



"Family Fun for Everyone"

**The Rubidell Resort Condominium
And
River Bend RV Resort
Board of Directors Meeting
Saturday, May 21, 2022**

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

I. Meeting was called to order at 9:02 am by Jason Schuepbach.

II. Pledge of Allegiance was recited.

III. Agenda was approved with the additions of paving quotes, camera purchase, pavilion lot lighting, and lot violation discussion by a motion by Sid Young and seconded by Jim Cedarwall. Motion carried.

IV. Previous Meeting Minutes:

a. April 23rd meeting minutes was approved with the correction that James Thompson was excused and not present via zoom by a motion by Jim Cedarwall and seconded by Tom Hill. Motion carried.

V. Treasurer's Report:

Jason mentioned report sent by Tom Fischer.

VI. Management Report:

a. Jason Schuepbach introduced Anthony Juliano as the new General Manager.

VII. Committee Reports:

- a. No change in by-laws proposal, being reexamined by new attorney.
- b. Sid Young mentioned items settled, atm account monies of \$14,000 turned over and awaiting response from insurance company about wood pit liability

VIII. Members comments:

- a. **Microphone needed , could not hear comments.**

IX. Old Business:

- a. None.

X. New Business:

- a. James Thompson made a motion and seconded by Sid young to not exercise first-right-of-refusal on Lots 558, 162, and 190. Motion carried.

- b. Lots in inventory. Zero
- c. Paving quotes were tabled until June.
- d. Cameras for park areas (pool, bar, guard shack). A motion was made by Sid Young and seconded by Jim Cedarwall to allot \$4200 to purchase nine (9) cameras. Motion carried.
- e. Bill (Safety specialist) suggested addition lighting for pavilion lotl
- f. Jim Huff start discussion of assessing a \$1000.00 deposit for new lot owners to cover any violations while owning and later selling.
- g. 1)Jim Huff stated that large flag would be on display on Jay Drive with lowering ceremony at 5pm, 2)Wounded Warrior Project would be hosted bike ride on July 30, 2022, 3)Why were safety personnel taking pictures on owner's property.; Judi Owens asked about 'rock bathrooms' – no permit.; Sid Young stated that years ago pump-out rates were increased due to waste removal.

**XI. Executive Session:
None.**

XII. Adjournment

James Thompson made a motion and seconded by Judi Owens to adjourn. Motion carried.

Respectfully submitted by:

James Thompson, Secretary
Rubidell Resort Condominium Association