

CUTTY'S OKOBOJI RESORT CLUB

Board of Directors Meeting

January 18, 2025

CALL TO ORDER

Board President Korey Meester 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, Marty Patterson, Bob Clark, Ken Woelber, Matt Prunty, and Danielle Rowland.

Also present were General Manager Blake Feil, Business Office Manager Linda Seemann, and Maintenance Department Manager Dan McClurg.

Board members absent: Mindy Spinks

Owners present were: 6

Guest present were: 0

APPROVAL OF MINUTES

A motion to approve the minutes of the November 16, 2024 meeting was made by Ken Woelber and seconded by Matt Prunty. Motion carried.

SECRETARY'S REPORT

The posting of the minutes of the November 16, 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 November and December.

2024 financials to the directors. Any and all questions were answered.

The delinquent dues report was given.

Since the November Board meeting, 33 owners have become current, and 26 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 Marty Patterson 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.

A motion to approve the Treasurer's report for November and December 2024 was made by Matt Prunty and seconded by Ken Woelber.

Motion carried.

BUSINESS OFFICE MANAGER'S REPORT

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

- Transfers of ownership from November 22, 2024 to January 1, 2025:
 - 12 completed with 24 transfers pending
 - 21 transfers' year to-date.
- Seasonal Update: 39 on wait list following drawing. Total of 13 sites that were declined are being offered to those on the waiting list.
 - 2 year leases – all 13 accepted, 15 on wait list.
- Storage Update: 128 storage applications received so far. Deadline for applications by February 1, 2025.

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:

- Carpet cleaning and pool deck scrubbing completed.
- 305 and fireside hall ceilings patched.
- 110 wall patched.
- Tree outside of food service bolted to try to salvage.
- L1 water main break repaired.
- Capital improvement 2024/2025 discussion:
- Sewer cleaning completed and under budget.
- Smoke detectors installed in 200 and 300 rooms.
- 8-plex water heater replaced.
- Fireside heat pump failure – needs to be replaced prior to Spring 2025.
- 8-plex repair/painting, scheduled 01/26-02/23/25

GENERAL MANAGER'S REPORT

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

- Occupancy for November 2024 is as follows:
 - 193 rooms
 - 2 camping site
- Occupancy for December 2024 is as follows:
 - 225 rooms
 - 48 Guest rooms

- 43 camping sites
- Washer/dryer prices have increased - \$2/wash, \$.50/dry.
- Firewood pricing: \$6/6 pieces, \$10/12 pieces, \$14/18 pieces, \$18/24 pieces
- Housekeeping – sheets/towels replenished
- Activities – summer activities posted on website soon. Themed weekends planned.
- Ranger: Thomas Moore hired.
- Storage applications due February 1, 2025

General Manager's report was received as read.

OLD BUSINESS

- New prices for member private functions/sponsored functions

NEW BUSINESS

- Grass seed/black dirt – looking for donations
- Trees/playground/golf course/ Art for lodge rooms – looking for donations
- Flower Pots (14) – plant donations or adopt a pot contest
- Accessible bathroom (South Shelter)
- Constant Contact to Members about 2025 ideas (kids activities, BINGO, etc)
- 990 Approval

Motion to accept the 990 was made by Bob Clark, seconded by Ken Woelber. Motion carried.

- Committees and Marketing
 - Volunteer advisory committee – Matt Prunty, Marty Patterson
 - Marketing committee – Bob Clark, Marty Patterson
- Discussion regarding volunteer program and incentives. Discussion tabled for March 2025 meeting.

MEMBERSHIP OPEN FORUM

- Member 3260 – questioned volunteer committee and board member involvement. Expressed opinion regarding incentives for volunteer duties beyond commitment. Donation program – recognize owners for donations at Annual Meeting.
- Member 1344 raised awareness to Facebook presence versus email for information dispersal. Question if members are able to volunteer for specific duties around the campground. Asked if hedges could be addressed/trimmed.

ANNOUNCEMENTS

Next Board of Directors Meeting is Saturday, March 15, 2024 at 9:00 AM to be held in the Lower Level.

April meeting date changed to accommodate Easter weekend. Meeting will be April 12, 2025 in the Lower Level.

EXECUTIVE CLOSED SESSION

A motion to adjourn the regular meeting and enter in executive closed session to discuss matters was made at 1018 AM by Bob Clark and seconded by Matt Prunty. Motion carried.

The board of directors went into closed session.

A motion to adjourn from executive closed session was made at 1132 AM by Matt Prunty and seconded by Bob Clark. Motion carried.

The regular board meeting record was reopened at 1132 AM.

ADJOURNMENT

A motion to adjourn the regular meeting was made at 1133 AM by Marty Patterson, seconded by Bob Clark. Motion carried.

Respectfully submitted,

CUTTY'S OKOBOJI RESORT CLUB

BOARD OF DIRECTORS

Korey Meester

Board President

Danielle Rowland

Board Secretary