

CUTTY'S OKOBOJI RESORT CLUB

Board of Directors Meeting

September 21, 2024

CALL TO ORDER

Board Vice President Korey Meester called a meeting of the Board of Directors of Cutty's Okoboji Resort Club to order at 9:04 a.m. Directors present were 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: Mike Carson – joined by phone

Owners present were: 24

Guest present were: 2

APPROVAL OF MINUTES

A motion to approve the minutes of the August 17, 2024 meeting was made by Bob Clark and seconded by Mike Carson. Motion carried.

SECRETARY'S REPORT

The posting of the minutes of the August 17, 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 August 2024 financials to the directors. Any and all questions were answered.

The delinquent dues report was given.

Since the August Board meeting, 9 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 Linda R Schreier and seconded by Mike Carson. 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 Audit Engagement for the bid of \$12,500 from Abdo for our regular audit and resort 990 & 990T taxes estimated at \$3,500 to \$3,900, along with two new accounting requirements that will be implemented this year for an additional estimated cost of \$2,000 for each new accounting standard was made by Ken Woelber and seconded by Mindy Spinks. Motion carried.

A motion to approve the Treasurer's report of August 2024 was made by Korey Meester and seconded by Mike Carson. Motion carried.

BUSINESS OFFICE MANAGER'S REPORT

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

- Transfers of ownership from August 15, 2024 to September 18, 2024 numbered 20 completed with 26 transfers pending, for a total of 122 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:

Other Items:

- Tree trimming
- Trimming of bushes front entrance/exit
- Starting fall shut down - Kiddy pool done, start on shelter houses next week
- Work orders
- East walkout concrete completed
- Started camper winterizations

Capital Improvement discussion 2024/2025

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 August 2024 is as follows:

- 785 rooms rented to Members
 - 105 rooms rented to Guests
 - **Total 890 Rooms Rented**
 - 2,875 camping sites Members
 - 171 camping sites to Guests
 - **Total of 3016 Sites Rented**
 - Volunteer/Board/Seasonal sites used for the month of August 1,279
 - Stay & Play for the month of July 15
 - Coast to Coast Rooms for the month of August 1
 - Coast to Coast Camping Sites for the month of August 97
 - Cutty's Des Moines Rooms for the month of August 5
 - Cutty's Des Moines Camping for the month of August 23
 - **Grand total of rooms plus camping sites for the month of August 5,341**
- September 22nd at 11:30 AM is the Volunteer Appreciation Dinner.
 - Reminder, Winterization form has to be in by September 30th. Winterizations will be done by October 7.
 - Seasonal Lease Form 1 and 2 are available at Member Services and on the Website. Deadline is November 1.
 - Storage application forms are at Member Services and on the Website. These forms should be received or postmarked by February 1.
 - Social Membership was discussed and they pay ½ the cost of Maintenance Fee to come to Cuttys. Right now we have 38 Social Members.
 - Pool towels were discussed and possibly what options do we have.

The General Manager's report was received as read.

OLD BUSINESS

Cuttys Dock (cost to fix-useable sections) was discussed. The cost to fix is around \$3,600. This does not include poles. Several poles were lost in the storm. The dock was 42' – 44' in length. There are only six sections left. Maintenance will get another bid with an aluminum welder. Bob Clark will check with DNR about letting us have two boat hoists on the dock to rent out.

Mediacom – General Manager, Blake Feil presented an option of canceling the cable from October 1 to May 1 which would save Cuttys approximately \$41,854.26 in expense. This can be changed to November

1 to May 1 and also will check into the cost and guarantee to be able to hook back up next year. We want the option in writing. This will be discussed again in October..

NEW BUSINESS

- **Capital Improvements Budget FY 2025 –**
The following items will be held off -
West Lake dock replacement.
Food Service Countertop
Ash Borer treatment
The following was to be added to the budget for future building improvements ie, staining, painting, etc in the amount of \$10,000.
Total of projects \$149,200.
- **A motion to approve the budget for 2025 was made by Linda Schreier. Seconded by Bob Clark. Motions carried.**
- **A motion to leave the Annual Maintenance Dues FY 2025 at \$450 was made by Mindy Spinks. Seconded by Linda Schreier. One vote of No was made by Bob Clark. Motion carried.**
- **A motion to leave the Nightly Camping Utilities Fee for summer 2025 at \$20.00 was made by Bob Clark. Seconded by Marty Patterson. Motion carried.**
- **A motion to raise summer room rates FY 2025 by \$5.00 was made by Linda Schreier. Seconded by Ken Woelber. There were four votes of No by Bob Clark, Marty Patterson, Mindy Spinks, and Korey Meester. This floored the motion to re-motion the summer room rates FY 2025 by \$10.00 by Linda Schreier. Seconded by Ken Woelber. Motion carried.**
- **A motion to approve the ballot form Board Members Election was made by Ken Woelber. Seconded by Marty Patterson. Motion carried.**

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:

- Room and Maintenance fees explanation/dock information
- Save electricity by closing the curtains in the rooms with the sun coming through
- Can cable be put on vacation mode – if we do they will raise fee in the future
- When working in Member Services owners/members complain

when room rates go up

- Rate increases should only be for people who use the facility
- Are volunteer sites seasonal sites – no they are not
- Maintenance fees should have been raised every year
- Fieldstone is doing things right/dock at tri-boji who is the dock management. Cuttys dock falls under the Dock Management.
- How is the Maintenance Fee split out – 20% goes to Capital Improvements and the rest to operations
- With the concrete fixed did we have to pay for any of it – NO

Suggestion Box:

- No suggestions signed – none to read

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

ANNOUNCEMENTS

- Next Board of Directors Meeting is Saturday, October 19, 2024 at 9:00 AM to be held in the Community Room.

ADJOURNMENT

A motion to adjourn the regular meeting and enter into executive closed session was made at 10:06 AM by Linda R Schreier. Seconded by Marty Patterson Spinks. Motion Carried.

The board of directors went into closed session.

A motion to adjourn from executive closed session was made at 11:13 AM by Mindy Spinks and seconded by Korey Meester. Motion carried.

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

ADJOURNMENT

A motion to adjourn the regular meeting was made at 11:13 AM by Mindy Spinks and seconded by Korey Meester.

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

Korey Meester
Acting Board President

Linda R. Schreier
Board Secretary