

## **CUTTY'S OKOBOJI RESORT CLUB**

### **Board of Directors Meeting**

March 15, 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, Mindy Spinks, and Danielle Rowland.

Also present were General Manager Blake Feil and Business Office Manager Linda Seemann.

Board members absent: Matt Prunty & Ken Woelber

Owners present were: 2

Guest present were: 0

#### **APPROVAL OF MINUTES**

**A motion to approve the minutes of the January 18, 2025 meeting was made by Bob Clark and seconded by Marty Patterson. Motion carried.**

#### **SECRETARY'S REPORT**

The posting of the minutes of the January 18, 2025, 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 January and February financials.

January and February 2025 financials were provided to the directors. Any and all questions were answered.

The delinquent dues report was given.

Since the January Board meeting, 29 owners have become current, and 9 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 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 for January and February 2025 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 January 20, 2025 to March 13, 2025:
  - 26 completed with 20 transfers pending
  - 47 transfers year to-date.
- Seasonal Update: 39 on wait list following drawing. Total of 17 sites that were declined have been accepted by those on the waiting list.
  - 2 year leases – all 13 accepted, 15 on wait list.
- Storage Update: 250 storage sites assigned to date. All sized spaces remain available.
- Property Insurance information was presented.
  - Plan on raising deductible to decrease premium
  - Consider discontinuing optional coverage as this information becomes available

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 (presented by Blake Feil):

- Dan McClurg retired effective March 6, 2025
- 8-plex painting/repair to be completed March 21, 2025
- Fireside heat pump was replaced
- Weather permitting, Cutty's will begin moving campers to seasonal sites/storage for those who have requested a pull
- Tree trimming will begin
- Pool recertification is scheduled for two employees
- Propane safety course with Crystal Valley will be scheduled
- Opening of shelters/guardhouse TBD in collaboration with housekeeping
- Date TBD for turning on water in the campground

### **GENERAL MANAGER'S REPORT**

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

- Occupancy for January 2025 is as follows:
  - 295 Member rooms
  - 18 Guest rooms
  - 38 Member camp sites
  - 6 Guest camp sites
- Occupancy for February 2025 is as follows:
  - 280 Member rooms
  - 40 Guest rooms
  - 10 Member camp sites
  - 4 Guest camp sites

- Activities – summer activities posted on website soon. Themed weekends planned.
- Ranger: Gary hired
- All volunteer spots have been filled
  - Orientation is planned for the end of April
  - Jobs begin May 1, 2025
- 2025 extended stay site drawing for A2-A12 applications will be available at member services and on the website
  - Drawing will be completed at the April board meeting for May occupancy
- Summer rental form for boats/pontoons is available at member services
  - Cost is \$350/spot
  - 10 spots available in south lot
  - Drawing to be held at April board meeting

General Manager's report was received as read.

### **OLD BUSINESS**

- Committees and marketing:
  - Volunteer committee – Matt Prunty, Marty Patterson, Blake Feil
    - will discuss which volunteers will be on committee during orientation
  - Activities/Marketing committee – Mindy Spinks, Marty Patterson, Danielle Rowland
  - Building & Grounds/Long range planning committee – Korey Meester, Bob Clark
  - Employee grievance committee – Korey Meester, Bob Clark, Blake Feil
  - Tech support/Wifi committee – Kim, 2 volunteers, Mindy Spinks
- Mediacom
  - We have not paid the fees for winter months for the campground secondary to no usage
  - Lodge services are currently under a contract, which will continue

### **NEW BUSINESS**

- Bargen Black Top
  - Get additional bids
- Mosquito Spraying
  - A motion to approve the contract for mosquito spraying was made by Mindy Spinks, seconded by Marty Patterson. Motion carried.
- Presto X - renewed
- Dust Control – waiting for quote
- Culligan
  - \$75/tank, \$15/fittings
  - Sign up for tanks by April 15, prepay at time of sign up
- Ragbrai
  - Sunday July 20 to Milford
  - Offer tent space, camp sites, pool, showers/towels - \$20
  - Marketing opportunity – fliers, signs along bike trail
- Food Service
  - Daily kitchen services is not sustainable – labor is expensive

- Volunteer breakfasts planned for Saturday and Sunday mornings
  - Consider multiple options during these events
- Considering decreasing kitchen hours on Friday, Saturday, and Sunday
- Limited menu options – fryer food, pizzas, hot dogs
  - Take and bake pizza options
  - Pizza by the slice
  - Mac & cheese
- Potential Friday or Saturday night burger feeds
- A motion to terminate the full time kitchen manager position by May 1, 2025 made by Bob Clark, seconded by Marty Patterson. Motion carried.

#### **MEMBERSHIP OPEN FORUM**

- None

#### **SUGGESTION BOX**

- Couches by fireplace
- Choose room type on website
- Pet rooms – request to increase numbers

#### **ANNOUNCEMENTS**

Next Board of Directors Meeting is Saturday, April 12, 2025 at 9:00 AM to be held 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 1024 AM by Mindy Spinks and 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 1120 AM by Mindy Spinks and seconded by Bob Clark. Motion carried.

The regular board meeting record was reopened at 1121 AM.

#### **ADJOURNMENT**

A motion to adjourn the regular meeting was made at 1121 AM by Mindy Spinks seconded by Bob Clark. Motion carried.

Respectfully submitted,

CUTTY'S OKOBOJI RESORT CLUB

BOARD OF DIRECTORS

Korey Meester  
Board President

Danielle Rowland  
Board Secretary