



"Family Fun for Everyone"

**The Rubidell Resort Condominium
And
River Bend RV Resort
Board of Directors Meeting
Saturday, January 15, 2022**

Board of Directors – Present	Management – Present
Jim Huff – Zoom	– General Manager
Jason Schuepbach – President	Sabrina Bolen – Asst. Manager
Thomas Fischer – Treasurer - Zoom	
James Thompson – Secretary -Block Unit Representative – Zoom	
Sid Young – Condo - Zoom	
Jim Cedarwall – Condo	
Judi Owens – Condo - Zoom	
Thomas Hill – Alternate	

- I. Meeting was called to order at 9:05 am by Jason Schuepbach.
- II. Pledge of Allegiance was recited.
- III. Agenda was amended to move approval of November and December debits to Treasurer's Report with a motion by Sid Young and seconded by Jim Huff. Motion carried.

IV. Previous Meeting Minutes:

- a. November 21st meeting was approved with a motion by Sid Young and seconded by Jim Huff. Motion carried.

V. Treasurer's Report:

Tom summarized with year end.

VI. Management Report:

- a. Jason Schuepbach mentioned that we have brought on a full-time security, and wood shed is ¾ full. Sabrina mentioned that the percentage of prepaid reservations from owners: 2022-\$132,644; 2021-\$60,468, the public: 2022-\$256,897; 2021-\$178,936. Gregg mentioned that the bar is being remodeled.

VII. Committee Reports:

- a. By-laws will not be mailed as of yet, need further review.
- b. Sid Young mentioned that fund raisers met and have some concerns.

VIII. Members comments:

- a. 1) Lot 402 asked what are we doing about the cat problem. 2) Lot 195 asked about Block Unit Owners. 3) Lot 454 has financial reporting concerns. 4) Lot 436 asked about Reserve Fund payback.

IX. Old Business:

- a. Fundraisers will be having a 'zoom' meeting to resolve all issues.
- b. Tom Fischer made a motion and seconded by Sid Young to require 'board' approval for any use of 'reserve fund' monies. Roll call vote requested. Six (6) yes votes.

Motion carried. Jim Huff made a motion and seconded by Tom Fischer to replace \$75,000 in reserve fund and postpone any more monies transeferred until later in the season. Roll call vote requested. Six (6) yes votes. Motion carried.

X. New Business:

- a. Sid Young made a motion and seconded by Tom Fischer to not exercise first-right-of-refusal for lots 459, 436, 361, 263, 531, 518, and 215. Motion carried.
- b. Lots in inventory. Lot 239.
- c. Jim Huff made a motion and seconded by Jim Cedarwall to approve the General Manager job description. Roll call vote requested. Six (6) yes votes. Motion carried.
- d. Sid Young made a motion and seconded by Jim Huff to approve no greater than \$2500 to fund property survey requested in November 2021. Motion carried.
- e. Board members comments: Tom Fischer made a motion and seconded by Jim Huff to hire an interpreter for in-person meeting for the hairing impaired. Motion carried. Jason Schuepbach mentioned that River Bend does not offer any discounts for veterans.

XI. Executive Session:

Lot 239 for sale by River Bend. Public Safety position has been created and filled.

XII. Adjournment

Jim Cedarwall made a motion and seconded by Sid Young to adjourn. Motion carried.

Respectfully submitted by:

James Thompson, Secretary
Rubidell Resort Condominium Association