

# **CUTTY'S OKOBOJI RESORT CLUB**

## **Board of Directors Meeting**

**March 16, 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, 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: None

Owners present were: 9

Guest present were: 1

### **APPROVAL OF MINUTES**

**A motion to approve the minutes of the January 20, 2024 meeting was made by Korey Meester and seconded by Bob Clark. Motion carried.**

### **SECRETARY'S REPORT**

The posting of the minutes of the January 20, 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 January and February 2024 financials to the directors. Any and all questions were answered.

The format was changed on the Income Statement to accommodate lines for Raffle/Paver/Donations in and Website Reservation Trans Fees to make them easier to track.

The delinquent dues report was given.

Since the January Board meeting, 29 owners have become current, and 28 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 Korey Meester 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 January & February 2024 was made by Marty Patterson 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 January 23, 2024 to March 15, 2024 numbered 14 completed with 25 transfers pending, for a total of 34 transfers' year to-date.
- Seasonal Update: 71 on wait list following drawing. Total of 10 sites that were declined have been accepted by those on the waiting list.
- Storage Update: 270 storage sites assigned so far, with no need for a drawing. Currently 1 on the waiting list (over 33') which started March 2. Space is still available for 33' and under.

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:

- Room 211 had water damage in the ceiling from Room 311 having a leaky valve. Had to replace bathroom door.
- J Mac Construction plans on being here in April to fix east walkout concrete flaking.
- A stove, 2 refrigerators and 2 PTAC units need replacing.

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

#### **Completed**

- 300 room remodel – doors, trim and painting.
- 300 room mattresses.

- 300 room flooring project.
- 4 hide a beds are on order and will be delivered next week.

### **In Process**

- Lodge front step/sidewalks-scheduled to start in April.
- Golf course carpet and repairs – April.
- Lodge siding repair.
- 300 room drapes and bedspreads

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 January 2024 is as follows:
  - 5 Meeting room rentals
  - 325 rooms
  - 9 camping sites
- Occupancy for February 2024 is as follows:
  - 4 Meeting room rentals
  - 292 rooms
  - 15 camping sites
  - 4 Volunteer/seasonal sites
- Ranger Tickets were none with 9 warnings.
- 90 day reservation for Memorial Day went very well. Four members called in and 1 member came in person. Members calling in needed assistance with getting set up and guidance on using the website.
- **Note to members: Remember when making reservations to check all the boxes as you make your reservation and once complete click on the Review your trip, Confirm after which you will receive confirmation of your stay.**
- **Note: Should the reservation system go down on April 4 for the 4<sup>th</sup> of July 90 day reservations the whole system is down. Nothing can happen and all will have to wait for the system to come back on line. The website company is on stand-by that day.**

### **OLD BUSINESS**

- Questions regarding the website were answered via email and important items are being fixed, ie, having the member numbers on the payment, along with other little things to save time.
- We will go ahead and will be putting in a water fountain with a bottle filler

in the lodge and move the one in the lodge now to the pool area. Cost for Elkay which is a good brand is around \$1,500. Will still be doing some comparison on other ones.

- We have had no one sign up for the Short Term Site I20. Will put it out on Constant Contact and Website again. They can reach out to member services to purchase chances for the drawing April 20<sup>th</sup> for the month of May.
  - Other reminders: Reservations must be canceled by 8pm 2 days prior to arrival (3 days for designated holidays) to avoid being charged for the nights within that time period.
  - Unattended are to be off their sites by May 1<sup>st</sup>
  - Seasonal leases end March 31<sup>st</sup>, with the month of April being a transitional period depending on the weather and checking over sites for any gravel needs from this past season.
  - Member vehicle stickers for 2024 are available at Member Service
  - Cutty's library downstairs has been gone through and we are taking donations if anyone has books to donate.
  - Deadline for Board Candidate Resumes will be Saturday, July 6<sup>th</sup>.
  - Coffee with the Board Candidates is scheduled for August 17 and August 31, time TBD.
  - Applications for 2024 and 2025 volunteers will be taken at any time.

The General Manager's report was received as read.

## **NEW BUSINESS**

- Artic Ice has been bought by HCI Home City Ice. Their salesman for our area will be in contact with us as far as to delivery, etc.
- Bergen Blacktop – Will be holding off until 2026 in front of the lodge as it is such a small area for the seal coating. The east side of the lodge is \$4,320 and the rest is concrete which they will put a bid in for sealing of \$14,067 this will be going down the G row toward the back gate around to the east past the 8 plex.
- Mosquito Spraying – They will honor the same price \$1,500 as last year for the whole season. This is the same company as last year.
- Presto X – Will be \$227 a month to spray for pests.
- Dust Control – It will be the same company as last year with the same price of \$1,500. It will be approximately 2,000 feet on the west gravel to the fish house and some along bottom S row. This will be done one time in May.
- Culligan – The cost of the Culligan Water softeners will be \$75 this year and there will be 40 ordered on a first come first serve basis. You need to pay and sign up by May 1<sup>st</sup>. More can be ordered as needed.
- Geos – George Hendrickson and Amy Bents came with a proposal to lease the Grill 82 for the summer of 2024. There was an extensive

discussion with many ideas and questions discussed. The board decided to table the discussion for the time being.

- Volunteer Orientation – No date has been set for this yet as Blake Feil, the General Manager is waiting to hear back from the volunteers as to what date has the most consensus to make it work. It is usually the last weekend in April. More to come on that.

## **MEMBERSHIP OPEN FORUM**

- Mindy Spinks asked about the Handicap assessable bathroom and it was reiterated that this was addressed as a fund raiser and will be in the south shelter to make the family bathroom assessable.
- Mindy Spinks asked about the Activities calendar and was assured it is being worked on and kept up to date. She was also assured that there is an ad for an Activities Director in place for Seasonal.
- Member 0744 liked hearing about the kitchen possibly being open more. He questioned people being turned away when rooms are empty. This is something that will be discussed with Blake Feil, the General Manager with the member.
- The Board of Directors plans to follow up on comments, concerns and suggestions at future meetings.

## **ANNOUNCEMENTS**

- Next Board of Directors Meeting is Saturday, April 20, 2024 at 9:00 AM to be held in the Community Room.

## **EXECUTIVE CLOSED SESSION**

**A motion to adjourn the regular meeting and enter in executive closed session to discuss matters was made at 10:24 am by Mindy Spinks and seconded by Linda R Schreier. Motion carried.**

The board of directors went into closed session.

**A motion to adjourn from executive closed session was made at 11:10 am by Korey Meester and seconded by Marty Patterson. Motion carried.**

The regular board meeting record was reopened at 11:10 am.

## **ADJOURNMENT**

**A motion to adjourn the regular meeting was made at 11:10 am by  
Korey Meester and seconded by Marty Patterson. Motion carried.**

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

Mike Carson  
Board President

Linda R. Schreier  
Board Secretary