



**Rubidell Resort Condominium Association
Board of Directors Regular Membership
meeting Saturday October 15,2022
"Family Fun for Everyone"**

Board of Directors	Management:
Jason Schuepbach - President	
Chris Schaeffgen-Vice President	Anthony Juliano-General Manager
Jim Cedarwall- Secretary	Sabrina Bolen – Asst. Manager
Larry Grorud-Treasure//Block Unit Representative	
Sid Young – Condo -	
Thomas Fischer - Condo	
Judi Owens – Condo -	
Thomas Hill – Alternate	

I. Call to Order: Meeting was called to order at 9:00 am

II. Approval of the Agenda: Agenda was approved by Nick and 2nd by Tom Hill

III. Approval of the Minutes –Sept 17 approved by Larry and 2nd by Sid

IV. Old Business: None

a. Financial Report

Larry Pointed out some changes to the budget. We will be looking at year to year. You have 2022 thur sept. A few changes were made in the store and the bar/Restaurant those changes hurt us a little bit. The store issue was we did not get the apparel. We are slightly ahead by about 8% from 2021. Last year to this year we had a few problems, we have made some good decisions and have been able to rebound some. We will discuss how to add and manage the contingency fund (in March). The Financial report was reviewed, and a motion was made to approve it by Tom Hill and 2nd by Jim Cedarwall . Role Call was taking 5 yes and 1 No. Yes carries.

b. Management Report

Anthony-Tomorrow will be the last day of the restaurant; we had some staffing issues, but we worked thur that and I would like to thank everyone. We will open on-board Saturday meetings.

Greg- We have a few things planned for a Packer Party tomorrow and one last push for the fundraiser. Thanks everyone for a good season.

Billy- Met with fire inspector they are impressed with what we have done, I will be conducting fire inspections this week on all the buildings, they did reinspect Benders they got a 100%. They will be back in December to re-check them all. We had some open-door gates issues that we needed to work on.

Fundraisers Report- We had approximately 27,000 in the account, 27,000 in the checking account, just over 8,000 in the haunted house account. We have wood ordered, 3 loads bought and paid for, I think 2 more coming. We have left over beer/ Soda in the kitchen that will be available in a couple of hours. Status to the wood building from the damages, I believe we will be putting cement blocks down, it will be put back together. They will contact Jason and let us know when

it is a safety issue.

Members

Zoom people first- none

Jim 547- Feb meeting we are going to bring back ice bowling, we will use the black top if the ice is not good. We will donate the proceeds to UW Hospital. 5-man team \$50.00 a team.

437 – When do the dues need to be paid by? Dec 15, 2022, cash check or credit card.

V. New Business:

2023 budget Larry, Over the last month we have been working on the budget. We have not been comparing the budget with the actual. WE are proposing some changes. Last year we ended badly, we didn't even have money for capital items. We are looking to Anthony to help us fully staff the park. The budget membership revenue is up because of fees for seasonal (only effected about 12 people some people were under 2 year) We are low compared to others in the area. We are still at the low end compared to others, Members' dues have been raised by roughly 8% this was a hard decision, and the discounts will still be applied. The costs of goods are also up for the store/bar/ restaurant. We have also raised rates on the cabins. The lots that are sold show as new revenue. We are also looking at another gaming machine in the bar high revenue. We asked Anthony to put together what it takes to run the campground. FTE 2023 55.5 personnel (110 to 120 people) fully funded in the 2023 budget page 8 in the packet. You see 2 managers in maintenance due to transition than it will go back to one. Security needs more staff this includes more money to beef up security. Page 9 loss of 16,000 that is where the lots were sold last year 2021 and not in 2022. Once we look at the budget, we look at Capitals management proposed many items on page 10 you will see them all listed. There were a number of other items that we had to defer if Anthony is able to work any of those items, he will come back to us but we needed to be careful of how much we spend. These numbers are budget numbers not what we are spending. Also looking at if we can get a line of credit. We are a debit free business. I feel if we have an issue come up that we should be able to get a loan. We are a good risk we have a lot of value. Pump out cost went up.

Members' comments

Lot 540- been here since 2004 we need to do something about security. We are trying to add more staff we are having issues with finding all the staff. We know that the times have changed, and we know that we may have some money left over because we can't hire enough staff. We will have the funds to fully staff the park and hope that we can. There are a lot of things that go into the budget. Maybe talk to Anthony and see if security would want to meet with the members. The members are mostly the problems with security not the seasonal / weekend renters. Can we go back to listing the fines and who is getting them like we did in the past?

VI Executive Session:

VII. Adjournment: Meeting was adjourned by Jim and 2nd by Larry

Next Regular meeting in the Reservations Building at 9:00 am on November 19,2022