

KEOKUK YACHT CLUB
MONTHLY MEETING MINUTES
DATE: August 19, 2025

DIRECTORS ATTENDING: Dick Meyers, Jeff Zinnert, Rusty Guymon, Johnathan Hendrickson and Dave Grogan

DIRECTORS ABSENT: Gary Platz, Kathy Dinger and Brian Carroll

FIRST MATES PRESIDENT: Gail Meyers

SOCIAL CHAIR: Leslie Malinski - absent

The meeting was called to order by Commodore Dick Meyers. Jeff Zinnert moved to approve the amended July 15, 2025, minutes as presented. Rusty Guymon seconded the motion. Motion carried.

GUEST:

Discussed member's past due boat storage of \$768.35. He said he had paid approximately \$120 cash on 12/24/22, and again cash in summertime of 2024, but did not have the receipts to confirm. He stated that he will sell the dolly back to another slip renter for approximately \$500. Will need the fork truck to move his boat. He also stated that he didn't want to pay storage during the time the boat was chained up. Jeff explained that the boat was chained to protect our interest (debt owed to the club). All parties wanted to resolve this in a positive way. The non-payment started after the board raised the fees \$20/month in 2024. The slip renter will respond to one of the board members soon.

FIRST MATES: Gail Meyers reported to the Board the following:

- Balance before cooler was paid - \$17,108.57
- Profit for the poker run - \$3,290
- Cost for beer cooler - \$6,739.93
- Old kitchen cooler sold to Hitching Post for \$500
- The second beer cooler sold to Jim's Greenhouse for \$1,900
- Thank you to all the fellas that helped with the moving of coolers
- Summers Over Bash Saturday is the first Iowa game – will not be a tailgate party – there is a steak fry that night with The Boys playing
- Bloody Mary bar will be from 9 – 11 am Sunday, August 31
- Sunday evening will be a shrimp boil with the Sprucell's playing
- Children's clothing had sold out – more is ordered
- Looking into purchasing a smoker for the bar
- Food cost for the anniversary party was \$1,000
- This Friday will be the ice cream social and karaoke with Connie Long
- New picnic tables for outside cost is \$2,400 – can sell old tables after the end of summer bash

- Fall clean up day? Will get a bid from Blue Line pressure washing
- Bid from Josh Mattick is \$4,942.72 to asphalt the parking lot

SOCIAL: Gail discussed the following with the Board:

- Friday, September 19 Cameron Andrews is fixing cajun food
- Have booked the dueling pianos for November 8 – no steak fry
- Turkey shoot will be Saturday, November 15
- Anniversary party for First Mates discussed
- Children’s Christmas party will be held Sunday, December 14
- Holiday Cheer party will be held in December

BAR SALES: Dick reported the following in bar sales:

- Bar sales are up over last year – beer up \$2k; liquor up; pop sales are up; wine is the only item down in sales for July 2025 compared to July 2024
- BIG thank you for First Mates for the new beer cooler, thank you to Rusty G. for the movers too.
- Pizza sales are not going over on Monday’s
- Bands and entertainment is up – Richie Lee was \$1,800

BUILDING & GROUNDS: Jeff /Rusty/Johnathan reported on the following:

- Cleaning the walk-in cooler – Steve Austin cleaned the back door – still some mold – panels are loose, the adhesive didn’t work, had to screw in, cleaned
- The dock walkway float is here – need to install and weld new brace
- Back boat lift cable – have 75’ replacement
- Alliant wants to do an energy audit at no cost to us – Jeff will work with them
- Dave Grogan inquired about solar panels – something to look into in the future
- The outside ice chest is doing ok – looking into a new one door cooler for a replacement
- Matticks bid to seal and coat the asphalt is \$4,942.
- Two cameras need adjusting – Jeff Z. and Rusty G. will handle
- Jeff put the new 87 octane sticker on the gas pump

BOAT STORAGE: Jeff /Johnathan/Sara reported the following to the Board:

- Dolly yard needs the foliage trimmed back
- Slip renter will let us know by tomorrow his status
- Another slip renter owes \$945 – we will send her a certified letter per rules
- There is an open slip in the middle boat house as Troy Baird’s slip is vacant
- The sign up sheet for inside winter storage will go up the end of September – need to be sure Michael posts, along with Christy on the web page

KITCHEN/COOKS:

- The new cooler is not cooling in the kitchen. Peters is coming to look at it
- Pilot light went off in the stove at the last steak fry. The stove is 15 years old.

GAS PUMP: Rusty Guymon reported the following:

- LP price will be \$1.55/gal – we will lock in this price for next year
- We have sold lots of gas this summer

FINANCIALS:

Financial Summary	
July, 2025	
Metric	
Total Income	44,120
Dues Income	2,383
Boating Activities	399
Total Cost of Goods Sold	17,294
Gross Profit	26,827
Total Expense	30,729
Net Ordinary Income	-3,902
Total Checking/Savings (Balance) at end of Month (July 31, 2025)	\$35,668.62
Payroll Expense	8,857
Bands and Entertainment	4,390
Insurance	3,480
Property Tax	0
Licenses & Permits	922
Miscellaneous Expense	588
Supplies	1,043
Repairs and Maintenance	1,886
Utilities	4,538
TOTAL YEAR	
Total Income	245,069
Dues Income	45,509
Boating Activities	35,866
Cost of Goods Sold	63,587
Gross Profit	181,481
Total Expense	164,692
Bank & Credit Card Fees	3,810
Utilities	17,942
Insurance	24,689
Payroll Expense	44,062
Contract Labor	1,023
Net Ordinary Income	16,790
Checking Balance <u>PRIOR</u> to Monthly Meeting (as of 8/13/25)	30,496.44
Harbor Health Fund	17,734.68
Loan Balance <u>PRIOR</u> to Monthly Meeting	13,402.66
Paid This Month to Connection Bank – principle – paid 8/04/25	1,025.98
Additional principal paid 8/14/25	1,500.00
First Mates Total Cash Register Receipts	\$5,392.50
- Band Expense	775.00

+ Other Income	0
- Other Expenses	106.20
First Mates Payout	4,511.30

- Checking isn't in the best shape.
- We just bill out \$38,000 in boat storage
- We don't have to pay the extra principal on the loan each month.

CLUB JANITORIAL: Dick Meyers reported the following:

- Steve is doing a good job, working lots of hours and is very helpful

INSURANCE: Rusty Guymon reported the following:

- Rusty reached out to Kerry, still no dock insurance
- Do we want to look for a new agent? Kerry will be retiring soon. Jeff Z. will talk with someone who voiced interest.

OLD BUSINESS:

- Jeff Z. asked where we were with the agreement with the Reality Board? Dick will reach out to Jeff Hendrickson.

NEW BUSINESS:

- Club printer needs replaced/updated.
- The gambling license is due for renewal by the end of September. Dick and Sara will work together.

NEW MEMBERS: Jeff Zinnert made the motion to approve the following applicants as new members Rusty Guymon second the motion: Motion passed.

Karen Barbe; Sandra Bavery; Jamie Bowles; Jeff & Donna Dahl; Larry & Betty Fellows; Tara & Tony Johnson; Martha Marsot; Chance & Amy Nye; Jigar & Alpa Patel; William Tyler Walker; Clint & Nicole Wray

ADJOURN: Rusty Guymon made the motion to adjourn the meeting. Jeff Zinnert seconded the motion. Motion carried.

Meeting adjourned.

Respectfully submitted,
Sara Kugler
Secretary
KYC, Inc.