



**Rubidell Resort Condominium Association  
Board of Directors Regular Membership  
meeting Saturday November 19, 2022  
"Family Fun for Everyone"**

<b>Board of Directors</b>	<b>Management:</b>
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 9:14 am
- II. Pledge of Allegiance
- III. Approval of the Agenda: The Agenda was approved by Chris and 2nd by Larry. All in favor
- IV. Approval of the Minutes –Nov 21, 2022, approved by Larry and 2<sup>nd</sup> by Chris. All in favor

Treasurers Report we were down about 16,000 ytd . Day passes down, Camping bar restaurant down, Pumping was up . Ytd Oct 21 to Oct 22 about 6% behind about 15,000. Overall, we have done good. We will be talking about some capital improvements for the coming year. . In the end it is nice that we can tackle some of the items on the capital improvements. We have 234,000 in the general account and 250,000 in the contingent account . Funds in a sperate account that is not shown is due to moving the account to a new bank in the end of the year. Anthony and I are working for a line of credit. We should hear about the line of credit soon. . 4300 credit card balance Any questions ? Zoom Question Total income How much are we down for the year 15,000 from last year. . Ytd Oct 21 to Oct 22. Line of Credit limits? we asked for at least 500,000. What can someone use without approval? Once we get the line of credit we will set all the rules to safeguard it and no one person will be able to use it without approval. Approval of treasurers report was made by Chris and Jim 2<sup>nd</sup> Discussion ? All in Favor yes

- III. Manager Report: Anthony: anyone that owes back taxes we have sent out notices so that they are aware of it . We looked at Members that owes members that owe us It Totals 54,000. We will be sending out monthly notices to them. Feb meeting has been asked to move to Feb 11 not the 18 due to camping show. March 18 to 11 due to WECA. Campers storage- the ones on the hill we have about 15 of them that we sent info to Motor Vehicle of Madison to see if they can contact the owners so they can remove them so we can clean them up . All the signs within 20 miles that we need to fix and clean up and have a good image for the park. I would also like to put some advertisements on Hwy 26 and 94 . Looking into cost. Wrist bands- We had members bring in Wrist bands that look like our and are not. We are looking at other wrist bands that have our registered trademark on them. This is money we are losing out on keep any eye out for people who are not using ours. Looking at putting up cell towers it would make us 650.00 a month . Looking at the 50CC scooters to see what the rules are and if we want to allow them Look around the park and you will see many different number signs/and color of them. I would like to issue all the same numbers on all the sides for the golf carts. Fobs– looking to see if we can change all our doors to key fobs no more lost keys. A manager approached me and asked if we could make up a committee and they look at the sites and check for junk, lawn, broken vehicles. Going to talk to management team. Look at the pool hallway, it has been all re done. We did it all internally. We budgeted 7000 spent 4000 saved 3000 great Job. Working with the Health dept to look and see if we can get more sites (now looking at the pickle ball / Softball field. Guessing 6 months approval and 1 ½ year to get the sites. It would make us some more money and not being used. Store pave down by the store and parking lot and a few other areas 54,000 they have thrown in the

other areas and some change We are going to start selling gifts cars restaurant and store use only. It will generate more revenue if it is posted online. Questions? Where do we show 4800 this year 2755 last year where do show we owe it ? I don't think we can print out what has not been used . Does it show as a liability? How much do we have Where is it counted for? Good point. I cant speak for the past , Where is it on the balance Sheet? IT is not being tracked now but we will track it . yoU CAN A report on what has been redeemed. Do they expire? it says 7 years. In Wisconsin they don't expire Any thing the board wants on jan meeting for discussion? Key fobs,50 cc scooter, Wireless Cell Tower . Motion to change feb 18 to 11 and March 18 to 11 Meetings Larry and Jim Discussion ? All in favor

IV.

V. Committee

VI.

Fundraiser: 27332 in account will be posting looking for help position open to replace Sharon email jason lee , Updates to electric sould be my guess around dec / Jan .

VII.

X. New Business:

Members' comments

Row 1 middle – Mel number of people who have not paid real estate taxes? yes 7 I think they will sell it after 2 years. Middle Far right No . Zoom . What is going on with the Bylaw? No updates only me and one more person we need more new people on the committee , they have not been looked at much in the last few months , Looking for a few more volunteers,

VI Managers' Report – Greg stated that we will be bringing back ice bowling and pat came up with the idea to do Riverbend Winter wonderland. Campfires, Snacks, burgers hot chocolate, Weather depending on where the ice bowling will be, The restrooms under the bar will be open as far as I know for the event we are looking for a few volunteers and it will also be a fundraiser for the Children's hospital 50/50 and basket raffle. Tubes will be provided for sledding, Smores will be provided. We will be posting the event on the Facebook pages. WE also have posters being made, The bar will be open for food, drinks and warming up. Watertown Chamber will add it too if you send it to them.

Old Business: Yes they will be bands for next year at least 3 for 2023 season .

613,175 450 lots of refusal no fines , all current on dues , no Park or Jefferson county fines Chris and sid 2<sup>nd</sup> Discussion ? All in favor .

New 2023 capital budget

I will open discussion to board member s Larry Overview of budget when I came in the budget and financials were not tired together but it will be in the future , . Than once we do this we can adjust and we may have a surplus from the year and then we can carry it over to the flowing year , We will have a better handle on it going forward thanks Anthony it has been a major project but it will be best going forward, Jason said we are in a good position and we have heard all the horror stories with safety and lifeguards, it may take us a while to build up the team but we have to pay them a good wage in this current market. A motion was made by Chris and 2<sup>nd</sup> By Jim C . 7 Yes motioned carried.

XI Executive Session:

XII Adjournment: Meeting was adjourned by Jim and 2nd by Larry

Next Regular meeting in the Reservations Building at 9:00 am on January 21,2023