

# **CUTTY'S OKOBOJI RESORT CLUB**

## **Board of Directors Meeting**

**January 20, 2024**

### **CALL TO ORDER**

Board President Mike Carson called a meeting of the Board of Directors of Cutty's Okoboji Resort Club to order at 9:00 a.m. Directors present were Korey Meester, Mindy Spinks, Marty Patterson, Bob Clark, and Linda Schreier. Also present were General Manager Blake Feil, Business Office Manager Linda Seemann, and Maintenance Department Manager Dan McClurg.

Board members absent were: Ken Woelber

Owners present were: 1

Guest present were: None

### **APPROVAL OF MINUTES**

**A motion to approve the minutes of the November 18, 2023, 9:00 am meeting was made by Linda Schreier and seconded by Bob Clark.**

**Motion carried.**

**A motion to approve the minutes of the November 18, 2023 following Annual Meeting was not made as they were not available at this time.**

### **SECRETARY'S REPORT**

The posting of the minutes of the November 18, 2023, meeting constituted the Secretary's report.

The Secretary's report was received as posted.

### **TREASURER'S REPORT**

The treasurer's report was given.

The Business Office Manager reported and presented the November and December 2023 financials to the directors. Any and all questions were answered.

The delinquent dues report was given.

Since November Board meeting, 38 owners have become current, and 51 owners have become 60 days past due, needing to be restricted from usage. This is high because it includes two months.

**Upon certification by the Treasurer, a motion to suspend from membership the members listed in the Treasurer's delinquency report was made by Mindy Spinks and seconded by Linda Schreier. 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. Motion carried.**

**A motion to approve the 990 & 990T tax forms was made by Korey Meester and seconded by Mindy Spinks. Motion carried.**

**A motion to approve the Treasurer's report of November & December 2023 was made by Korey Meester and seconded by Marty Patterson. Motion carried.**

### **BUSINESS OFFICE MANAGER'S REPORT**

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

- Transfers of ownership from November 24, 2023 to January 18, 2024, numbered 6 completed with 24 transfers pending, for a total of 20 fiscal year to-date.
- Seasonal Update: 71 on wait list following drawing. 10 declines since drawing, currently working with the waiting list to fill those.
- Storage Update: 146 storage applications received so far, more coming in daily. We will determine, after looking at all applications received or postmarked by February 1<sup>st</sup>, whether there will be a need for a drawing.

The Business Office Manager's report was received as read.

### **MAINTENANCE MANAGER'S REPORT**

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

- Pool valve issue is fixed. It was in the crawl space and stuff was stuck in it.
- 202 washer parts are coming and will be put in.
- Poolside air handler fixed-relay issue.
- Water usage report was sent to state. This is done annually.
- Replaced washing machine in public laundry.

## **2023/2024 Capital Improvement Discussion:**

- Well plugging – removal of pipe completed. Getting a refund of \$1,500 from county for abandoned wells.
- 300 room flooring project to start January 29<sup>th</sup>.
- 300 room remodeling underway – 301 thru 306 completed. Will start on remaining rooms January 29<sup>th</sup>. Includes: doors, trim, painting, and mattresses.
- General equipment purchase of pool heaters – installed.
- Upstairs bathroom project completed.

The Maintenance Manager's report was received as read.

## **GENERAL MANAGER'S REPORT**

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

- Occupancy for November 2023 is as follows:
  - 291 rooms
  - 10 camping sites
  - 6 seasonal sites
- Occupancy for 5 December 2023 is as follows:
  - 361 rooms
  - 4 camping sites
  - 2 seasonal sites
- Head Ranger, David, sadly passed away. He started this past summer 2023 in the Ranger Department after Pat decided to step down from the Head Ranger. This was a promotion for David and he loved his job as a Ranger, but went over and above to help Cutty's Members with any needs they had. These are big shoes to fill. During the off season we will continue with Pat, Mike, and Ron. There is an ad in the Lakes News Shopper for this position.
- 2024 Member Parking stickers are here and available.
- Just a reminder that only manufactured RV's are allowed here at Cutty's. (No Schoolies – converted school bus). We had a person call and wanted to become a new Cutty's member but only had a Schoolie.
- Call in dates for Memorial Day/4<sup>th</sup> of July/Labor Day Holiday have been put on Constant Contact.
- 300 Rooms as Dan mentioned are underway and will be out of order January 29<sup>th</sup> till February 29<sup>th</sup>.
- Two for one Cutty's weekends:
  - February – 9<sup>th</sup> - 10<sup>th</sup>
  - February – 23<sup>rd</sup> – 24<sup>th</sup>
  - March – 22<sup>nd</sup> – 23<sup>rd</sup>
  - These have been put out on Constant Contact and Facebook.
- If you haven't set up your account on the New Website, please do so.

Reminder that when making a reservation on the new website it does follow the Cutty's Member rules. When you stay here your credit card will not be charged until after your stay.

- Reminder storage application if wanting are due by February 1<sup>st</sup>.
- There will be directions on how the reservations will go so please be alert to these instructions.

The General Manager's report was received as read.

## **OLD BUSINESS**

- Website is launched. Remember to get your user name/password/ and credit card information on the site.
- Website will recognize if two weekends a month; reservations are 14 days out for a member, 10 days out for 1<sup>st</sup> guest and 7 days out for additional guest.
- 2024 Utilities per night for camping were confirmed at \$20.00
- 2024 Pulls per unit were confirmed at \$12.50 per time.

## **NEW BUSINESS**

- Summer Room Rates. After a board discussion:
  - **A motion to raise the summer room rate on May 1<sup>st</sup> up \$10.00 was made by Korey Meester. Seconded by Marty Patterson. Motion carried.**
- Reservation Exceptions: Extended stay & Unattended from Sunday – Thursday was discussed. This communication will go through Blake Feil, General Manager.
- Tax Form 990 & 990T was approved in the Treasurer's report above.

## **MEMBERSHIP OPEN FORUM**

- Member asked about the water pressure.
  - Maintenance assure it is at 65# where it should be. Replacing shower heads are very expensive and end up being broke.
- Website easy to use.
- Question regarding the waiting list when put on.
  - The member will receive an email and it is set up first come first serve in responding to the email.
- Where are we at with remodeling the handicap rooms?
  - Maintenance is limited on the rooms because of structure, however the family bathroom in the south shelter house is being looked into.
- Water fountain with fill for water bottle.

- Blake Feil will check into pricing for this option.
- Member asked about having their camper plugged in and leveled when pulled in.
  - This would be an insurance liability for Cutty's.
- Member wondered about moving the pool side pet room further down due to noise off the ramp and their dog barking.
  - This would be a very costly and total remodel of current pet room due to dog allergies.
  
- The Board of Directors plans to follow up on comments, concerns and suggestions at future meetings.

## **ANNOUNCEMENTS**

- Next Board of Directors Meeting is Saturday, March 16, 2024 at 9:00 AM to be held in the lower level.

## **EXECUTIVE CLOSED SESSION**

**A motion to adjourn the regular meeting and enter in executive closed session to discuss matters was made at 9:59 am by Linda Schreier and seconded by Mindy Spinks. Motion carried.**

The board of directors went into closed session.

**A motion to adjourn from executive closed session was made at 10:54 am by Linda Schreier and seconded by Marty Patterson. Motion carried.**

The regular board meeting record was reopened at 10:54 am.

## **ADJOURNMENT**

**A motion to adjourn the regular meeting was made at 10:54 by Mindy Spinks and seconded by Linda Schreier. Motion carried.**

Respectfully submitted,  
CUTTY'S OKOBOJI RESORT CLUB  
BOARD OF DIRECTORS

Mike Carson  
Board President

Linda R. Schreier  
Board Secretary