



"Family Fun for Everyone"

**The Rubidell Resort Condominium
And
River Bend RV Resort
Board of Directors Meeting
Saturday, August 17, 2019**

Board of Directors – Present	Management – Present
Sid Young – President	
Sharon Emering – Vice President	Kristen Swisher – General Manager
Tom Fischer – Treasurer	
James Thompson – Secretary -Block Unit Representative	
Jason Schuepbach – Condo	
Chris Schaeffgen – Condo	
Jim Huff – Condo	
Leroy Miller - Alternate	

I. Meeting was called to order at 9:01 am by Sid Young.

II. Pledge of Allegiance was recited.

III. a. A motion was made by Jim Huff and seconded by Tom Fischer to move the following items under new business: Item (c) to become (e) and Item (e) to become (c). Motion carried.

IV. Previous Meeting Minutes:

a. A motion was made by James Thompson and seconded by Sharon Emering to approve the minutes for June 15, 2019. Motion carried.

V. Members concerns:

Lot 199 asked if 'pool bar' would be open past Labor Day? Kris would check with Greg for man power. Lot 476 asked about 'hot tub' usage after Labor Day? Kris stated that there is an issue with control since it is not fenced in. Lot 439 asked for permission to hold an insurance informational meeting for owners. The Board set the meeting to take place on September 7, 2019 at 9:00 am in the Reservations Building. Lot 308 asked about properties not being cut. Kris stated that owners are responsible and the park will mow after an attempt has been made to notify owner. Lot 444 stated that the fundraisers should be recognized for their contributions with signs posted. Signs are posted for the majority of large projects. Also asked about a battle of the bands. Lot 524 asked are fines consistent. Kris indicated that fines are offense based. Lot 504 asked about projects to do per year, 10-15-20 items? Lot 195 stated major issue about swimming pool leaks. Kris stated that Neuman Pools has been addressing.

VI. Treasurer's Report:

a. Tom summarized.

VII. Management Report:

a. Kris summarized about reservations down due to reservations in December 2018. Pool issues being addressed, filtering, separation for big and little pool, smaller pool for member only <2000 sq. ft., need bath house, water lines, and electrical Lot 183.

VIII. Committee Reports:

a. April summarized, \$28,000+, net income up in 2019.

IX. Old Business:

a. None.

X. New Business:

a. Code of Ethics read by James Thompson with questions from Jim Huff.

b. After much discussion about posted signage for ATV usage on Milford roads a motion was made by Jim Huff to allow in/out access from gate to personal lot for owners and seasonals. There was no second.

c. Lots in inventory. Six (185, 186, 509, 510, 532 and 570).

d. A motion was made by James Thompson and seconded by Jason Schuepbach to not exercise first-right-of-refusal on lot 210. Motion carried.

e. Board member comments:

A. Jim Huff stated the following: 1) Wants internship added under New Business, to September agenda. 2) Went to Jefferson County Board meeting, however arrived too late. 3) Will be contacted Watertown to see if our siren could be connected. 4) Made a motion to publish 'board member' emails at Reservations Building and seconded by Tom Fischer. Motion passed Four Yes, Two No. 5) Wants Flood Plain Study added under Old Business, to September agenda. 6) Wants to see all managers attend meeting. 7) Proxy votes. 8) After much discussion made a motion and seconded by Tom Fischer to allow teleconferencing in closed session. Motion carried.

B. Sid Young stated the following: Would like River Bend to sponsor children camping.

XI. Adjournment: A motion was made by James Thompson and seconded by Jason Schuepbach to adjourn. Motion carried.

XII. Executive Session. Cancelled.

Respectfully submitted by:

James Thompson, Secretary
Rubidell Resort Condominium Association

