

CUTTY'S OKOBOJI RESORT CLUB

Board of Directors Meeting

April 12, 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, Matt Prunty, and Danielle Rowland.

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

Board members absent: Ken Woelber

Owners present were: 9

APPROVAL OF MINUTES

A motion to approve the minutes of the March 15, 2025 meeting was made by Mindy Spinks and seconded by Bob Clark. Motion carried.

SECRETARY'S REPORT

The posting of the minutes of the March 15, 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 March 2025 financials.

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

The delinquent dues report was given.

Since the March Board meeting, 12 owners have become current, and 10 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 Matt Prunty.

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 March 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 March 14, 2025 to April 9, 2025:
 - 8 completed with 25 transfers pending
 - 55 transfers year to-date.
- Storage Update: 257 storage sites assigned to date. All sized spaces remain available.
- Property Insurance information was presented.
 - Increased deductible
 - Switched workman's compensation companies
 - 18% increase over last year versus original quote of 47% increase

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):

- Continued tree trimming
- Water has been turned on in the campground
 - Leak D5, S33
- Rock has been added to sites where washouts occurred and filling around new pads
- Water diverted by storage
- Firewood stocked in wood cribs
- Transmission gasket replaced on old pull truck
- Reset storage
- Seasonal site pulls
- Stump grinding
- Dock posts/braces
- Pool class in May – sending 2 maintenance employees
- Opening of shelters/guardhouse TBD in collaboration with housekeeping

GENERAL MANAGER'S REPORT

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

- Occupancy for March 2025 is as follows:
 - 306 Member rooms
 - 19 Guest rooms
 - 12 Member camp sites
- Activities – Room in lower level being prepared for additional activities
- Ranger: William, hired and starting April 29, 2025
- All volunteer spots have been filled
 - Orientation is planned for April 26
 - Jobs begin May 1, 2025
- 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 May 17th board meeting

- 90 day reservation for July 4
 - Site down for ~1 hour
 - Confirm reservation on website
- Parking stickers are available
- Golf course carpet replacement
- Knights fire service completed annual inspection
- Adopt a flower pot planned
- May 1 – food service hours changing – will be communicated on constant contact

General Manager's report was received as read.

OLD BUSINESS

- Committees and marketing:
 - Volunteer committee – Matt Prunty, Marty Patterson, Blake Feil
 - 4 volunteers interested in committee – will vote during orientation
 - Activities/Marketing committee – Mindy Spinks, Marty Patterson, Danielle Rowland, Jacey Soat
 - Met 04/11/25 to discuss summer programing
 - List of activities for themed weekends
 - **Motion to approve the activity calendar with additional special activities using the approved budget was made by Marty Patterson, seconded by Mindy Spinks**
 - Building & Grounds/Long range planning committee – Korey Meester, Bob Clark, Chris Gerlof
 - Employee grievance committee – Korey Meester, Bob Clark, Blake Feil
 - Tech support/Wifi committee – Kim, Mindy Spinks, Scott Runke, Mark, Steve
- Extended stay sites – A Row, \$400 for May
 - 4 sites assigned
 - Remaining sites available
 - Apply for June prior to the May board meeting
- Watercraft reserved parking – south lot
 - \$350/season
- Mediacom
 - Proposed wifi to replace cable
 - Discussed other providers
- Ragbrai (Sunday July 20, 2025)
 - Owners will have first chance for reservations
 - Contact Marty to reserve
 - Exempt from using 90 day reservation for this night
 - Cutty's Okoboji Ragbrai – Facebook page
 - Pancake breakfast – free will donation (cash only)
 - Clothing for purchase
 - Kids activities
 - Raffle

- Need volunteers, owners to help
- Wristbands to control traffic flow
- Committee – potentially meet Sunday afternoons
 - Contact Korey with interest

NEW BUSINESS

- Credit Card Fees (VizyPay Clover – dual pricing)
 - Option to pay regular price with cash, convenience fee (4%) applied to card purchases in house or via website
 - No fees applied to dues paid by cards
 - Website would be adjusted to accommodate convenience fees
 - Owners are encouraged to pay with cash or check in general
 - Implement by May 1, 2025
 - **Motion to accept VizyPay Clover for 4% dual pricing for in house purchases as well as card purchases via the website. Dues payments will be exempt from 4% convenience fee. Motion made by Bob Clark seconded by Matt Prunty. Motion carried.**
- Pool Towels
 - May 1- members are encouraged to bring their own pool towel.
 - Pool towels can be rented from member services for \$1 for those staying in rooms/cabins/8-plex
- Encourage rooms stripped prior to checkout
- Opening schedule – Campground
 - SE shelter – April 18
 - Guard house – May 1
 - SW shelter – April 25
- Pad replacement on campsites

MEMBERSHIP OPEN FORUM

- K-0528: Signage to encourage use of cash/check
- K-0934: S72 concrete slab needs to be replaced

SUGGESTION BOX

- Couches by the fireplace
- Pickle Ball court lines

ANNOUNCEMENTS

Next Board of Directors Meeting is Saturday, May 17, 2025 at 9:00 AM to be held in the West Center.

EXECUTIVE CLOSED SESSION

A motion to adjourn the regular meeting and enter in executive closed session to discuss matters was made at 10:43 AM by Matt Prunty and seconded by Mindy Spinks. Motion carried.

The board of directors went into closed session.

A motion to adjourn from executive closed session was made at 1130 AM by Matt Prunty and seconded by Bob Clark. Motion carried.

The regular board meeting record was reopened at 1130 AM.

ADJOURNMENT

A motion to adjourn the regular meeting was made at 1131 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