

CUTTY'S OKOBOJI RESORT CLUB

Board of Directors Meeting
November 18, 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. 11 owners were also attending.

APPROVAL OF MINUTES

A motion to approve the minutes of the October 21, 2023 meeting was made by Mike Carson, seconded by Linda Rook-Schreier. Motion carried.

SECRETARY'S REPORT

The reading of the minutes of the October 21, 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 October, 2023 shows:

- Operating Funds:
 - \$142,217 fiscal year to date
 - down \$12,185 compared to last fiscal year at this time.
- Capital Improvement Funds:
 - Began the fiscal year with \$359,061
 - \$374,616 fiscal year to date
 - Up \$15,555 since beginning of fiscal year
- Income Statement
 - Gross income up \$19,642 compared to previous year
 - Total expenses \$10,277 less compared to last year at the same time.
 - Net loss \$41,367 YTD is \$29,919 better income compared to last year.
- The delinquent dues report was given. 12 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 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.
- Sarah Kealy, from the auditing firm Abdo, phoned into the meeting to review their audit report. The only significant finding was the deficiency in internal control over financial reporting due to a small staff, which is common in small offices. The auditors did not identify any material misstatements, and they did not make any correcting entries for the fiscal year.

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

BUSINESS OFFICE MANAGER'S REPORT

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

- 8 transfers completed for the period October 20, 2023 to November 16, 2023, compared to 8 transfers last year for this period; 14 transfers completed YTD with 19 transfers pending.
- Seasonal applications for the drawing were 152 this year, compared to 161 in 2022, 179 in 2021, and 173 in 2020.

The Business Manager's Report was received as read.

MAINTENANCE MANAGER'S REPORT

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

- Fall leaf cleanup is almost finished.
- New pool shut offs are ordered. There were bad valves that needed to be replaced. The pool will be down for 3 days.
- Bad hose bibs around the campground are being replaced.
- 2023/2024 Capital Improvement discussions have continued.
- 8 Street lights were installed. The rest will be finished in the spring.
- The wells have been plugged. The pipes still need to be removed.
- 15 screens have been replaced.
- Materials have been delivered for the 300 room remodel project in Jan-March.
- A pool heater has been purchased for general equipment.
- The upstairs bathroom project will start next week.

The Maintenance Manager's Report was received as read.

GENERAL MANAGERS REPORT

- The compressor went down in the sandwich cooler, and a new one has been ordered.
- The kitchen hood is waiting to be cleaned. The company hired is waiting for parts.
- The pool will be closed for a couple of days during the week, but should be finished by the 29th. It will be noted on Facebook. A new heater and some valves have been ordered to replace the old ones that weren't working properly.
- The Ladies locker room toilets have been replaced as an approved 2024 capital improvement.
- Painting will start in the 300 rooms next week. Beds will also be ordered, with a price match from last year. Lighting fixtures for the 200/300 rooms are being ordered.
- Member Services has finished outstanding bills for camping and rooms for 2023 season.
- There were 0 ranger tickets for October.
- There were 291 occupancy nights for room rentals and 440 camping nights in Oct. The total nights combined was 731.

The General Manager's report was received as read.

OLD BUSINESS

- Happy Medium:
 - The website is set to launch on Jan. 3rd.
 - A 6 month service contract will cost \$1250/month.
- Fundraising
 - Marty Patterson will lead a committee for the fundraising efforts.
 - A meal and silent auction will be planned, with money used for special projects.

- Donation ideas were discussed for the auction.
- The discussion on nightly camping rates and annual dues, which was postponed due to the audit, was revisited. A motion to raise annual dues to \$450 and lower nightly fees to \$20 was made by Mindy Spinks, seconded by Mike Carson. A roll call vote was taken. Dawn Powell, Marty Patterson, Mike Carson, and Mindy Spinks voted in favor of the motion. Korey Meester and Linda Rook-Schreier opposed the motion. The motion carried with a 4-2 vote.

NEW BUSINESS

- There was no new business.
- Suggestion Box
 - A member suggested installing a drinking fountain with the ability to fill a water bottle, adding a swimsuit spinner, and upgrading shower heads to ones with a hose for kids and cleaning.

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

- A few members expressed that they appreciate the fundraising ideas, and agree it is a good idea to set a goal of using the money for a specific project or upgrade.
- The program for donating trees is going on now.
- Can we reclaim memberships that are delinquent and not being used to resell? We try to help owners who want to transfer their property to others. It is possible to negotiate past dues in order to make those memberships ready to sell.
- Are memberships sold for a \$500 value? Some members do get paid for, rather than just transfer, their property. Cutty's does not ask for this information. We do put a value on the memberships in our annual report in case we would ever start selling memberships again from the resort club.

ANNOUNCEMENTS

- The next Board meeting is set for January 20, 2024, at 9:00 in the Lower Level.

ADJOURNMENT

A motion to adjourn the regular meeting was made at 10:17 am by Linda Root-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

