



*"Family Fun for Everyone"*

The Rubidell Resort Condominium  
 And  
 River Bend RV Resort  
*Annual Membership Meeting*  
 Saturday, July 17, 2021  
 Pavilion

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

**I. Call to Order:**

- a. The meeting was called to order by Sid Young at 10:02 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.

**IV. Approval of the Agenda:**

- a. A motion was made by James Thompson and seconded by Sharon Emering to accept the agenda. Motion carried.

**V. Approval of the 2020 Annual Membership Meeting Minutes:**

- a. A motion was made by Jason Schuepbach and seconded by Jim Huff to approve the 2020 Annual Membership Meeting Minutes. Motion carried.

**VI. Park Report:**

- A. Sid Young stated that the WiBit is in the pond and the new shop is in progress.  
 B. Bill Miller commented about the bands and the pancake breakfast as being great.  
 C. Jason Schuepbach stated that we are working on the by-laws changes.

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

- A motion was made by James Thompson and seconded by Jim Cedarwall to accept the financial report. Motion carried.

**VIII. Committee Reports:** Judi Owens stated that the by-laws changes are on-going.

**IX. Old Business:** None

**X. New Business:**

- a. **First-right-of-refusal:** James Thompson made a motion and seconded by Jason Schuepbach to not exercise first-right-of-refusal for lot 194. 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 444 nominates Sid Young Lot 297, Lot 295 seconds.
- b. Lot 486 nominates Judi Owens Lot 231, Lot 190 seconds.
- c. Lot 230 nominates Thomas Hill Lot 235, Lot 519 seconds.
- d. Lot 606 nominates Kate Smith Lot 499, Lot 190 seconds.
- e. Lot 526 nominates Jim Mowry Lot 476, Lot 343 seconds.
- g. Jason Schuepbach made motion and seconded by Thomas Fischer to closed nominations. Motion carried.

**XIII. Nominees Statements:**

- a. All nominees provided a brief history of qualifications.

**XIV. Volunteer election assistants:**

Bonnie Mills Lot 311, Tracy Cedarwall Lot 230, Corey Lowry Lot 431, Mary Lou Lot 606; and board secretary.

**XV. Members Comments:**

- a. There were many comments from the floor while the ballots were being counted and verified.

**XVI. Election Results:**

- a. James Thompson, Board Secretary provides the election results as follows:

- 1. Sid Young, 123 votes – 3 year term
- 2. Kate Smith, 87 votes – 3 year term
- 3. Judi Owens, 85 votes - 1 year Alternate
- 4. Thomas Hill, 62 votes
- 5. Jim Mowry, 38 votes

**XVII. Election of Officers:**

President – Jason Schuepbach nominates Jim Huff, Jim Cedarwall seconds; James Thompson nominates Sid Young, Thomas Fischer seconds. Jim Huff elected by vote of four (4)

Vice President – James Thompson nominates Sid Young, Thomas Fischer seconds; Jim nominates Jason Schuepbach, Kate Smith seconds. Jason Schuepbach elected by vote of four (4).

Secretary – Sid Young nominates James Thompson, Jason Schuepbach seconds.

Treasurer – James Thompson nominates Thomas Fischer, Sid Young seconds; Jim nominates Kate Smith, Jason Schuepbach seconds. Thomas Fischer elected by four (4) votes.

**XVI. Adjournment:**

- a. Jason Schuepbach made motion to adjourn and seconded by Jim Cedarwall Motion carried.

The next Annual Membership Meeting will be on Saturday, July 15, 2023 at 10:00 am in the Pavilion with registration beginning at 9:00 am.

Respectfully submitted by: