



*"Family Fun for Everyone"*

The Rubidell Resort Condominium  
 And  
 River Bend RV Resort  
**Annual Membership Meeting**  
 Saturday, July 18, 2020  
 Pavilion

Board of Directors – Present	Management – Present
Sid Young - President	Sabrina – Asst. Park Manager
Sharon Emering – Vice President	
Tom Fischer - Treasurer	
James Thompson – Secretary – UDI Representative	
Jason Schuepbach – Condo	
Chris Schaeffgen – Condo	
Jim Huff– Condo	

**I. Call to Order:**

- a. The meeting was called to order by Sid Young at 10:04 am.

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

**III. Welcome to all Members New and Existing**

- a. Sid welcomed all new members and those that have been here for years. He thanked everyone for their dedication to the park.  
 b. Jim Huff presented a plaque to Nathan Duvernall for his life saving efforts at the pool.

**IV. Approval of the Agenda:**

- a. A motion was made by Jim Huff and seconded by Chris Schaeffgen to accept the agenda. Motion carried.

**V. Approval of the 2019 Annual Membership Meeting Minutes:**

- a. A motion was made by James Thompson and seconded by Sharon Emering to approve the 2019 Annual Membership Meeting Minutes. Motion carried.

**VI. Park Report:**

A. Sid Young stated that Kris Swisher and Bailey Kerr had resigned. Sabrina has been hired as Asst. Park Manager effective Sunday, July 19, 2020 and William Miller is hired as General Manager effective Monday, July 20, 2020 and will be staying at the Lodge. The pool is open with a capacity of 225 persons. River Bend was approved for a PPP Loan in the amount of \$154,000.

**VII. Tom Fischer summarized the financials.**

**VIII. Committee Reports: None**

**IX. Old Business: None**

**X. New Business:**

- a. James Thompson, Secretary explained proposed Eleventh Amendment.  
 b. First-right-of-refusal: James Thompson made a motion and seconded by Jason Schuepbach to not exercise first-right-of-refusal for lots 454, 226, and 451. Motion carried.

**XI. Qualifications to run for the Board of Directors:**

- a. James Thompson, Secretary, read the following:

Requirements for serving on the Board of Directors

Be a Condo Lot owner or UDI owner in good standing (i.e., accounts current and must remain current on both dues and special assessments.)

Meetings will be the 3<sup>rd</sup> Saturday of the month beginning at 9:00 am.

Member is required to attend 10 meetings unless excused.

A Board calendar runs from annual meeting to annual meeting.

A letter of intent to run for the Board is required for UDI members by April 15<sup>th</sup> of the election year. Nomination ballots will be mailed to all UDI with the slate of candidates. Results of the election will be announced at the June monthly board meeting.

A letter of intent to run for the Board is requested for condo owners, but not required, before the annual meeting. The letters will be posted in the Reservations office and at the election.

Serving on the Board of Directors should be looked upon as a commitment to the association and the park.

This is the operating body for the benefit of ALL members. Do not run on a personal agenda. The future of our park depends on the people elected. Think deeply before running and choose wisely when electing a board member. A good board Member should look forward to the future and improvements of our resort. The board of directors must be committed to servicing the membership.

#### XII. Nominations From the Floor:

- a. Lot 235 nominates Jim Cedarwall Lot 230, Lot 195 seconds.
- b. Lot 311 nominates Jim Mowry Lot 476, Lot 285 seconds.
- c. Lot 190 nominates Judy Owens Lot 231, Lot 393 seconds.
- d. Lot 486 nominates Gerry Weber Lot 396, Lot 190 seconds.
- e. Lot 190 nominates Mike Klecker Lot 486, Lot 504 seconds.
- f. Lot 476 nominates Jason Schuepbach Lot 204, Lot 503 seconds.
- g. Lot 504 nominates Rick Alaimo Lot 516, Lot 502 seconds.
- h. Chris Schaeffgen Lot 519 made motion and seconded by Jason Schuepbach Lot 204 to closed nominations. Motion carried.

#### XIII. Nominees Statements:

- a. All nominees provided a brief history of qualifications with Gerry Weber and Rick Alaimo declining to run.

#### XIV. Volunteer election assistants:

Dawn Meyer Lot 190, Cindy Weber Lot 396, Nichole Lowry Lot 431, Jennifer Drallmeier Lot 473; and board secretary.

#### XV. Members Concerns

- a. Repairs in the park are going to be evaluated, several golf carts have been seen without numbers, and other activities within the park.

#### XVI. Election Results:

- a. James Thompson, Board Secretary provides the election results as follows:
  1. Jason Schuepbach, 122 votes – 3 year term
  2. Jim Cedarwall, 101 votes – 3 year term
  3. Judy Owens, 49 votes - 1 year Alternate
  4. Jim Mowry, 43 votes
  5. Mike Klecker, 42 votes

#### XVII. Election of Officers:

President – James Thompson nominates Sid Young, Tom Fischer seconds.

Vice President – James Thompson nominates Sharon Emering, Tom Fischer seconds.

Secretary – Sid Young nominates James Thompson, Sharon Emering seconds.

Treasurer – James Thompson nominates Tom Fischer, Jim Huff seconds.

#### XVI. Adjournment:

- a. Jason Schuepbach made motion to adjourn and seconded by Tom Fischer. Motion carried.

The next Annual Membership Meeting will be on Saturday, July 17, 2021 at 10:00 am in the Pavilion with registration beginning at 9:00 am.

Respectfully submitted by:

James Thompson, Secretary  
Rubidell Resort Condominium Association