



*“Family Fun for Everyone”*

**The Rubidell Resort Condominium  
And  
River Bend RV Resort  
*Board of Directors Meeting*  
Saturday, December 19, 2020  
Zoom Webinar Meeting**

Board of Directors – Present	Management – Present
Sid Young – President	Bill Miller – General Manager
Sharon Emering – Vice President - Excused	Sabrina Bolen – Asst. Manager
Tom Fischer – Treasurer	
James Thompson – Secretary -Block Unit Representative	
Jason Schuepbach – Condo	
Jim Cedarwall – Condo	
Jim Huff – Condo	
Judy Owens - Alternate	

**I. Meeting was called to order at 9:04 am by Sid Young.**

**II. Pledge of Allegiance was recited.**

**III. A motion was made by James Thompson and seconded by Tom Fischer to approve agenda. Motion carried.**

**IV. Previous Meeting Minutes:**

a. A motion was made by James Thompson and seconded by Jason Schuepbach to approve the minutes for November 21, 2020. Motion carried.

**V. Treasurer's Report:**

Tom summarized financials. Jason Schuepbach suggested that the board approve all checks and debits. Jim Cedarwall made a motion and seconded by Jim Huff to approve the financials. Motion carried.

**VI. Management Report:**

Bill stated: 1) Tree trimmers have been paid and will be cutting. 2) New fencing around tennis court area. 3) Used \$20,000 in IMS dollars. 4) A lot of additional areas of concerns with improvements.

**VII. Committee Reports:**

Sid mentioned Bands are set for 2021, log-splitter is in operation.

**VIII. Old Business:**

**Sid stated that \$164,700 PPP loan has been forgiven via SBA as of November 24, 2020.**

**IX. Member comments:**

a. 1) Lot 499-Lots auctioned by Jefferson County, made bid and felt threatened by General Manager and attorney, thereby the bid was withdrawn. 2) Lot 195-Board and management screwed up. 3) Lot 534-Lots nearing foreclosure. 4) Lot 402-Questions about credit for reservations in 2021, (30%); Added expenses after Kris leaving, Cost of new shop, (\$68,400). 5) Lot 531-Plastic shed legal, (No); drainage ditch and 'seasonals' in Horseshoe. 6) Lot 516-Lot buying.

**X. New Business:**

a. James Thompson made a motion and seconded by Tom Fischer to not exercise first-right-of-refusal on lot 609. Motion carried.

**b. Lots in inventory: Seven ( 532, 569, 570, 314, 315, 538, and 525).**

- c. Audit is still in progress.
- d. James Thompson, Secretary, stated that ballots received by November 30, 2020 totaled 278, (270-yes, 8-no). Proposed Eleventh Amendment has been approved by 2/3 votes and will be drafted for proper signatures before a Notary Public.
- e. Tom Fischer made a motion and seconded by Jason Schuepbach to approve the 2021 Operational Budget. A roll call vote was requested. Six yes votes, motion carried.
  - i. Wifi improvements. (repeaters were added in past season)
- f. Board member comments: None.

**XI. Executive Session:**

**Sid summarized that 1) By-laws Committee established, Chaired by Judi Owens. 2) Lakeshore awarded bid for Maintenance Building. 3) Zoom Webinar meeting January 16, 2021 at 9:00 am.**

**XII. A motion was made by Jason Schuepbach and seconded by Jim Cedarwall to adjourn. Motion carried.**

Respectfully submitted by:

James Thompson, Secretary  
Rubidell Resort Condominium Association