

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

Board of Directors Meeting

September 20, 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, General Manager, Nancy Watson and maintenance, Spike.

Owners present were: 6

### **APPROVAL OF MINUTES**

**A motion to approve the minutes of the August 16, 2025 meeting was made by Ken Woelber and seconded by Mindy Spinks. Motion carried.**

### **SECRETARY'S REPORT**

The posting of the minutes of the August 16, 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 August 2025 financials.

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

The delinquent dues report was given.

Since the August Board meeting, 7 owners have become current, and 15 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 August 2025 was made by Mindy Spinks and seconded by Matt Prunty. Motion carried.**

### **BUSINESS OFFICE MANAGER'S REPORT**

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

- Transfers of ownership from 08/18/2025 to 09/17/25:
  - 18 completed with 19 transfers pending
  - 133 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 Nancy Watson, Spike, and Korey Meester and included the following:

- Tree removed
- Dock will be removed next week

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

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

- Looking for new employees in the community

### **OLD BUSINESS**

- Committees and marketing:
  - Volunteer committee – Matt Prunty, Marty Patterson, Korey Meester
    - Volunteers: Kaye, Wayne
    - 2324 hours worked in August, >8000 hours for 2025
  - Activities/Marketing committee – Mindy Spinks, Marty Patterson, Danielle Rowland
    - Crafts available at the front desk
  - Building & Grounds/Long range planning committee – Korey Meester, Bob Clark, Ken Woelber
  - Employee grievance committee – Korey Meester, Bob Clark
  - Tech support/Wifi committee
- Accessible restroom – obtain bids
- Capital Improvements for 2026 (\$249,800):
  - Pool/hot tub chemical controller - \$3500
  - Golf course edging - \$3300
  - Rec Shack - \$20,000
  - Lodge room remodeling
    - Staining/painting - \$10,000
    - Interior upgrades - \$5000
  - General/equipment
    - Computer replacement - \$5000
    - Copier/printer - \$7000
    - Phone system - \$1000
    - Pull truck - \$40,000
    - Gator - \$12,000
    - Mower - \$12,000
  - Grounds
    - Sewer cleaning - \$6000

- Street lights - \$4500
- Cement pad (5) - \$3000
- North shelter house room dividers - \$14,000
- Fence – Cedar post and rail - \$5500
- Trees (10) - \$3000
- South Shelter house roof (tin)- \$20,000

**A motion to approve the capital budget for 2026 was made by Ken Woelber, seconded by Bob Clark. Motion carried.**

- Operations Budget
  - Budget projections presented by Linda Seeman

**A motion to approve the operations budget for 2026 was made by Bob Clark, seconded by Mindy Spinks. Motion carried.**

#### **NEW BUSINESS**

- Approval of Ballot for Board of Directors Election 2025

**A motion to approve the ballot for the 2025 Board of Directors election was made by Bob Clark, seconded by Ken Woelber. Motion carried.**

#### **MEMBERSHIP OPEN FORUM**

- Praise was given for the email/communication on financial information.
- Comment was made to charge extra for guests – parking passes, facility usage
- Clarification – social members are considered members
  - No overnight privileges; can only stay as a guest of an owner
  - Unable to vote in the election

#### **SUGGESTION BOX**

**No signed suggestions.**

#### **ANNOUNCEMENTS**

Next Board of Directors Meeting is Saturday, October 18, 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 0936 AM by Marty Patterson 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 1052 AM was made by Mindy Spinks and seconded by Matt Prunty. Motion carried.

The regular board meeting record was reopened at 1052 AM.

#### **ADJOURNMENT**

A motion to adjourn the regular meeting was made at 1053 AM by Ken Woelber seconded by Bob Clark.  
Motion carried.

Respectfully submitted,

CUTTY'S OKOBOJI RESORT CLUB

BOARD OF DIRECTORS

Korey Meester

Board President

Danielle Rowland

Board Secretary