

CUTTY'S OKOBOJI RESORT CLUB

Board of Directors Meeting

April 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, Bob Clark, Ken Woelber, and Linda R Schreier. Also present were General Manager Blake Feil, Business Office Manager Linda Seemann, and Maintenance Department Manager Dan McClurg.

Board members absent: Marty Patterson

Owners present were: 4

Guest present were: 1

APPROVAL OF MINUTES

A motion to approve the minutes of the March 16, 2024 meeting was made by Korey Meester and seconded by Bob Clark. Motion carried.

SECRETARY'S REPORT

The posting of the minutes of the March 16, 2024, 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 March 2024 financials to the directors. Any and all questions were answered.

The delinquent dues report was given.

Since the March Board meeting, 31 owners have become current, and 19 owners have become 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 Ken Woelber and seconded by Mindy Spinks. 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 Treasurer's report of March 2024 was made by Ken Woelber and seconded by Linda R Schreier. Motion carried.

BUSINESS OFFICE MANAGER'S REPORT

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

- Transfers of ownership from March 18, 2024 to April 16, 2024 numbered 12 completed with 24 transfers pending, for a total of 46 transfers' year to-date.
- Storage Update: 287 storage sites assigned to date with 2 still on the waiting list (33'+), with several under 32' open.
- Property Insurance Renewal: Highlights of the information given by Linda Seemann were as follows: Renewal on April 1st was not good news. Property & Liability portion was up \$43,200 over last year. We anticipated an increase, but not to that extent. Our agent tried other providers but nobody was willing to bid our coverage. The total property insurance renewal of \$150,283 was paid April 1st. This reflects the paid in full discount of \$18,622.

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:

2023/2024 Capital Improvement Discussion:

Completed

- 4 hide a beds.

In Process

- Lodge front step/sidewalks-scheduled to start in April. (rain has delayed)
- Golf course carpet and repairs – April 29 (tentative start date)
- Lodge siding repair – in process.

Other Items:

- South laundry hallway floor repair due to water damage
- Annual fire alarm testing completed.

- Culligan tanks are here. (20 on the grounds – 20 more coming next week)
- Pool fixed and painted - main drain was cracked and replaced.
- Hot tub parts on order from Mueske.
- Water on to the grounds – North shelter, 416 cabin had small leaks we are fixing, J3 & J4 will require replacing deep shut off.
- Seasonal camper moves about 50 percent 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 March 2024 is as follows:
 - 6 Meeting room rentals
 - 334 rooms
 - 16 camping sites
- Ranger Tickets were 0.
- We hired an Activities Director, Jacey Soat, starting April 26.
- We are still looking for employees to fill all departments. We have an ad in the Lake News Shopper. Applications available at Member Service Desk and online.
- **Reminder** that if you have not gone on the New Website to get set up, please do so to make your reservations.
- **Reminder** for our Extended Stay Site Raffle for the Month of June, forms are available at Member Service Desk or on the Website. Go to Member Dash Board, scroll down to Forms. Next drawing will be May 18.
- Volunteer Orientation will be April 28th at 2:00 PM with their duties starting May 1st.

The General Manager's report was received as read.

OLD BUSINESS

- Website: The website did go down on the 4th of July reservation time. It was up/down for a few hours. What happened was codes went down that were out of date. Happy Medium had extra monitoring going on during this reservation time. They were prepared to address the issues and worked as quickly as possible. Everyone who wanted a reservation did get one. Members using the online reservation have had good response.
- Geo's: The lease terms didn't work out. Kitchen Department Head has been hired.

NEW BUSINESS

- **ATV's/Side By Sides/E Bikes/Motor Foot Scooters/Moped/Electric Kids Cars/Golf Cart:**
Each of these items were discussed by the Board.
ATV's/Side by Sides/Moped's – must have a sticker or a hanging parking pass. These are not used for cruising but for going to their site.
E-Bikes & Foot Scooters – must stay in compliance with the 10 mile an hour speed limit. **Electric Kids Cars** – must have an orange flag that is visible by a vehicle. They must also be accompanied by an adult. There will be one warning if not and then a \$50 fine. **Golf Carts** – for handicap purpose only and must be licensed for the person. No one else can drive it around and must phone prior to arrival for approval. If abused the Golf Cart will have to leave the grounds.
- **Extended Stay Site Raffle:** There were 9 total in the drawing of two different members. Korey Meester drew for the raffle for the Month of May for \$300. Joseph & Vickie Meyer K2957 were the winners of I20 Site Drawing. Still time to enter for June, July, August & September drawings.

MEMBERSHIP OPEN FORUM

There was a mention of kids playing at the play grounds without supervision.

A question arose regarding a flashing speed limit sign. There was a solar one placed on the grounds but did not last long. Rangers would be more effective, however maintenance will look into possibly coming up with a movable idea. Maintenance will also look at a bid for ones you see along towns, but estimated cost is \$2-3K.

Korey Meester will consider buying a meter for Cutty's Member Services to lease out so that owners can water their lawn and pay for the extra water usage.

Mindy Spinks questioned how the Extended Stay works and if campers can be left unattended during through the week. Availability for these sites is up to the General Manager, Blake Feil.

Bob Clark referenced if it would be possible to have "Coffee with the Board" before a Board Meeting.

Mindy Spinks brought up not wanting to put stickers on some vehicles. It is a rule that a sticker must be placed the windshield visible. This rule was originally set so that a member could not hand off their sticker to another to be able to come into the gate. This has always been and rule and will remain as such. It holds up the guardhouse to write parking passes for members who could have a sticker.

The Board of Directors plans to follow up on comments, concerns and suggestions at future meetings.

There were no comments in the suggestion box.

ANNOUNCEMENTS

- Next Board of Directors Meeting is Saturday, May 18, 2024 at 9:00 AM to be held in the West Center.

EXECUTIVE CLOSED SESSION

A motion to adjourn the regular meeting and enter in executive closed session to discuss matters was made at 9:52 am by Linda Schreier and seconded by Bob Clark. Motion carried.

The board of directors went into closed session.

A motion to adjourn from executive closed session was made at 10:30 am by Mindy Spinks and seconded by Korey Meester. Motion carried.

The regular board meeting record was reopened at 10:30 am.

ADJOURNMENT

A motion to adjourn the regular meeting was made at 10:30 am by Mindy Spinks and seconded by Korey Meester. Motion carried.

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

Mike Carson
Board President

Linda R. Schreier
Board Secretary