

**CUTTY'S OKOBOJI RESORT CLUB**  
Board of Directors Meeting  
October 21, 2023, 8:00 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 8:00 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. 19 owners were also attending.

**APPROVAL OF MINUTES**

A motion to approve the minutes of the September 16, 2023 meeting was made by Mike Carson, seconded by Linda Rook-Schreier. Motion carried.

**SECRETARY'S REPORT**

The reading of the minutes of the September 16, 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:

- There are no formal financial statements to present due to the resort's annual fiscal audit in progress. The auditor's conducted their fieldwork this week, and they will have the final financial statements to the resort prior to the annual meeting. Updated projected income and expense figures are on the budget worksheet.
- The delinquent dues report was given. 25 owners have become current with 29 becoming 60 days past due, needing to be restricted from usage. A total of 873 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 Dawn Powell, 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.

**BUSINESS OFFICE MANAGER'S REPORT**

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

- 3 transfers completed for the period September 13, 2023 to Sept. 30, 2023, end of the fiscal year; 143 transfers completed YTD with 23 transfers pending.
- 6 transfers completed for the period of Oct. 1, 2023 to Oct. 17, 2023; 6 transfers completed YTD with 23 transfers pending.
- The deadline for seasonal site applications is Nov. 1st. They are being received at the resort, with 89 applications received so far.
- Annual Meeting ballots have been mailed to 2452 eligible voting members.

The Business Manager's Report was received as read.

## **MAINTENANCE MANAGER'S REPORT**

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

- 31 camper winterizations were completed.
- Will be working to reset upper storage for winter snow removal next week.
- Campground buildings have been winterized.
- Lights will be off for winter in the north S-row, east S-row, and golf course to save on electricity.
- Water will be shut off for the campground starting Oct. 23rd.
- Fall leaf cleanup has started.
- 23-24 capital improvements:
  - 10 concrete pads have been completed.
  - 10 new trees are planted.
  - Ladies locker room toilets will be installed next week.
  - Street lights are ordered.
  - Pumps are pulled in the wells, and we're waiting on the plugging crew to finish the job.
  - The following items have been removed from the budget:
    - lodge playground replacement(30k)
    - food service & member services countertops(6.5k)
    - key card lock upgrades(25k)
    - playground steps & retaining wall concrete(23k)
    - staining all buildings(111k)
    - toilet replacement in SE & SW shelters(2.8k)
    -

The Maintenance Manager's Report was received as read.

## **GENERAL MANAGERS REPORT**

- The volunteer appreciation supper was held on Sat., Sept. 23rd. It was a fun night. Thank you to all of the volunteers. Cutty's could not survive without this group.
- Total volunteer hours were: May 1,404.25, June 1,660, July 2,540, August 2,181, and September 1,469, for a total of 9,255.25.
- Meetings will be live on Cutty's Facebook page.
- Events and news posts are listed on Facebook.
- The resort is ready for the off-season.
- Cleaning will begin next week on kitchen equipment and the fan/hood system.
- Congratulations to David Christoffer on accepting the role of Head of Ranger. Thank you to Pat Niichel for your service. Pat remains on staff, but has stepped down from a leadership role. Ron, Mike, and Mike will complete the rest of our off-season staff for rangers.
- A new employee was hired in the Member Services area.
- Training will begin for the launch of the online reservation system.
- Great Escape 2/1 weekends are Oct. 27-28th, Nov. 3-4th, and Dec. 1-2nd & 15-16th.
- Information for RV repair, winterization, washing and waxing are available at Member Services.
- There were 8 ranger tickets for September.
- There were 499 occupancy nights for room rentals and 2,291 camping nights in Sept. Total room nights YTD are 5,306, while total camping nights YTD are 14,162. Volunteer and

seasonal nights for Sept. were 885, for a total of 5,309 YTD. The total nights for everything combined YTD is 24,507.

The General Manager's report was received as read.

## **OLD BUSINESS**

- Capital Improvements Budget FY 2024:
  - Several projects have been removed, as stated in the Maintenance Report.
- Meeting Room Rental Rates
  - A motion to leave the rental rates for the meeting room the same was made by Mindy Spinks, seconded by Dawn Powell. Motion carried.
- The discussion on nightly camping rates and annual dues was revisited. A motion to raise annual dues \$25, to \$445, and lower nightly fees to \$20, rather than \$24, was made by Mike Carson, seconded by Mindy Spinks. After discussion, the motion was rescinded until a later date because the budget set in September is currently being reviewed in the annual fiscal audit. This discussion is to be revisited after the audit.
- There was a discussion about setting up committees for various tasks. For example, a budget committee could work out possible solutions and draft proposals for the board to consider.
- A letter from the Sewer District was presented. Cutty's is working with a lawyer and other businesses to challenge the fee increase.
- Unattended campsites are available at Member Services for Oct. 1- May 1st.

## **NEW BUSINESS**

- There was no new business.
- Suggestion Box - no entries to read

## **MEMBERSHIP OPEN FORUM** (*Similar ideas have been combined.*)

- What is the date of online reservations? The plan is at the beginning of the year.
- We need to look back and discuss rates further at a future meeting.
- The last meeting was jumbled and difficult to understand. If rate changes are discussed for the first time, it should be expected that there will be some back and forth in order to sort ideas out.
- There will be a decrease in people coming to the resort if rates continue to go up, which will lose memberships.
- What happened with the fundraising ideas? Can we do these? (yes) We need to do them immediately. A committee to lead these would be helpful. They need to be well thought out, not rushed into.
- There is a concern that families can't afford the increases. The membership is frustrated.
- Inflation has gone up and we have to have a way to stay afloat and operate. Nobody wants to raise rates. It is helpful when people want to be part of the solution.
- The board does have the power to retract rates if finances improve. We should go forward with the fundraising, then lower nightly rates when we have the opportunity.
- An example was given that we don't like higher gas prices either, but understand that we have to pay them.
- If you travel and visit other campgrounds, you will see that others are higher. Cutty's should have gradually raised annual dues in earlier years.
- It is everyone's responsibility to share expenses.

- Fundraising is a great idea for special projects like replacing playground equipment, but should not be relied on to cover our general budget. There is not a guarantee on profits of a fundraiser.
- The maintenance crew is appreciated. Our campground is in great shape compared to others.
- Why are the meeting minutes not available for a whole month? It is standard procedure to approve the minutes at the following board meeting before releasing them to the public.
- Prices going up is a part of doing business.
- Annual fees should cover fixed costs. These are items that owners should expect to pay, regardless of how much the membership is used. Raising nightly fees too high punishes the owners who use the facilities the most. These families are supporting the resort with other sales during their stay.

## **ANNOUNCEMENTS**

- The next Board meeting is set for November 18, 2023, at 9:00 in the Community Room.
- The Annual Meeting will be at 1:00 pm in the Community Room.

## **ADJOURNMENT**

A motion to adjourn the regular meeting was made at 8:58 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**