



"Family Fun for Everyone"

The Rubidell Resort Condominium
 And
 River Bend RV Resort
Board of Directors Meeting
 Saturday, September 18, 2021

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

I. Meeting was called to order at 9:00 am by Jim Huff.

II. Pledge of Allegiance was recited.

III. A motion was made by James Thompson and seconded by Sid Young to approve agenda. Motion carried.

IV. Previous Meeting Minutes:

a. A motion was made by James Thompson and seconded by Tom Fischer to approve the minutes for August 21, 2021. Motion carried.

V. Treasurer's Report:

Tom summarized financials. After much discussion about checking account balance report approved by motion from Jason Schuepbach and seconded by Tom Fischer. Tom, Mary, and Bill will be examining files.

VI. Management Report:

a. Bill stated it was a great year for the staff. Additional discussion about financials.

VII. Committee Reports:

a. Judy mentioned getting what was examined made available for owner's review, however James Thompson did indicate that what was examined was not complete as the Eleventh Amendment was not considered.

VIII. Members comments:

a. 1) Lot 441- What is the policy for items left at pond/pool. (should be located at office). 2) Lot 371- pond and dog park great, need more signs. 3) Lot 525-was labour cost increase caused by having no fundraisers? 4) Lot 259-conduct on the WiBit. 5) Lot 219-no wristbands present! 6) Lot 519-Monies raised on fundraisers?

IX. Old Business:

a. Audit update. Ten questions were present to Baker Tilly as the cost will be over \$37037.00.
 b. Jason Schuepbach made a motion and Jim Cedarwall seconded to adopted a trial period from August 21, 2021 to October 17, 2021 for

ATV/UTV egress and regress for lot owners to include requirements and schedule of fines. Motion carried.

- c. Jim Huff thanked Kate Smith for her efforts assisting plastic shed placement on the hill.
- d. Jason Schuepbach asked about well status. It was indicated that we are awaiting DNR response. Sid Young mentioned portable eye wash in shop.
- e. Jason Schuepbach inquired about road work repair. None.
- f. Jason Schuepbach discussed pickle ball/basketball courts, expansion of campground and permits for seasonal sites.
- g. Jason Schuepbach mentioned six bands provided live entertainment.

X. New Business:

- a. James Thompson made a motion and seconded by Sid Young to not exercise first-right-of-refusal on lots 180,600, 566, 168, 426, and 380. Motion carried.
- b. No lots in inventory.
- c. No board member comments. Jason Schuepbach made a motion to move to executive session and seconded by Sid Young. Motion carried.

XI. Executive Session:

XII. A motion was made by Sid Young and seconded by James Thompson to adjourn. Motion carried.

Respectfully submitted by:

James Thompson, Secretary
Rubidell Resort Condominium Association