followed by any adjustments, then applying the changes.
- RV Camper Show
 - RV Dealers have declined attending our show due to their staffing issues.
 - As we look forward to next year, it might be possible to do a parade of member's campers and have vendors hand out pamphlets. The board could provide food at the event.
 - It might help to check into Sioux Falls vendors.

NEW BUSINESS

- Board of Directors candidate resume forms are available.
- Volunteer applications are available for next year.
- Unattended forms are available.
- Sanitary increase - We received notice of a raise in the sanitary fee for our Aug. bill. How much of an increase is unknown at this time.
- Suggestion Box
 - Can board meetings be zoomed? It would be better inside with a microphone. We will try to start next month.
 - Can we have self-serve coffee with a box to pay at the counter again, instead of waiting in line? It was decided to continue the way we have been doing it.

MEMBERSHIP OPEN FORUM

- Why can't seasonal sites check in at the guard house? We used to do it this way before this year. If the General Manager gives approval, it is okay. It is helpful to show membership cards at the gate.
- Would you consider changing the policy permanently for unattended sites? This would take a motion. The board can discuss it during the handbook review. We have to be careful that prime sites are not consistently occupied by the same members because of the unattended allowance.
- Can fans on air conditioners be left on while seasonal sites are unoccupied? Fans and air conditioners should be turned off.
- Will the website roll out in the fall? Yes.
- Can members see how much has been spent on the website project? Has this been made public to members? Last fiscal year's totals were available at last year's annual meeting.
- Can payment of pulling campers on and off sites be paid at the gate, instead of a separate transaction at member services? People don't want to pay two different transactions. Members can pay for everything at member services if they choose.
- A member expressed how much she enjoys coming to Cutty's and using the unattended site allowance.
- A member expressed how great the rural water is!
- Why did the nightly fees go up \$5 over the last two years? This helps to continue to cover increased costs, including the new rural water.
- Will a total review of the handbook be done? Yes, that is the plan.
- There is a lot of negative talk on Facebook pages due to misunderstanding of rules. Could there be an orientation for new members? Linda does go through 4 pages of questions and answers with a transfer of membership. We don't make people come in person to transfer. A possibility of Facebook Live videos could be made to help.
- Can the resort add more seasonals? We are limited with our sewer system.
- What is changing in the by-laws? Just updating and rewording policies.
- Can memberships with a high amount of unpaid dues be taken back by the resort? The amendment that would allow this several years ago was not approved by the membership.

- On Facebook people say there are memberships available for free with dues paid up for a year, which is confusing. Memberships are pro-rated and selling members are refunded a portion of the yearly dues not used. They can choose to pass that amount on to the buying member.

ANNOUNCEMENTS

The next Board meeting is set for July 15, 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 9:44 am by Linda Rook-Schreier, seconded by Mike Carson. Motion carried.

The Board did not go into closed session.

Respectfully submitted,

CUTTY'S OKOBOJI RESORT CLUB BOARD OF DIRECTORS

Ken Woelber
Board President

Mindy Spinks
Board Secretary