

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

APPROVAL OF MINUTES

A motion to approve the minutes of the June 17, 2023 meeting was made by Linda Rook-Schreier, seconded by Mike Carson. Motion carried.

SECRETARY'S REPORT

The reading of the minutes of the June 17, 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 \$76,445 fiscal year to date
 - down \$18,307 compared to last fiscal year at this time.
- Capital Improvement Funds:
 - \$619,154 fiscal year to date
 - down \$54,030 since beginning of fiscal year
- Income Statement
 - Gross income up \$102,365 YTD; up \$63,262 compared to previous year
 - Total expenses up \$82,655 YTD; \$6,874 compared to previous June
 - Net income of \$50,318 is \$56,388 more compared to June last year.
 - Net loss \$121,181 YTD is \$19,710 more income compared to last year.
- The delinquent dues report was given. 16 owners have become current with 28 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 Linda Rook-Schreier, seconded by Dawn Powell. 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 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:

- 18 transfers completed for the period June 15, 2023 to July 11, 2023; 103 transfers completed YTD with 29 transfers pending. This compares to 116 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 orders are being completed.
- The lodge is getting touchup staining, as the weather permits..
- The electrical issue in the boom truck has been fixed.
- Reordered a new washer..
- Fixed neutral wire in panel at site S6.
- Started to trim trees.
- 23/24 capital improvement list has started.

The Maintenance Manager's Report was received as read.

GENERAL MANAGERS REPORT

- June Father's Day Brunch was a great success!
- The 4th of July Cutty's Parade had a huge turnout. Many kids decorated bikes and rode on the parade route.
- The gate card system is improving. There are only a few not working. Blake updates the system every other day with a laptop.
- Water filters have only needed to be changed once, versus weekly, since installing rural water.
- More pavers have been sold and reordered. Sheets are available for purchase.
- The Health Department room inspection took place on July 13th. These are done every 2 years. Everything passed with no deficiencies. Housekeeping did a great job! Pool and food service inspections will be at a later date.
- There are 6 candidates for the 2 open board positions. Coffee with the Board candidates is Aug. 19th and Sept. 2nd at 10 am in the Community Room or South Shelter. Candidate resumes have been handed out.
- A Frazil machine, replacing our Carrabin Machine, was installed before July 4th and has been a huge hit. We don't own or rent this machine, and all maintenance is no charge as long as we use it. The other machine couldn't be fixed and was without warranty.
- Pine Wood Derby Race is today at 1:00 pm.
- Cutty's Olympics is Sat., July 22 at 9:00 am. Events include potato sack race, 3 legged race, egg race, 50 meter dash, 100 meter dash, and shotput toss. Each participant will receive a hot dog, chips, and beverage. Medals will be given out for 1-3rd place.
- Total volunteer hours for the month of June was 1,660. There are 18 applications of returning volunteers so far for 2024, with 5 new applications.
- There were 17 parking tickets for June.
- Occupancy for June was 560 room rentals and 3,596 camping sites(includes volunteer/board/seasonals).
- 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:
 - Our new rep has been very helpful.
 - The final items needing fixed are approved. We have a few more to deal with on the dues process. Changes are being made on the practice website, so it is hard to tell how it will all go together.
 - We are working on the report functions.
- 6 Board of Directors' applications were received by July 5th. A motion to approve the applications was made by Mike Carson, seconded by Linda Rook-Scheier. Motion carried.
- Volunteer applications are available online and at the Member Services desk for the 2024 season.

NEW BUSINESS

- Budget/Fall Rates/Fees - The Budget Sheet looks good at this time. There will be more detailed information next month.
- Suggestion Box
 - Can we have adult swim times again? Ideas were discussed. How would this be used? The question was tabled.
 - Could we use local youth groups to help paint the golf area? Cutty's would supply the materials. This idea will be looked into.
 - Should Cutty's staff be given a seasonal site? This employee benefit would not work. The demand for seasonal sites in our membership is too high.

MEMBERSHIP OPEN FORUM

- What are the wording changes being considered in the by-laws for marriage? There is a concern regarding couples who have been together for a long time, but are not married, and can't have a membership together. Insurance companies allow a domestic partnership. Could we also have such wording? This will be considered as the talks progress. At this time we are awaiting information from an attorney.
- People are driving too fast. Are we using the radar gun? Yes, the radar gun is used and people are receiving tickets. Blake will put up some signs reminding people to slow down.
- Could we remind people about speed limits and to pick up after pets when they check in? Yes, that should be done.
- Are we prepared for heavy website traffic? Do we need to pay extra for those high reservation days to be monitored? We wouldn't want to pay the extra fee all year, but can we ask what the server capacity is and check into extra precautions? Is there a waitlist on the website for reservations? Management will keep us informed as these questions are looked into.
- There should be built-in load balances in the cloud for our website.
- What is happening with the concrete outside the lodge that is cracking? It was a bad mix of concrete and is being replaced at no cost to Cutty's.

ANNOUNCEMENTS

The next Board meeting is set for August 19, 2023, at 9:00 in the south shelter house, weather permitting. If it is raining, it will be in the west center.

10:00 am Coffee with the Board Candidates

ADJOURNMENT

A motion to adjourn the regular meeting was made at 9:35 am by Linda Rook-Schreier, seconded by Dawn Powell. 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