



June 5, 2021

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Kelly Hessler, Airbnb owner



Kelly Hassler is an Airbnb host, who lives between Treynor and Council Bluffs. She spoke today about the process of establishing an Airbnb.

Kelly had us first search on our phones for Airbnb.com, select "Treynor", and found her Airbnb, which Kelly established three years ago. Some Airbnbs are rooms inside a home, but she was building a house and knew the basement would be open so built it with a separate entrance to begin the business. She utilizes a keypad with code for entrance. She stated that she is able to greet most people, but some come and go and she doesn't meet. She has cameras outside for additional safety.

Kelly's room offers a small frig, microwave, coffee area, and basket with snacks and 2 bottles of water, but no kitchen. She does not serve breakfast, but makes available breakfast bars and instant oatmeal packages. Most guests are there for one night, but she did have a lady for seven days. She has a tv, but no cable, for guests. Her son helped her establish guest WIFI. She has a unit in the wall that heats and cools.

Her guests are interested in the space being clean, no smell, and a comfortable bed. 50 percent of her guests are going or coming from CO and the Omaha area is a reasonable overnight stay. Many are attracted to the rural setting. Being rural, she does a daily spider check and sprays outside. She vacuums and launders every time. She said it takes her about 20-30 mins to flip a cleaning.

With Airbnb, the owner is in control. Kelly determines how much she wants to be paid, and charges \$59/night plus a \$20 cleaning fee. Airbnb adds taxes. She specifies a 24 hr. waiting period. Airbnb keeps the records and no money is exchanged between the guest and Kelly. They pay online and it is released to her the day after they are checked in. Airbnb keeps the tax records. There is occupancy tax which Airbnb collects. Airbnb takes 3% of her sale. She requests no smoking on any of her property. She has had minimal problems with guests.

Reviews are important both from the guests and from her. Airbnb releases them at the same time. The public only sees the guests' reviews. As an

owner, she can rebut a guest review. Kelly has achieved a Superhosting rating.

Kelly said she chooses when she wants to be available. She shuts down during two winter months. She had all but two days booked in June.

Hessler does not post a picture of her house, nor gives out an address until guests confirm. The renters know the general area when they search. Guests love the small table and two chairs she has outside and the morning shade. They are able to walk around in her pasture.

Iowa does not have state or county regulations for Airbnbs. Some states do have regulations. Hessler is taxed as a residential property. Because she has an outside entrance for her business, there is some reduction in taxes.

Next week's speaker will be Dave Eldridge speaking about Woodman Life and presenting a flag.

"A problem is an opportunity in work clothes." Henry J. Kaiser

Meeting Minutes

Dale Willenborg, President, called the meeting to order at the Treynor Community Building. Present were 17 members and two guests: Kelly Hessler and Lynell Vorthmann. Dale Willenborg led the Pledge of Allegiance and Dee Gutttau gave the opening prayer.

Kevin Underwood won the 50/50 drawing. Gene Seran won the attendance drawing but was not present.

No birthdays or anniversaries were observed.

Bragging Rights: (\$ are used for youth activities)

- Bill Vorthmann contributed because this is one of his favorite times of years because all of his grandchildren are practicing making pies for the apple pie contest at WestFair.
- Gary Gutttau donated because the blacktop has been completed on Hwy 92. He shared some history from 1953 when the cement was poured there.

BUSINESS:

A note from Katy Taylor was received along with a check for \$11.11, thanking the Optimists for what we do and to use the check to spread some joy. Thank you, Katy!

Can Kennel Sorting: Plan to help the Cub Scouts sort cans this coming Wednesday, July 21 at 6:30 PM. Because they are a small group, helpers will be appreciated.

Thanks to Casey's for donating 10 cases of bags for the can kennel (1000 bags) and thanks to John Klein for requesting these.

Westfair: Volunteers to help with gates at WestFair on Thursday, July 29 are:
Noon-3 PM: Phil Waggoner, Gary Gutttau
3 Pm – 6 PM: Kirk Vorthmann, Dale Willenborg

The meeting was closed with the Optimist Creed.

HUMOR

Whenever I eat healthy, a chocolate bar looks at me and Snickers.

Teach a man to fish and you get rid of him for a weekend.

Calendar

July 21 Can Kennel Sorting – 6:30 PM
July 29 Westfair gate volunteers

Birthdays

July 23 Jerry Hempel
July 27 Jim Clausen

Anniversaries

July 25 Chuck and Kathy Nielsen

Programs

July 24 Doug Dillivan
July 31 Dale Willenborg
Aug Bill Vorthmann

Speakers

July 24 Dave Eldridge, Woodman Life
July 31 Chris McQueen, bicycling enthusiast

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Dues/Donations/Flag Money: Mail to Optimist Club of Treynor, PO Box 354, Treynor, IA 51575