

CUTTY'S OKOBOJI RESORT CLUB

Board of Directors Meeting

July 19, 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 8:01 a.m. Directors present were Korey Meester, Bob Clark, Mindy Spinks, Matt Prunty, Danielle Rowland, Marty Patterson, and Ken Woelber.

Also present was Business Office Manager Linda Seemann and Maintenance Spike.

Owners present were: 25

APPROVAL OF MINUTES

A motion to approve the minutes of the June 21, 2025 meeting was made by Bob Clark and seconded by Marty Patterson. Motion carried.

SECRETARY'S REPORT

The posting of the minutes of the June 21, 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 June 2025 financials.

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

The delinquent dues report was given.

Since the June Board meeting, 10 owners have become current, and 12 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 Ken Woelber and seconded by Danielle Rowland.

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 June 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 06/20/2025 to 07/14/25:
 - 12 completed with 25 transfers pending

- 100 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 (presented by Spike):

- Golf course carpet to be installed this week
- Water leaks – water was shut off this week for repairs
- North Shelter maintenance
- Capital improvements

GENERAL MANAGER'S REPORT

The General Manager's report was given and included the following (presented by Korey Meester):

- Continue to interview for General Manager
- General Manager's report was received as read

OLD BUSINESS

- Committees and marketing:
 - Volunteer committee – Matt Prunty, Marty Patterson, Korey Meester
 - Volunteers: Kaye, Wayne
 - 1801.75 hours worked in June
 - Activities/Marketing committee – Mindy Spinks, Marty Patterson, Danielle Rowland, Jacey Soat
 - Free publicity options (emcee 22) – Korey and Jacey
 - Aired on Mediacom
 - Continuing to look for additional opportunities for marketing
 - Building & Grounds/Long range planning committee – Korey Meester, Bob Clark, Ken Woelber, and Chris Gerlof
 - Employee grievance committee – Korey Meester, Bob Clark
 - Tech support/Wifi committee – Kim, Mindy Spinks, Scott Runke, Mark, Steve
- Board Candidate Applications (6 applicants for 3 spots)
 - Korey Meester
 - Mindy Spinks
 - Vicki Meyer
 - Chris Plendl
 - David Smit
 - Todd Reynolds
 - Meet the candidates:
 - July 19 – 10:30-12 (North Shelterhouse)
 - August 16 – 10:30-12
 - August 30 – 10:30-12

Motion to approve the board candidate applications made by Bob Clark. Seconded by Ken Woelber. Motion carried.

- Ragbrai (Sunday July 20, 2025)

NEW BUSINESS

- Extended stay raffle
 - All received sites for August
- Watercraft reserved parking
- Cutty's general survey
 - 808 responses
 - Survey will be open until the end of July
 - Statistic presented

A motion to not move forward with DirecTV or Wifi at this time secondary to lengthy contracts or current unavailability of fiber made by Mindy Spinks. Seconded by Bob Clark. Motion carried.

- 7 year average price increase 2018 – 2025 (est.)
 - Dues have increased by 15% in 7 years
 - Utilities have increased 58%
 - Insurance has increased by 84%
 - Property tax/license has increased by 68%
- Summer volunteer application – 5 new applicants
- Capital improvements
 - All departments are creating lists for improvements
 - Need to get bids/quotes for improvements needed

MEMBERSHIP OPEN FORUM

- Gravel roads need to be graded
- Served 100+ people at the pork tenderloin supper. Discussion for another meal in August.
- Communicating decisions made/pertinent information
 - Email, facebook, handout/newsletter
- Communicate increases in insurance/utilities/taxes to general ownership
 - Inflation is 25.2% over past 7 years
 - KOA – Jackson, MN/Sioux Falls, SD – comparable to Cutty's
 - \$67/night (Jackson, MN)
 - Promote monthly dues payments
 - Cutty's Des Moines – dues are much higher
- Wifi – questions regarding discussion on fiber (2 year estimate for this in our area)
 - Need to be cognizant of cost
 - Need to have a maintenance contract and replacement plan
 - Present a flyer with information regarding hot spot pricing
- Publish in an email the costs of the website since 2015 so owners are aware
- Consider offering a BOGO (buy 2 nights, get 1 free) for camping
- Parking – stay within your campsite
- Electric vehicles are being plugged into the pedestal
 - Charge a fee
- E-bikes and scooters – need to adhere to 10 mph rule

SUGGESTION BOX

- Pool cleaning – is this being vacuumed?
- Enforce hot tub rules
- Plungers/drain stoppers in shelter house, clogged toilets in shelter houses
- Towel rental - \$1, can this be changed
- Replace paddleboats
 - These were discontinued secondary to insurance costs (per Ken Woelber)
- Change sign above member services to “Owner Services”
 - We are owners of the resort (evidence by deed) and members of Cutty’s of Okoboji Resort Club

ANNOUNCEMENTS

Next Board of Directors Meeting is Saturday, August 16, 2025 at 8:00 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 0943 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 1039 AM by Marty Patterson and seconded by Ken Woelber. Motion carried.

The regular board meeting record was reopened at 1039 AM.

ADJOURNMENT

A motion to adjourn the regular meeting was made at 1040 AM by Matt Prunty seconded by Ken Woelber. Motion carried.

Respectfully submitted,

CUTTY’S OKOBOJI RESORT CLUB

BOARD OF DIRECTORS

Korey Meester

Board President

Danielle Rowland

Board Secretary