

KEOKUK YACHT CLUB
MONTHLY BOARD MINUTES
DATE: August 18, 2026

DIRECTORS ATTENDING: Rusty Guymon, Shawn McDowell, Jeff Zinnert, Johnathan Hendrickson, Kathy Dinger, Gary Platz and Brian Carroll

DIRECTORS ABSENT: Dave Grogan and Dick Meyers

FIRST MATES PRESIDENT: Gail Meyers - absent

The meeting was called to order by Commodore Rusty Guymon. Shawn McDowell moved to approve the June 16, 2026, minutes as presented. Jeff Zinnert seconded the motion. Motion carried.

GUESTS: Linda Mullen, Kay Arthur and Christie Lucido

GUEST/MEMBERS Comments:

TRAP: Per Johnathan Hendrickson, Terry Twitchell is doing better, can't drive yet.

FIRST MATES: Reported by Linda Mullen

- \$18,000+ in checking account
- Not much going on the next couple of months
- Go ahead and purchases the ice merchandiser – Gail has ordered – Jeff Zinnert will be notified when it arrives.
- Thank you to the First Mates for the decorations for Richie Lee's band.

FINANCIAL (including insurance): Kathy Dinger and Gary Platz

1. Our checking is at \$40,175.13 (includes the \$5,000 attorney retainer).
2. Had costs this past month from installation of Coke items (Pepsi is cleared out).
3. Loan payment on 8/4 would be ~\$1,100 to pay off the current loan.
4. YTD Info:
 - a. Liquor mixes and condiments (cost of goods) incr by 94%
 - b. Gas and diesel (cost of goods) incr. by 96%
 - c. Gas and diesel sales are up 34.7%
 - d. Overall, our expenses remained static from 2025 to 2026 (Jan. – June).
 - e. Professional fees are up \$165% (Attorney retainer).
 - f. Food and snack sales incr. by 66%
 - g. Utility costs are up 21.6% from 2025 to 2026
 - h. Net income from Jan. to June 2025 compared to Jan. to June 2026 is up 316.2%

Financial Summary	
June 2026	
Metric	
Total Income	42,647
Dues Income	6,866
Boating Activities	1,741
Total Cost of Goods Sold	13,385
Gross Profit	29,261
Total Expense	26,181
Net Ordinary Income	3,080
Total Checking/Savings (Balance) at end of Month (June 30, 2026)	\$
Payroll Expense	5,736
Bands and Entertainment	1,675
Insurance	1,793
Property Tax	0
Licenses & Permits	0
Miscellaneous Expense	16
Supplies	732
Repairs and Maintenance	3,246
Utilities	3,443
TOTAL YEAR	
Total Income	244,225
Dues Income	40,782
Boating Activities	38,207
Cost of Goods Sold	57,015
Gross Profit	187,210
Total Expense	133,968
Bank & Credit Card Fees	3,247
Utilities	16,299
Insurance	21,327
Payroll Expense	33,409
Contract Labor	1,158
Net Ordinary Income	53,242
Checking Balance <u>PRIOR</u> to Monthly Meeting (as of 7/20/26)	\$
Harbor Health Fund	17,756.84
Loan Balance <u>PRIOR</u> to Monthly Meeting	\$
Paid This Month to Connection Bank – principle – paid 7/4/26	1,025.98
Additional principal paid	0
First Mates Total Cash Register Receipts	\$3,765.12
- Band Expense	500.00
+ Other Income	0
- Other Expenses	0
First Mates Payout	\$3,265.12

SOCIAL (Shawn McDowell and Kathy Dinger):

1. July 31 – BBQ pork, baked beans, menu being worked on.
2. October 31 – Halloween – Shawn M. will reach out to Heathers & Co. Dave Grogan suggested a fish fry.

3. Brian Carroll said Friday September 18 Leah Carroll and Connie Long were planning on trivia to benefit the Lee County Domestic Intervention Program.
4. Shawn noted that Stacy Hymes will help book bands with Johnathan & Nicole Hendrickson.

Member Relations / Communication

Christy Lucido

- Make a post thanking the First Mates who decorated for Richie Lee before the weekend.
- Needs more ideas and photos regarding members to recognize. Any help would be greatly appreciated.

Weekly E-mail

- Is there anyone able to take the lead in putting together the opening message? Rusty will discuss.

Bar Related Special Days for August

- Friday, August 7 – International Beer Day – Gary P. will check with beer distributors.
- Friday, August 28 – National Red Wine Day or Sunday, August 30 – National Mai Tai Day
- Kathy Dinger asked about a wine tasting event. Wine would have to be produced in Iowa.

Bartenders Help With Photos for Facebook?

- Michael was helpful with taking photos of slushies/drinks and event photos. If the Board would be open, I'd like to get the bar team more involved when time permits.
- Would like to recognize Cathy Platz's cookies
- Would like to recognize the three bartenders leaving us for college – Gary has a picture
- Would like to recognize Gary Henson and his grandson for the door work
- Would like to recognize Kirk Westermeyer for keeping the club stocked on cylinders of gas/propane

Collecting Updated Member Information

- This is still on Christie's to-do list and she apologized for not getting a chance to circle back to this yet! She'll make a point to work on within the next two weeks.

Kay Arthur said there were visitors from Keosauqua, Iowa on Sunday. She suggested a visitors log be placed in the Club.

BAR SALES:

- Gary Platz reported that month to month the bar is down from the same time last year.

- We had a slow but steady June.
- Big sellers are Titos, Woodford, Captain Morgan and Budweiser products.
- Monday's and Tuesday's continue to be down – only had \$59 in sales last night.
- We are down \$600 in beer sales compared to the previous year.
- Liquor is down.
- We are selling more wine, but still are overpouring the wine.
- Chardonnay should be able to pour 15 glasses from a box – we currently have 12 oz. glasses, need to get smaller glasses (8 oz.) – Gary will check to see what is available.
- Gary is satisfied with the bar so far this year – we're holding our own.
- Gary has been fighting to get visy pay (Keith) to return his calls regarding being PCI compliant and the gaming cards.
- Jeff Zinnert reported there is a repair/maintenance kit for the slushie machine. Also the trays on the slushie machine need to be emptied every morning and night.
- Jeff Z. also reported the sting appeal hearing was June 23 – was very formal – no verdict yet; the fee of \$500 has been paid.
- Jeff Z. asked the KEG 1 rep if they had any message boards of some sort we could use for a pizza menu. He will get back to us.
- Shawn McDowell couldn't see where the liquor license had been paid – will check. We have not received the official paper license yet – was August before we received last year.
- The gambling machine guy gave \$262 cash to the bartender today.
- The bartenders need to be reminded to shut the boat house doors.
- Need to do a physical walk around and hold a meeting once the new bartenders are on board.
- John Mason called Gary Platz regarding pizza sales – he would like to discontinue selling us pizzas since we are now buying from the Cellar. Financially we are better off selling the Cellar pizzas.

BUILDING & GROUNDS: (including janitorial):

Jeff Zinnert:

- The grill has several holes in the bottom of the unit. It's rusted through and needs repaired.
- New water line to the Sailing Club update. There have been requests made to feed off our water line (Hoffman is taped in). Need to limit connections.
- Limiting connections to our line.
- Thanks to Gary Henson and grandson for working on the middle and rear boathouse doors. It was decided to write Brendan a check for \$80 (\$40 each door) for his labor.
- Thanks to Kirk Westermeyer for keeping us supplied with fresh LP bottles for the grill, fork truck and fireplaces.
- The new ice merchandiser is on order, suggest advertising old one at \$600 - \$800 plus haul away.

Rusty Guymon:

- Roof sign is in – need to get people in to look at logistics – right now it's in Kugler's storage building on Gary Platz's trailer.

BOAT STORAGE (including fuel):

Rusty Guymon:

- Fuel is up to \$5.03/gallon

Jeff Zinnert:

- Alex Meeks, Wells and Vonderhaar boats sold.
- Final decision on eliminating winter storage rates and changes required to the boat storage rules. Jeff Z. made a motion to eliminate winter storage rates on outside slips, Shawn McDowell seconded, motion carried. The \$7,000 increase in revenue will help offset the higher utility costs. Rates will be billed twice a year at \$75/ \$95/ \$130/ \$165.
- Urge any outside slip renter using an aerator to put in on a timer and run limited hours. Also suggest using the 30 amp connection with an adapter plug.
- Twitchell boat mover battery replacement payment? Sara sent Terry a bill for \$258.58.
- List of past due on boat insurance.
- Decision on Chris Long rental agreement. Letters have been sent with no response until this week. New conservation stickers have been purchased. Chris text Jeff asking what his options were. Board agreed he needed to remove his boat from storage. Jeff will pass the information to Chris.
- James Hand asked if Ashley Droe could store her 16 ft. boat in the seadoo shed for the winter.
- There is a boat reservation for the SOB, 9/5 and 9/6 for a 38-foot houseboat (Chris Wilson) phone 314-650-0023. Shawn will get it on the calendar.

KITCHEN/COOKS:

1. Per Gary Platz there is new oil in the fryers

OLD BUSINESS:

- Jeff Z. asked when we or when will we make our lease payment to KYRB? \$1,200 is due in November.

NEW BUSINESS:

Jeff Zinnert:

- Comment on the new debit/credit card. There was no previous discussion in the minutes. Should have been discussed as a Board.

BY LAWS:

1. Jeff Zinnert, Rusty Guymon and Flint Peyton need to get together.

CLOSED SESSION

NEW MEMBERS: Kathy Dinger made the motion to approve the following applicants as new members Johnathan Hendrickson second the motion:

Joe Alton; Ryan & Tabithia Harness; George Jay Huffman; Mark & Tammy Kelley; Dev Kiedaisch; Ty & Julia Logan; Mike & Kathie Mahoney; William & Courtney Ornduff; Ryan & Kara Ruffcorn; Ross & Phoebe Wear and Chad Winters

ADJOURN: Kathy Dinger made the motion to adjourn the meeting. Johnathan Hendrickson seconded the motion. Motion carried.

Meeting adjourned.

Respectfully submitted,
Sara Kugler
Secretary
KYC, Inc.