

CUTTY'S OKOBOJI RESORT CLUB
Board of Directors Meeting
September 16, 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. 37 owners were also attending.

APPROVAL OF MINUTES

A motion to approve the minutes of the August 19, 2023 meeting was made by Mike Carson, seconded by Linda Rook-Schreier. Motion carried.

SECRETARY'S REPORT

The reading of the minutes of the August 19, 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 August, 2023 shows:

- Operating Funds:
 - up \$73,015 fiscal year to date
 - down \$9,649 compared to last fiscal year at this time.
- Capital Improvement Funds:
 - \$628,856 fiscal year to date
 - down \$44,328 since beginning of fiscal year
- Income Statement
 - Gross income up \$118,242 YTD; up \$52,268 compared to previous year
 - Total expenses up \$117,342 YTD; up \$31,883 compared to previous August.
 - Net income of \$48,638 is \$20,385 better compared to August last year.
 - Net loss \$7,836 YTD is \$899 better income compared to last year.
- The delinquent dues report was given. 4 owners have become current with 34 becoming 60 days past due, needing to be restricted from usage. A total of 869 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 Korey Meester. 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.
- Abdo has agreed to do the annual audit at a cost of \$11,400 and an additional \$3400-3800 to prepare 990 and 990T forms. The amount last year was \$10,624 for the audit and \$3100 for the 990 & 990-T. A motion was made by Mike Carson to approve the funds for the audit with Abdo, seconded by Linda Rook-Schreier. Motion carried.

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

BUSINESS OFFICE MANAGER'S REPORT

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

- 17 transfers completed for the period Aug. 15, 2023 to Sept. 13, 2023; 140 transfers completed YTD with 22 transfers pending. This compares to 156 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:

- Tree trimming, grinding, and dirt work continued through August.
- Support work on the cross braces for the walk bridge over the upper pond has been done.
- Camper winterizations have started.
- The West lake dock will come out next week.
- Closing schedule of shelters and outbuildings is set and given to the board.
- The water shutoff for the campground is planned for Oct. 23, if weather permits.
- Work is being done to cap old wells by Oct. 9th, keeping well 6 active.
- 23/24 capital improvement budget will be handled in the Old Business section.

The Maintenance Manager's Report was received as read.

GENERAL MANAGERS REPORT

- The volunteer appreciation supper will be on Sat., Sept. 23rd at 7:00 pm.
- Lodge hours for the off season will start Oct. 1st. They will be Sun-Thurs 8am-9pm and Fri-Sat 8am-10pm.
- Food service hours will be Fri. 4pm-8pm and Sat.-Sun. 2pm-8pm.
- Great Escape weekends have been set for Oct. 13-14th & 27-28th, Nov. 3-4th, and Dec. 1-2nd & 15-16th. These will be two for the price of one nights, and are posted on the website.
- The website has the latest information posted, including Board Meeting Minutes and calendar events. Sign in to the membership dashboard, then click on "Latest News."
- There was a schedule for "Card Sharks" given to the board. Forms for unattended campsite storage, fall room rates, and winterization are available at Member Services, along with contact information for RV washing and winterization by companies outside of Cutty's.
- Total volunteer hours were: May 1,404.25, June 1,660, July 2,540, & August 2,181.
- There were 17 ranger tickets for August.
- There were 705 occupancy nights for room rentals and 2,947 camping nights in Aug.
- 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.

OPEN FORUM (Comments have been combined by subject. Board member comments are not included.)

- Linda Seeman described the experience of those attending the IGLSD board meeting. An attorney has been contacted on behalf of Cutty's. A letter explaining our position was given to the sewer district at their meeting. We were approved not to pay the current bill at this time.
- A letter to the board was presented by a group of members asking that board members no longer receive a free campsite for their service. A section from the by-laws about compensation was quoted. No other perks are received by board members, and these members give of their time and resources to support the resort. Seasonal sites for board

members were voted in during 1993. If sites are given, board members should use them and be present. If board members are serving strictly for a site, their time is poorly compensated. Board work is more than others realize.

- How does the resort continue to run in a deficit? More transparency and sacrifices need to be considered when we are at a deficit. Expenses that can't be covered have to be passed on to the owners.
- Nightly costs are currently \$15 less than other places, even with an increase. Rates are in line. How does a rate increase get us out of the red? Rates need to increase, but we need good communication.
- Board Members explained their proposals to face budget increases.
- Rules are here for a reason and need to be enforced.
- Members would be disappointed to see the kitchen taken away. We need to keep this operational. Do we cover our costs in the kitchen?
- Committees could be set up to find creative ways to cut expenses.
- Cutty's could cut down on pool towels and garbage pickup.
- A good activity director is needed. Do we cover our costs for activities?
- We have to pay people well. Internships could be utilized.
- Board hours could be counted. Board sites are just one option. Board members were thanked.
- If nightly fees go up, some people won't camp as much because of cost.
- More than double the amount of available seasonals are wanted by members. Could we increase the number of these? Don't take away nightly sites from other owners.
- How many nights are the sites totally full at the resort? It is frustrating when the front desk says sites are full, then members see open sites.
- Could we bring someone in from the outside to explore how efficient we are?
- Annual maintenance fees are the responsibility of everyone and should be raised.
- Could board members wear name tags to identify themselves to owners?
- Is there an option to change the by-laws? This is being worked on.

OLD BUSINESS

- Capital Improvements Budget FY 2024:
 - Questions regarding the need for various improvements were asked.
 - If the budget passes, there would still be the option of removing a bid or getting more bids for projects. Some projects could still be pushed back, even though they are listed. Passing the budget would give management the freedom to make decisions as they are needed.
 - A motion to approve the Capital Improvement Budget was made by Mike Carson, seconded by Korey Meester. Motion passed.
- The sanitary rate increase was already handled in the open forum.
- Rate changes after several failed motions:
 - A motion to raise seasonal rates to \$2500 was made by Linda Rook-Schreier, seconded by Dawn Powell. Motion carried.
 - A motion to raise seasonal utilities to \$350 was made by Mike Carson, seconded by Korey Meester. Motion carried.
 - A motion to raise nightly fees to \$25 was made by Mike Carson, seconded by Linda Rook-Schreier. The vote was 3-3, with President Ken Woelber opposing the vote. Motion failed.

- A motion to raise the annual dues \$5 was made by Marty Patterson, seconded by Linda Rook-Schreier. The vote was a 3-3, with President Ken Woelber opposing the vote. Motion failed.
- A motion to raise annual dues to \$450 was made by Dawn Powell, seconded by Mindy Spinks. Motion failed 4-2.
- A motion to raise the nightly fee to \$24 was made by Mike Carson, seconded by Korey Meester. Vote was 3-2 in favor, with one board member abstaining from the vote. Motion carried.
- The annual maintenance fee and storage costs for 2024 were left alone.
- A motion to approve the Operations Budget for 2024 was made by Korey Meester, seconded by Mike Carson. Motion carried.
- Winterization forms are due by Sept. 1st. The last service date is Oct. 3rd.
- Unattended campsites are available at Member Services for Oct. 1- May 1st.

NEW BUSINESS

- Off season lodge open/closing times are Sun-Thurs. 8 am-9 pm and Fri.-Sat. 8 am-10pm from Oct. 1-Apr. 30th.
- Information about Culligan tank rentals for 2024 will be sent out in April. We will have to guess at how many to order.
- A motion to approve the Board of Directors' ballot was made by Linda Rook-Schreier, seconded by Korey Meester. Motion carried.
- Meeting Room rates will be looked over for next month.
- Suggestion Box
 - How many bids do we have for the website? Have we tested the site?
 - Annual dues should be raised \$50 to share the expenses.
 - Can members use their own kayak or paddle boat at their own risk?
 - Members enjoy the Sunday morning services. Could we bring them back?

ANNOUNCEMENTS

The next Board meeting is set for October 21, 2023, at 9:00 in the Community Room.

ADJOURNMENT

A motion to adjourn the regular meeting was made at 11:09 am by Dawn Powell, 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