

CUTTY'S OKOBOJI RESORT CLUB

Board of Directors Meeting

October 19, 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 9:01 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

Owners present were: 9

Guest present were: 1

APPROVAL OF MINUTES

A motion to approve the minutes of the September 21, 2024 meeting was made by Ken Woelber and seconded by Mindy Spinks. This motion was with the correction on the 025 Capital Improvement Budget. Motion carried.

SECRETARY'S REPORT

The posting of the minutes of the September 21, 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. Due to the report's annual fiscal audit in process, there are no formal financial statements to present. The Auditor's conducted their fieldwork this week, and they will have the final financial statements to the resort prior to the annual meeting. Updated projected income and expense figures are on the budget worksheet.

The delinquent dues report was given.

Since the September Board meeting, 18 owners have become current, and 32 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 Bob Clark. 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.

There was no motion to approve the Treasurer's report due to the Annual Audit in process.

BUSINESS OFFICE MANAGER'S REPORT

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

- Transfers of ownership from September 18, 2024 to September 30, 2024 numbered 4 completed with 23 transfers pending, for a total of 126 transfers' year to-date.
- Transfers of ownership from October 1, 2024 to October 16, 2024 numbered 3 completed with 23 transfers pending, for a total of 3 transfers' year to-date.
- Seasonal Site Applications are being received at the resort, with approximately 86 one-year applications and 19 two-year applications received so far. The deadline is November 1st.
- Annual meeting ballots have been mailed to 2,410 eligible voting members.

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:

Items:

- Camper winterizations completed – 25
- All shelters, guard house and west center winterized. Cabins remain to be completed.
- Water off to the campground October 21st.
- Started fall cleanup for leaves.
- Unattended pulls to campground (81).

Capital Improvement discussion 2024/2025

- Cement pad replacement completed (5).
- 8 Plex stairs completed.
- West Lake dock repair in progress – being worked on.
- Streetlights ordered for year (15).

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 September 2024 is as follows:
 - 319 rooms rented to Members
 - 47 rooms rented to Guests
 - 15 rooms rented to Cuttys Des Moines
 - **Total 381 Rooms Rented**

 - 1,654 camping sites Members
 - 81 camping sites to Guests
 - 36 camping sites to Coast to Coast
 - 15 camping sites to Cuttys Des Moines
 - **Total of 1,786 Sites Rented**
 - 810 Volunteer/Seasonal sites used for the month of September
 - **Camping total for September 2,596**
 - **Grand total of rooms plus camping sites for the month of September 2,977**

- For our fiscal year Total Rooms 5,163 – Camping 11,769 – Volunteers/Seasonal 5,754 – **Grand total 22,686**

- **Volunteer hours 2024 total was 8,130.55 – 2023 total was 9,254**

- The courtesy email Cuttys Members will get after their stay may look like members were charged for their stay (website price) when here for Sunday – Thursday 1/2 price rooms or 2/1 weekends. Please look at the bottom of your courtesy email receipt where it should say No Charge required. Reservations already paid (this the Cuttys Member has to pay when check in or lease when staying during these special rates) the website does not do special rates.

- 2/1 weekends in October are 11-12 and 25-26. November are 1-2 and 22-23. December are 6-7 and 13-14.

- A new dishwasher has been installed. This machine is leased as the last

one was, with a big difference of the new lease we are not required to order a minimum dollar amount of product to use each month. This will save \$214.00 per month as this amount was charged to us each month if we didn't meet this amount of product used.

- Thank you to all departments for this past summer season. Thank you to maintenance and housekeeping for all their help in shutting down areas for our off season.

The General Manager's report was received as read.

OLD BUSINESS

Cuttys Dock – in progress as mentioned in Maintenance Manager Report.

Mediacom – General Manager, Blake Feil stated that the cable has not been turned off as of October 1. We are not paying the full bill as it has been 2 ½ weeks that they were to disconnect. Not sure when they are coming, but have documentation for not paying the full bill.

Operational Budget FY 2025 – The budget includes approved rate increases. Insurance expense has increased \$36K; property taxes and utilities expense have also increased. Credit card fees are \$67K, which has increased due to increased usage of credit cards. **Motion to approve the budget was made by Ken Woelber. Seconded by Bob Clark. Motion carried.**

NEW BUSINESS

- A discussion on taking sites A2-A12 (11 site total) into **Monthly Stay**. There will be no entry fee to put your name in for these sites. Utility Fees will be as follows:
May - \$400
June - \$750
July - \$750
August \$750
September - \$400
The member receiving this will be drawn at the Board Meeting previous to the Month of stay.

A motion was made by Linda Schreier to have the 11 sites in Row A as Monthly Stay. Seconded by Bob Clark. Motion carried.

- **A motion was made by Bob Clark to turn ½ of the boat storage on the south end which is boat storage now, into an opportunity to leave**

your boat there for 5 months total during the camping season for a total of \$400 for the site. Motion seconded by Linda Schreier. Motion approved.

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:

- Asked where the board is going – spread out in the campground.
- When are the results of election – told at the annual meeting?
- CC expenses tabled for now – 3% talked about and how to implement.

Suggestion Box:

- Site S19 has sewer smell.
- Paint lines on the pickle ball area or at least repaint.
- Turn R row into seasonal.

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

ANNOUNCEMENTS

- Next Board of Directors Meeting is Saturday, November 16, 2024 at 9:00 AM to be held in the Community Room.
- Annual meeting 1:00 PM to be held in the Community Room.
- Season Drawing to Follow.

ADJOURNMENT

A motion to adjourn the regular meeting and enter into executive closed session was made at 9:30 AM by Mindy Spinks. Seconded by Marty Patterson. Motion Carried.

The board of directors went into closed session.

A motion to adjourn from executive closed session was made at 10:52 AM by Bob Clark and seconded by Mindy Spinks. Motion carried.

The regular board meeting record was reopened at 10:52 AM.

ADJOURNMENT

A motion to adjourn the regular meeting was made at 10:52 AM by Bob Clark and seconded by Mindy Spinks. Motion carried.

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

Korey Meester
Acting Board President

Linda R. Schreier
Board Secretary