

CUTTY'S OKOBOJI RESORT CLUB

Board of Directors Meeting

October 18, 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, 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: 1

APPROVAL OF MINUTES

A motion to approve the minutes of the September 20, 2025 meeting was made by Mindy Spinks and seconded by Ken Woelber. Motion carried.

SECRETARY'S REPORT

The posting of the minutes of the September 20, 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 September 2025 financials (limited secondary to currently mid-audit).

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

The delinquent dues report was given.

Since the September Board meeting, 3 owners have become current, and 16 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 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.

BUSINESS OFFICE MANAGER'S REPORT

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

- Transfers of ownership from 09/18/2025 to 09/30/25 (end of fiscal year):

- 4 completed with 16 transfers pending
- 137 transfers year to-date.
- Transfers of ownership from 10/01/25 to 10/16/25:
 - 1 completed with 18 transfers pending
 - 1 transfer YTD
- 61 seasonal applications received, 11/01/25 is deadline for application.
- The Business Office Manager's report was received as read.

MAINTENANCE MANAGER'S REPORT

The Maintenance Manager's report was given by Spike included the following:

- Sod by golf course
- New sign was hung
- Planted trees
- Fence removed

GENERAL MANAGER'S REPORT

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

- Volunteer hours to remain the same: 250/unit
- Hot tub – part on order x3 weeks
- Activities – Nicki, Ron
 - Volunteers are signed up to assist
 - Self-serve area has been well received
- Store – has been revamped
- Kitchen – busy over weekend
 - Change in hours
 - \$10 breakfast on escape weekends

OLD BUSINESS

- Committees and marketing:
 - Rec Building
 - ProShed – Mountain Lake
 - Foam insulation
 - Company out of Luverne
 - not insulated
 - Maintenance truck
 - Parking pass for guests
 - Lawn mower bids
 - Brad's tire service - \$14,562 (Bad Boy 61")
 - GDF - \$15,400 (Toro)
 - Dan Huisman in Ellsworth
 - Side by side (Polaris) 570
 - Wait until February/March

NEW BUSINESS

- Bargen Proposal – Brandon Green, representative present
 - Discussed asphalt and concrete sealer
 - Infrared repair
 - Mastic repair

Motion to move forward with repair work quoted by Bargen Incorporated (Blue area \$17,280, Infrared \$6,795, and Mastic up to \$12,000) to be completed fall 2025 made by Mindy Spinks and seconded by Ken Woelber. Motion carried.

MEMBERSHIP OPEN FORUM

- None

SUGGESTION BOX

- None

ANNOUNCEMENTS

Next Board of Directors Meeting is Saturday, November 15, 2025 at 9:00 AM to be held in the Lower Level. Annual Meeting will start at 1:00 PM in the Community Room.

EXECUTIVE CLOSED SESSION

A motion to adjourn the regular meeting and enter in executive closed session to discuss matters was made at 1050 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 1135 AM was made by Ken Woelber and seconded by Marty Patterson. Motion carried.

The regular board meeting record was reopened at 1135 AM.

ADJOURNMENT

A motion to adjourn the regular meeting was made at 1136 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