

CUTTY'S OKOBOJI RESORT CLUB

Board of Directors Meeting

August 17, 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: 29
Guest present were: 1

APPROVAL OF MINUTES

A motion to approve the minutes of the July 20, 2024 meeting was made by Bob Clark and seconded by Ken Woelber. Motion carried. This motion of the minutes was made with the amendment 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. See auditor's suggestion below.

Auditors 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.

SECRETARY'S REPORT

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

The delinquent dues report was given.

Since the July Board meeting, 23 owners have become current, and 18 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 Linda R Schreier 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 July 2024 was made by Marty Patterson 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 July 18, 2024 to August 13, 2024 numbered 15 completed with 32 transfers pending, for a total of 102 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 improvements moved to 2024/2025 list.

Other Items:

- Campground spraying for weeds completed.
- Tree trimming completed.
- Trimming of bushes around lodge and shelters completed.
- Rock cleanup from flooding in grass areas.
- Dock back in pond.

Manpower: Down one fulltime staff person.

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 July 2024 is as follows:
 - 969 rooms rented to Members
 - 141 rooms rented to Guests
 - **Total 1,110 Rooms Rented**
 - 3,587 camping sites Members
 - 139 camping sites to Guests
 - **Total of 3,726 Sites Rented**
 - Volunteer/Board/Seasonal sites used for the month of July 1,363
 - Stay & Play for the month of July 15
 - Coast to Coast Rooms for the month of July 0
 - Coast to Coast Camping Sites for the month of July 120
 - Cutty's Des Moines Rooms for the month of July 8
 - Cutty's Des Moines Camping for the month of July 24
 - **Grand total of rooms plus camping sites for the month of July 6,366**
- Ranger tickets given for the Month of July 0 with 15 written warnings.
- September 22nd at 11:00 AM is the Volunteer Appreciation Dinner.
- Activities for October/November/December are in the process of being planned for a Kids day out. This will be events on Saturday's from 12 noon until 3:00 PM. It will include a meal for ages 5 and up. Your child can be dropped off. (Signing a release form for liability purposes.)
- Unattended forms are available at Member Services – October 1st to May 1st.
- Winterization forms will be out soon and form and payment must be received by September 30th, with service to be completed by October 7th.

The General Manager's report was received as read.

OLD BUSINESS

- Capital Improvements 2025
The Board was presented with a list of items. Items discussed were:
Ash Bore Tree Treatment – Questioned how it worked last year. Approximately 296 were treated and 3 of them are still sick.
10 cement pads will be replaced. Questioned how they are decided – ones with safety issues.

Additionally, there are some smoke detectors that need replacing at about \$900.

- Handicap stall in shelter will cost approximately \$4-5K.
- Cement by lodge that is bad is still not fixed. Company has been contacted 3 times. Mike Carson is going to reach out to J-Macs.
- Reminder of Meeting with the Board Candidates at 10:00 AM in the south shelter and 10:00 AM on September 7th in the Community Room.

NEW BUSINESS

- **Storage**
A motion to raise the medium storage from \$400 to \$425 and the large storage sites from \$450 to \$475 was made by Korey Meester. Seconded by Linda R Schreier. Motion carried.
- **Seasonal Sites**
A motion to raise seasonal sites from \$2,500 to \$2,800 was made by Mindy Spinks. Seconded by Linda R Schreier. Motion carried.
- **Utilities**
A motion to raise seasonal site utilities from \$350 to \$400 was made by Bob Clark. Seconded by Marty Patterson. Motion carried.
- A motion to raise pulls from \$12.50 to \$20.00 was made by Bob Clark. Seconded by Linda R Schreier. Motion carried.
- A motion to turn T-Row into seasonal sites 1-13 into a 2 year option at \$4,000 per year was made by Linda R Schreier. Seconded by Bob Clark. Motion carried.

A further explanation was given. The second year of the two-year lease has \$1,000 non-refundable fee if the lessee wants out of the second year. Members applying for the two-year lease have the option of also applying for a one-year lease in case they are not drawn for one of the two-year sites.

- Mediacom is making some changes and all TVs, both in rentals and campsites, will have to use a Mediacom box to get cable, beginning later this year. We are considering our options and whether it is worth the large

monthly cost to keep cable tv at the campsites, especially with needing to check out boxes for campers to use.

- **Extended Stay Raffle I20.** Four (4) members for a total of 17 entries for the month of September. Charles and Jone were drawn as the winners of the raffle.

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:

- Where is T-Row?
- T-Row voted in every year.
- Bi-laws.
- Member vs Owners which are we.
- We are “not for profit”- financials will be posted.
- Owners should maybe be charged a fee over and above their dues.
- Explanation of Social Memberships vs Full Memberships. Partial “Social Memberships” cannot camp and cannot vote. They can only use the facilities.
- If you own 5 memberships and don't pay for one to become delinquent why are you restricted?
- Wash the ants off the entrance when sticky due to spills.

Suggestion Box:

- Wi-Fi in campground tired of using hotspots.
- Children in pool water alone.
- Is hot tub wiped out every day?

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

ANNOUNCEMENTS

- Next Board of Directors Meeting is Saturday, September 21, 2024 at 9:00 AM to be held in the Lower Level.

ADJOURNMENT

A motion to adjourn the regular meeting was made at 9:00 Am by Linda R Schreier. Seconded by Mindy Spinks. Motion Carried.

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

Mike Carson
Board President

Linda R. Schreier
Board Secretary