



11-21-2025 Board Meeting

Meeting Minutes

Date: November 21, 2025 **Time:** Meeting called to order at 1:28 PM

Present

- Steve Hamilton, President
- Kim Rawlings, Vice President (via phone)
- Ron Haynes, Treasurer (via phone)
- Scott Gooch, Secretary
- Teresa Bazzocco, Member at Large
- Deb Wear, Assistant General Manager
- Travis Mollendor, General Manager

Treasurer's Report

• Vision Operating Checking:	\$87,756
• West Bank Cash Reserves:	\$188,322
• West Bank CD (Maturity Date 1/8/26):	\$316,187
• West Bank CD (Maturity Date 12/4/25):	\$302,916
• West Bank Money Market:	\$2,134
• Total:	\$897,314
• Payables	\$0

Motion: Approve Treasurer's Report.

- Moved by Steve, seconded by Teresa.
- Motion passed unanimously.

Approval of Previous Minutes Dated 10/17/2025

Motion: Approve minutes as written.

- Moved by Scott, seconded by Steve.
- Motion passed unanimously.

Manager's Report

- Tree removal has begun.
- Eight patio builds scheduled for this year. Firewood funds used to purchase a new log splitter and retaining walls for H1 and H2.
- CDs maturing on 12/4/25 and 1/8/26 require renewal.
 - **Motion:** Renew both CDs at rates over 2.25%.
 - Moved by Ron, seconded by Teresa.
 - Motion passed unanimously.
- Ballots from the annual meeting remain in the office.
 - **Motion:** Approve destruction of ballots each November 1st unless an election issue arises.
 - Moved by Steve, seconded by Kim.
 - Motion passed unanimously.
- No updates on the Main Street project. Meeting scheduled with City of Grimes and contractor on 12/2.
- Accounting transition noted; new representative has improved timeliness.
- Storage contracts updated; compliance improving after office letters.
- Seasonal site list updated to remove delinquent members.
- Work continues to improve waiting lists for members.
- Old Cutty's van and truck listed for sale.
- Clubhouse chairs remain unresolved (40 chairs plus backups).
- Washout at the bridge still under review for solutions.

Member at Large Report

- Discussion of email received by Cutty's to be addressed in January.

Budget Review

- Estimated budget prepared by Travis and Deb; reviewed by Ron, Scott, Deb, and Travis.
- Line-by-line review conducted.

Motions:

1. Increase guest camping rate by \$10 per night.
 - Moved by Steve, seconded by Ron.
 - Votes: Ron – Yes, Kim – No, Teresa – Yes, Scott – Yes, Steve – Yes.
 - **Motion passed.**

2. Increase seasonal site fees by \$75.
 - Moved by Steve, seconded by Ron.
 - Votes: Kim – No, Teresa – No, Ron – Yes, Scott – Yes, Steve – Yes.
 - **Motion passed.**
3. Increase site fees by \$5 per night.
 - Moved by Ron, seconded by Scott.
 - Votes: Ron – Yes, Scott – Yes, Kim – No, Teresa – Yes, Steve – No.
 - **Motion passed.**
4. Increase clubhouse setup fee to \$100.
 - Moved by Ron, seconded by Steve.
 - **Motion passed unanimously.**
5. Increase trailer move fee to \$20.
 - Moved by Steve, seconded by Scott.
 - **Motion passed unanimously.**
6. Increase labor cost to \$100.
 - Moved by Steve, seconded by Ron.
 - **Motion passed unanimously.**
7. Approve budget with changes.
 - Moved by Ron, seconded by Steve.
 - **Motion passed unanimously.**

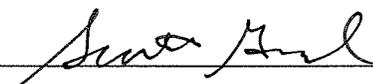
Adjournment

Motion: Adjourn meeting at 3:28 PM.

- Moved by Steve, seconded by Teresa.
- **Motion passed unanimously.**

Signatures

Steve Hamilton, President  Date: 1/16/26

Scott Gooch, Secretary  Date: 1/16/26

**Sales**

Membership dues	645,000
Dues recovery	42,000
Transfer fees	40,000
Camper rental	65,000
Guest fees	13,000
Security gate cards	3,500
Seasonal site fee	344,500
Storage	180,000
Site fee	253,000
Okoboji site fee	1,000
Clubhouse rental	14,000
Rv moves	21,000
Patio revenue	3,000
Snack bar resale	130,000
Tax merch (store)	25,000
Tax Merch (RV)	25,000
Winterization	25,000
Labor	17,000
Groceries	13,000
Coin laundry	11,000
Winter service fee	26,000
Propane	26,000
Firewood	15,000
Activities	36,000
Coast, coast resort	3,000
C2C electric service charge	2,000
Coast, coast application	0
Electric & sewer surcharge	27,000
Miscellaneous income	2,000
Meter charge	3,500
Golf cart license/tag	19,000
Insurance proceeds	0
Cash over	2,000
Interest income	23,000
Mobile home rent	16,800
Late fees	7,500
Sale of assets gain	0
Total Sales	2,079,800

Operating Expenses

Salaries, management	184,000
Salaries, maintenance	160,000
Salaries, clubhouse	0
Salaries, housekeeping	50,000
Salaries, store	55,000
Salaries, security	50,000
Salaries, activities	20,000
Salaries, clerical	112,000
Contract labor	0
Employee health ins	72,000
Electrical upgrade	0
Membership sales exp	15,000
FICA employer	45,000

FUTA	1,600
SUTA	3,000
Workmen's comp ins	10,000
Continuing education	1,000
Advertising	15,000
Equipment maintenance	35,000
Computer maintenance	30,000
Laundry equip maintenance	1,000
Telephone system maintenance	5,000
Rental unit maintenance	5,000
Bldgs & grounds maintenance	100,000
Patio builds	8,800
Pool maintenance	22,000
Accountants fees	35,000
Legal fees	5,000
Equipment rental	12,000
Vehicle insurance	8,000
Resort insurance	45,000
Error & omission	3,500
Transportation	250
Meals	4,000
Entertainment	0
Activities expense	30,000
Resale expense	20,000
Cost/rv parts	20,000
Cost of merchandise used	50,000
Cost/store	20,000
Miscellaneous expense	0
Property taxes	180,000
Licenses & permits	3,000
Office supplies	18,000
Telephone	10,000
Postage & mailing	6,500
Electric	110,000
Water	55,000
Propane	30,000
Sewer	55,000
Penalties	0
Credit card discount	0
Bank charges	43,000
Collection expense	20,000
Depreciation, office	215
Depreciation, equipment	46,000
Depreciation, electrical upgrade	36,000
Depreciation, vehicle	0
Depreciation, laundry	0
Depreciation, paddle	0
Depreciation, rental	2,500
Depreciation, land	70,000
Depreciation, maintenance	18,000
Operating Expenses	1,956,365
Total Expenses	1,956,365
Net Income (Loss) Before Tax	123,435
Income tax expense	
Net Income (Loss)	123,435