



*"Family Fun for Everyone"*

The Rubidell Resort Condominium  
 And  
 River Bend RV Resort  
**Board of Directors Meeting**  
 Saturday, October 19, 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 9:03 am by Sid Young.
- II. Pledge of Allegiance was recited.
- III. A motion was made by Jason Schuepbach and seconded by Jim Huff to approve agenda. Motion carried.

**IV. Previous Meeting Minutes:**

a. A motion was made by Chris Schaeffgen and seconded by Sharon Emering to approve the minutes for September 21, 2019. Motion carried.

**V. Treasurer's Report:**

Tom summarized.

**VI. Management Report:**

Kris indicated that reservation income was effected by member discounts for paying annual dues in December, which prompted many questions.

**VII. Committee Reports:**

April indicated that bank balance is \$28,183.04. Wood sales have not been added. Payouts: 1)\$4,000 for Bob Cat, 2)New fence and gate around front of wood pit, 3)Concrete pad next to kitchen at Pavilion, 4)Small pavilion similar to Horseshoe pits, and \$5,000 toward repairing of snail slide.

**VIII. Old Business:**

a. Entertainment schedule: Much discussion about payments, etc. Jason Schuepbach has made the selection in the past and presents list to management.

**IX. Member concerns:**

a. Sid provided a summary of concerns 1)Hot tub, 2)Laundromat expansion, 3)Lot 247 tree, 4)Dead tree removal, and 5)Walkway in front of Reservations building.

b. Lot 601 - Clarification of negative column on P&L overview. Lot 159 - Updating of electric pedestal, (can park buy in bulk?). Lot 343 - Control of speeders. Lot 336 - Budget for pool separation. Lot 540 -1)Thanks to Kris, 2)Member's Memorial Wall. Lot 199 - Contact for paving. Lot 428 - Plans for tree removal. Lot 541 - Praise to Board of Directors for openness.

**X. New Business:**

a. Capitol Improvement Budget was presented to membership to be voted on in November.

b. No increase in dues for 2020. Discount of 7% in December by the 31<sup>st</sup>.

c. Schedule of 2020 meetings dates was presented.

d. A motion was made by James Thompson and seconded by Sid Young to table first-right-of-refusal for Lot 544, due to not being in compliance with Jefferson County Zoning. Motion carried.

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

f. Jason Schuepbach mentioned creating three pull-up spots near lodge for Friday Night check-ins. Jim Huff 1)suggested ballot box for by-law changes available when owners are picking up wrist bands, 2) Bid for siren hook-up is around \$3,000; need location, 3)Notch box, 4) RV size (survey-what, how), and 5)Are we doing committees?

XI. Executive Session: Cancelled.

XII. A motion was made by Jason Schuepbach and seconded by Sharon Emering to adjourn. Motion carried.

Respectfully submitted by:

James Thompson, Secretary  
Rubidell Resort Condominium Association