



"Family Fun for Everyone"

The Rubidell Resort Condominium
 And
 River Bend RV Resort
Board of Directors Meeting
 Saturday, September 21, 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	
Vacant - Alternate	

- I. Meeting was called to order at 9:00 am by Sid Young.
- II. Pledge of Allegiance was recited.
- III. A motion was made by Jason Schuepbach and seconded by Sharon Emering to approve agenda. Motion carried.

IV. Previous Meeting Minutes:

- a. A motion was made by Sharon Emering and seconded by James Thompson to approve the minutes for August 17, 2019. Motion carried.

V. Members concerns:

- a. Sid provided a summary of the concerns for the pool bar and hot tub being opened after Labor Day. (No staff to support being open)
- b. Lot 247 1)Tree removal service in park. 2)Lawn being used by maintenance to get to 'common area'. Kris mentioned that tree removal is the responsibility of the lot owner. Maintenance will be instructed to not drive over private property. Lot 410 1)Steps on west side of Benderz. 2)Dead trees. Kris will inform maintenance of step conditions and trees will be assessed during off-season. Lot 195 1)Board should follow State Statues. 2)Pool should be closed to public after Labor Day for 'owners only' usage. Lot 526 Liability Insurance – pool usage by children.

VI. Treasurer's Report:

- a. Tom summarized with bottom line of P&L with three year comparison.

VII. Management Report:

- a. Kris commented about flooding issues on some camp sites effecting reservations.

VIII. Committee Reports:

- a. April summarized, \$28,743.23 ytd.

IX. Old Business:

- a. See Members concerns item a.

X. New Business:

a. Functions of RRCAI Board of Directors read by James Thompson.

b. Resignation of Alternate Leroy Miller read by James Thompson.

c. Internship program was presented by Jim Huff.

d. A motion was made by James Thompson and seconded by Chris Schaeffen to not exercise first-right-of-refusal on lots 504, 580, 502 and 327. Motion carried.

e. Lots in inventory: Three (185, 510, 570)

f. Jim Huff 1)commented on attending the County meeting, 2)911 hang ups from Jefferson County and Johnson Creek, 3) Watertown Fire Chief concern for siren hook-up, and 4) Notch box.

XI. Executive Session: A motion was made by Jason Schuepbach and seconded by Chris Schaeffen to adjourn to executive session. Motion Carried.

a. There are no established listing for Lot sales.

b. The Board approved the minimum bid price of \$7400.00 for lots owned by River Bend offered by way of sealed bid with 15 days period to be opened by Kris Swisher before two witnesses.

XII. A motion was made by Tom Fischer and seconded by Sharon Emering to adjourn. Motion carried.

Respectfully submitted by:

James Thompson, Secretary
Rubidell Resort Condominium Association

