



**Rubidell Resort Condominium Association
Board of Directors Meeting Minutes
Saturday April 20, 2024
*"Family Fun for Everyone"***

Board of Directors:	Management:
Jason Schuepbach - President	Anthony Juliano - General Manager
Chris Schaeffgen - Vice President	Sabrina Bolen - Asst. Manager
Judi Owens - Secretary	
Larry Gorud - Treasurer//Block Unit Representative	
Sid Young - Condo	
Thomas Fischer - Condo	
Mike Knickrehm - Condo	
Jim Cedarwall - Alternate	

- I. Meeting Called to Order- 9:04am
- II. Pledge of Allegiance
- III. Approval of Agenda- Motioned by Chris, 2nd by Larry, all carry
- IV. Approval of Minutes (3/23/24)- Motioned by Larry, 2nd by Judi, all carry
- V. Treasurer's/Financials Report- Working on simplifying the report.
 - A. "Board version" printed for everyone of an overall look of where we are financially
 - B. Ahead of budget projection
 1. Camping- little behind, not as many reservations
 - C. Total revenue- just slightly behind last year
 - D. Total Assets- ahead of last year
 1. Pg. 6 of financials report looks at the last 3 years
 - E. Line of Credit- \$50,000 currently, will be \$500,000 when the declaration changes
 1. Would be Board and Member approved, could be done ahead because we wouldn't use it until it is approved by all.
- VI. Approval of Treasurer's Report- Motioned by Chris, 2nd by Judi, all carry
- VII. Managers Report- The water is on in the horseshoe. Seal coating is April 29th and May 6th. Job Fairs are April 27th and May 6th. The Beaver Dam job fair is coming up. We still need 3-5 lifeguards and 3-5 pool staff. We do also need more security. The restaurant is in good shape for employees. Wubit will be installed April 25th. Do to a new health dept. code there will be a phone

for emergencies at the pool. Working with insurance to reduce the premiums for hail or tornadoes.

VIII. Committee Reports- Brad Young: \$15,218 in checking, 10,283 in savings.

A. Fundraisers- Need volunteers, giving certificates for helpers. Shuffleboard courts and bocce ball courts will be updated by the fundraisers. Lights will be installed at all courts for night games. Lights should be turned off by 10pm.

IX. New Business

A. Intent to sell 163, current on dues, no fines, in compliance with Jefferson County. Intent to sell lot 252, current on dues, no fines, in compliance with Jefferson County. Chris motioned to refuse the first right of refusal and approve the sales, 2nd by Larry, approved with unanimous vote.

X. Old Business

A. Waterline project- Jason: what happened with the waterline falls on his shoulders, members should be informed. Thought job would be done by professionals. April 1st- text sent by member A stating that neighbors' lot was damaged. Same day- member B was concerned about running a hose across a neighbor's yard. April 9th- Member C was met by Jason and walked around to see damage, whole net covered and wire hanging out. Member C said the park was in jeopardy. Contractor working without permit. April 11th- a letter was sent out of what the contractor expected on private property. April 18- Jason met with management and Chuck. April 19th- There was a meeting with Anthony, Sabrina, Chuck, Jason, and 3 of the contractors. A report was submitted to the board. Never a line put in by the new shed. New line by contractor without permit. Sabrina applied for a permit but still has not received it as of April 19th. Contractor- no master plumber on staff. A separate master plumber is working with the contractor.

B. Old water lines are still there, see if they still work, check if there's leaks, fill back all holes that the work dug up, 4 bad valves that run the whole park. We will fix 2 a day, which takes 8 hours, during the week. We are holding off until October to do the work, we'll discuss in September to move forward.

XI. Board Member Comments- Jason: asked for a list of owners that have obstacles in the way of the new water line that will be installed in the horseshoe. Anthony: asked that sites should move their stuff off of his land. Mike: disaster, clean up mess, board should communicate better. Sid: agreed with Mike about better communication. Tom: There should be understanding and cooperation by all involved. Every site will have an inconvenience and interruption of the routine on their site. Chris: Bylaws article 5- we are allowed to maintain the park. Judi: the board put out an email where we made a motion for individual spigots. We voted 6-0 in favor. We made a mistake by doing it the first way with shared spigots. Larry: Take out the island by laundry? Nancy decorates the island, maybe we could move it to the front entrance? We would need a bid to move it. We

could possibly put it on the next meeting's agenda.

- XII. Member Concerns- Allen #438: alternative way to park while doing roads?- Anthony answered- only one to two days, we can open back way. Tammy #438: What is the process for guests coming to the park? Answered with- prefer if the member comes and meets them at the gate. Greg #606: asked about the farmers' land. Answered- both sides are owned by two different farmers (brothers). At least 10 sites have stuff on the farmers' land. Anthony previously mentioned that people need to move their stuff off of the farmers' land. Frank #402: Hole on site, no spigot, every lot has a spigot but his. Camper being pulled off next Friday the 26th. Answer- it will be done within the next week. Jim #372: Who's replacing lines? Answer: master plumber. Brad #297: If there's a phone line by the wibit, can we have a second line in the wood pit? Answer- we will check into that. John #234: Thanked the board for acknowledging and fixing the mistake. Moving forward, are we doing projects in the fall? Answer- yes, after the season is over. Is there a treatment system in the water lines? Answer- yes, it was done 2 years ago. It was suggested that members can use bleach or buy a filter if they are concerned about the water. Rick #189: Update on wifi? Answered by Mike- Since the last meeting, the CEO of Netwurx, was completing the back end of the project. Will figure out what to do next. We have Netwurxs towers, but Starlink is the backup. Deb: When will holes get filled from the project? Anthony answered- it will be worked on next week. John #234: Is wifi free? Mike answered- yes, but only at Pavillion, Benderz, and around the pool. #502: Is a permit needed for water leaks? Answer- no, only for replacement of lines that we are doing now.
- XIII. Adjournment- 10:48am- motioned by Chris, 2nd by Judi, all carry.