

CUTTY'S OKOBOJI RESORT CLUB

Board of Directors Meeting

July 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, Marty Patterson, 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: 0
Owners present were: 25
Guest present were: 0

APPROVAL OF MINUTES

A motion to approve the minutes of the June 15, 2024 meeting was made by Korey Meester and seconded by Bob Clark. Motion carried.

SECRETARY'S REPORT

The posting of the minutes of the June 15, 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 June 2024 financials to the directors. Any and all questions were answered.

The delinquent dues report was given.

Since the June Board meeting, 17 owners have become current, and 16 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 Linda R 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 Treasurer's report of June 2024 was made by Mindy Spinks and seconded by Bob Clark. Motion carried.

BUSINESS OFFICE MANAGER'S REPORT

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

- Transfers of ownership from June 17, 2024 to July 18, 2024 numbered 13 completed with 23 transfers pending, for a total of 87 transfers' year to-date.

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:

- Golf course carpet and repairs – weather delayed contractor availability so looking at September before getting completed.
- Lodge siding repair/staining – we can no longer get the color we have -in process as weather permits.

Other Items:

- Campground spraying for weeds – quite a bit has been sprayed.
- Tree trimming is in progress.
- Flooding repair/cleanup since June 22 – road washed out going to the cabins – wash out under campers – two sump pumps have been placed in the lodge.

New Hires: Have hired one full time and one part-time in Maintenance.

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 June 2024 is as follows:
 - 612 rooms rented to Members
 - 138 rooms rented to Guests
 - **Total 750 Rooms Rented**

- 1,869 camping sites Members
 - 62 camping sites to Guests
 - **Total of 1,931 Sites Rented**
 - Volunteer/Board/Seasonal sites used for the month of June 1,011.
 - Stay & Play for the month of June 17
 - Coast to Coast Rooms 8
 - Coast to Coast Camping Sites 79
 - Cutty's Des Moines Rooms 2
 - Cutty's Des Moines Camping 8
 - **Grand total of rooms plus camping sites for the month of June 3,808.**
- Ranger tickets given for the Month of June 7 with 10 warnings.
 - Father's Day Brunch/Bufferet was a huge success serving almost twice the amount of Members that we had for Mother's Day.
 - **Want to stay longer?**
Cutty's Members have always been able to reserve 2 weekends per month. The Website holds hard and fast to the 2 weekends per month rule, but his doesn't mean you're limited to just 2 weekends.
How to get more reservations?
Starting on the Sunday before your requested arrival date – phone or come to Member Service to reserve additional days. As long as there is room we will always accept more Cutty's Reservations! We appreciate all our members and want to give everyone a chance to experience Cutty's as much as they want to come!
 - Rib Fest is scheduled for August 10. If wanting to be a contestant, please pick up a Registration Form at Member Services.
 - July 27th – if any of you camping would like to decorate your camper for **Christmas in July** – please have it done and lighted up by 9:00 PM so we can judge and select a winner. Saturday, July 27th during the day – Activities Craft will have a Christmas Theme.
 - Watch for the upcoming events in August – Carnival/Rib Fest/Olympics. These events will be posted on Facebook.

The General Manager's report was received as read.

OLD BUSINESS

- 2025 Volunteer Applications are due August 1.
- Silent Auction totals are May (Mother's Day) \$1,741.00 – June (Father's

Day) \$738.00 for a total of \$2,479.00 both Fundraisers.

NEW BUSINESS

- Cutty's Dock at Tri Boji: The dock was purchased 8 years ago for approximately \$10,213. It was 96' or 98' long with 6 sections. Three of the 6 sections are junk and twisted. Insurance won't cover any cost. These sections are not repairable. We could go with just a short dock of 3 sections for next year. Suggested possibly get a hoist on the dock and see if the DNR will allow and then rent a spot.
- Board Candidates for 2025: 5 applications were received. All Candidates are in good standing with Cutty's.

A motion to approve the Board Candidates was made by Korey Meester. Seconded by Ken Woelber. Motion carried.

Dates for coffee to meet the Candidates are scheduled for Saturday, August 17th at the South Shelter house and Saturday, September 7th in the Community Room. Both beginning around 10:00 AM.

- Rib Fest Applications are available at Member Services. Rib Fest is planned for Saturday, August 10. More details to be on Face Book.
- **Extended Stay Raffle I20.** Two (2) members for a total of 5 tickets for the month of August. Mitchell & Janet Holter K0528 were drawn as the winners of the raffle. There is still time to enter for September drawing.

MEMBERSHIP OPEN FORUM

Reminder that before speaking state member number first/limited to one question at a time: The following is bullet points of combined conversations:

- Revisit the rule for dogs being on a leash.
- Questions regarding sludge in Hot tub at 8:00 in the morning. We cannot control body oil and tub cleaned daily,
- Process for delinquent accounts was brought up again. This has been a frequented conversation with the board.
- Guest being brought in by owners to use pool. Should owners be charged for their quests was suggested. Punch card for guests entering was suggested.
- Expenses regarding the rural water and sewer are brought up, but the cost of registration created by Happy Medium is not talked about. Can owners get copies of the financials talked about at the

board meetings?

- Seasonal sites and change of Bi-Laws was addressed again.
- A \$5.00 charge for dogs coming on the grounds was suggested.
- Owner did not check registration completed online so site was not reserved. Watch for an email with your confirmation.
- Phone app for the website suggested.
- How much is dues going up?
- Process of 5th wheel being scratch from the front to the back. Where is the investigation at for this process?

A motion to have the Balance Sheet & Income Statement available for the owners who attend the board meetings & be available on the Website was made by Mike Carson (with the exception that owners Are Not to contact staff with questions regarding the financials. All questions are to be inquired about during the General Membership Open Forum.) Seconded by Mindy Spinks. Motion carried.

08/17/2024 Board Meeting – a motion to approve the minutes was made by Bob Clark with the amendment of this motion as per the auditor’s suggestion. The financials will not be posted on the Website. They will be available at the meeting to be viewed by members present and then returned. Seconded by Ken Woelber. See auditor’s email. Seconded by Ken Woelber. Motion to approve carried.

Auditor’s suggested the monthly information could be misleading from the auditor’s year end financials that are posted. Natural swings in monthly information can be misleading to someone who isn’t knowledgeable about how to read accounting/financial information. There is a risk of cyber security of credentials becoming compromised of a member.

Suggestion Box:

- Can questions be answered during the live stream of the board meeting?
- Why can’t people do late check out on weekend?
- Can R-Row turned into Seasonal sites?
- Why can’t second membership get a 90 day right?
- Create monthly rates to rent camper/campsites?
- Designate basketball court for pickle ball.
- General Manager should not be on a seasonal site but moved to R or I row.
- New shower heads in bathrooms.
- Inquire with DNR about lifts on lake.
- Non-slip stickers in bathroom.

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

ANNOUNCEMENTS

- Next Board of Directors Meeting is Saturday, August 17, 2024 at 9:00 AM to be held in the South Shelter House.

**There is an opportunity to have coffee with board members at 8:30 AM before the 9:00 AM meeting in the South Shelter House.
Reminder: Coffee with Board Candidates to follow board meeting at 10:00 AM.**

EXECUTIVE CLOSED SESSION

A motion to adjourn the regular meeting and enter in executive closed session to discuss management matters was made at 10:27 AM by Linda R Schreier and seconded by Mindy Spinks. Motion carried.

The board of directors went into closed session.

While in closed session a motion was made by Ken Woelber to put in Linda Seemann and Blake Feil hands the decision regarding Options presented by Happy Medium. Motion seconded by Bob Clark. Motion carried.

A motion to adjourn from executive closed session was made at 11:37 AM by Ken Woelber and seconded by Bob Clark. Motion carried.

The regular board meeting record was reopened at 11:37 AM.

ADJOURNMENT

A motion to adjourn the regular meeting was made at 11:37 AM by Ken Woelber and seconded Bob Clark. Motion carried.

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

Mike Carson
Board President

Linda R. Schreier
Board Secretary