

CUTTY'S OKOBOJI RESORT CLUB

Board of Directors Meeting

August 16, 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 8:00 a.m. Directors present were Korey Meester, Bob Clark, Mindy Spinks, Matt Prunty, Danielle Rowland, Marty Patterson, and Ken Woelber.

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

Owners present were: 18

APPROVAL OF MINUTES

A motion to approve the minutes of the July 19, 2025 meeting was made by Ken Woelber and seconded by Bob Clark. Motion carried.

SECRETARY'S REPORT

The posting of the minutes of the July 19, 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 July 2025 financials.

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

The delinquent dues report was given.

Since the July Board meeting, 11 owners have become current, and 14 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 Ken Woelber.

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.

Abdo Audit: bid for \$15,500; \$3-5000 for tax returns (990 and 990T)

Motion to approve bid for audit for 2025 made by Mindy Spinks seconded by Matt Prunty. Motion carried.

A motion to approve the Treasurer's report for July 2025 was made by Matt Prunty and seconded by Mindy Spinks. Motion carried.

BUSINESS OFFICE MANAGER'S REPORT

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

- Transfers of ownership from 07/17/2025 to 08/13/25:
 - 15 completed with 25 transfers pending
 - 115 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 by Korey Meester and included the following:

- Tree removed
- Getting bids for other projects

GENERAL MANAGER'S REPORT

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

- General manager, Nancy, starts Friday August 29, 2025.

OLD BUSINESS

- Committees and marketing:
 - Volunteer committee – Matt Prunty, Marty Patterson, Korey Meester
 - Volunteers: Kaye, Wayne
 - 2259 hours worked in July
 - Activities/Marketing committee – Mindy Spinks, Marty Patterson, Danielle Rowland
 - Nancy is going to address marketing over the winter
 - 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
- Survey results presented
- September extended stay raffle
 - 4 applicants

NEW BUSINESS

- Capital improvements for 2026
 - Printer
 - Phone system upgrade
 - Computer replacement
 - Sewer cleaning
 - Street lights
 - Cement Pads
 - Pull truck
 - Golf cart

- Golf course – pavers around all holes
- Bridge at the pond/train/truck – assess safety
- Freezer, Cooler/freezer combo – get a bid
- Trees
- Operations budget for 2026
 - Current budget projection shows a \$90,000 deficit
- Rates for 2026
 - Seasonal sites – discussion regarding increasing rates

Motion to increase seasonal site rate to \$3000 for 2026 made by Matt Prunty, seconded by Bob Clark. Motion Carried.

- Dues for 2026
 - Current dues are \$450
 - Insurance has increased by 84% in the past 7 years
 - Dues have increased by 15% in the past 7 years

Motion to increase 2026 dues by \$72/year (\$522) made by Bob Clark, seconded by Ken Woelber. Discussion regarding increase and propose percentage increase each year going forward. Vote in favor: Marty Patterson, Bob Clark, Ken Woelber. Vote against: Matt Prunty, Danielle Rowland, Mindy Spinks. Corey Meester votes in favor of dues increase to break tie. Motion carried.

MEMBERSHIP OPEN FORUM

- Dues increase
 - Share the reasoning
 - Figure out an annual percentage increase to improve ability to predict cost from year to year
 - Upgrades are inevitable and cannot make those changes without increase in dues
 - Can financials be made available to owners for better understanding of operating costs
- Communication regarding increased costs
- Emails on constant contact – need to check spam/junk folders
 - Need to over communicate information
- Monthly site reservation throughout the campground
- Enforcement of parking regulations
- Fees for over occupancy in a room
- Charge guest parking fee
- Rangers – discussion regarding issuing tickets
- Are we planning to plant any more trees to replace those that were removed?
- Average age of owners

SUGGESTION BOX

- Pool temperature increase
- Bike rack on east side of building
- Bridge/wooden climb on toys – maintenance

ANNOUNCEMENTS

Next Board of Directors Meeting is Saturday, September 20, 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 0913 AM by Ken Woelber and seconded by Bob Clark. Motion carried.

The board of directors went into closed session.

A motion to adjourn from executive closed session was made at 1030 AM was made by Ken Woelber and seconded by Matt Prunty. Motion carried.

The regular board meeting record was reopened at 1030 AM.

ADJOURNMENT

A motion to adjourn the regular meeting was made at 1030 AM by Matt Prunty seconded by Marty Patterson. Motion carried.

Respectfully submitted,

CUTTY'S OKOBOJI RESORT CLUB

BOARD OF DIRECTORS

Korey Meester

Board President

Danielle Rowland

Board Secretary