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**Rubidell Resort Condominium Association
Board of Directors Meeting Minutes
Saturday January 21,2023
"Family Fun for Everyone"**

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

I Call to Order @9 am issue with zoom prior to start. Moment of silence in remembrance.

II Pledge of allegiance – Stand and said the pledge.

III Approval of the Agenda – a motion was made to approve the agenda by Chris and 2nd by Larry.

IV Approval of the Minutes – the minutes were reviewed and approved by Larry and 2nd by Tom H

V Treasurers Report- **Approval of Treasurer's Report** – Larry – this time last year we were struggling, we had went thru some difficult times. The past board members all did a lot of help and kept us going. Our financial condition is much better this year. We have an increase. If we look at the year as a whole membership little over 10,000 members camping dropped public camping went up, bar/Restaurant slightly down, Store is also down. Maintenance is down due to us not doing any winterization. We were able to make up for some of the loss by saving money due to short staffing. The bottom line at the next increase of revenue of 8000 and also were able to bring our contingency fund back up. In March we will set forth a policy on how we can add to it. We are in good finance to get a line of credit to get us close to the million dollars, Jason suggested to check the bylaws, than we contacted out Attorney and he said .." I've reviewed the declaration, including the bylaws and the amendments. River Bend can borrow \$50,000 without going to the members. In order to borrow \$500,000, River Bend will need to hold a meeting and 67% of the voters cast at the meeting will need to be in favor. The rest of the email gives a little more information about the process. River Bend can hold the vote at either the annual meeting or a special meeting. Because of the annual meeting or a special meeting. Because the annual meeting is in July, it might make sense to hold a special meeting so that you can vote sooner. River Bend will need to give written notice at least 10 days prior to the meeting. The written notice must specify the meetings date, time, and location and be delivered personally or by mail to everyone entitled to vote. When sending out the notices, Riverbend should use the addresses that they have on file. If a person entitled to vote has not given River Bend as address to use, River Bend can mail it or deliver it to the unit's holders unit." The motion was made by Chris and 2nd by Tom. Comments from any board members? Larry will double check with the lawyer on the % needed and will report back to us next month.

VI Managers Report Anthony, in the past we had the water cross here maybe 4 years ago. Now what we have done is get a contract with them. Let me read it and discuss this, Sept 14-17, 2023, at river bend terms are 1) RB will provide sites 1-3 thur sept 14-SAept 17 2) 149 and 150 at 105 a site each night (change) 3) river bend will provide wood and garbage can. 4) water cross got discount in past

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they will pay current rate not off season rate, 5) 2 40x 60 tents will be provided at a cost of 150 each (for food and drinks) 6) They will not bring in no wood, must be bought at store no pallets fines will be given if they burn pallets like in the past. NO minibikes, scooters or UTV will be allowed fines all campers back in only except site 1 they can pull the front end in 7) all vehicles will be in roped area and clearly marked. They will not be able to block the pond like they have in the past. We are 8) Water Cross will carry insurance they have carried this in the past. We want the event, but we want to control it. Discussion? I think that we should take 10% off the gate, that would help cover the cost of paying our staff and security. A motion was made by Chris to charge 10% of gate entry 2nd by Tom. We originally didn't charge full price so then they don't get a gate fee? The people who have a site don't pay the gate fee. The gate fee only applies to people who are entering for the day. We consider the off season when the pool is closed. Last year the gate fee was 10.00 a person so we would only get 1.00 a person. Is it worth it? We don't want to lose them. They are bringing in a lot of money from the beer/Liquor tent. Chris is going to pull the motion and let it ride and see what happens. Any changes will need to come back to the board to vote on. Profit 3180 total profit of beer tent after labor and all expenses

We had a check for 23,592 and it was lost, a lot of people made phone calls and finally with the lawyer's help we got the check and it will be deposited into our account.

Steel Roof on the pool – the pool chemical will rust the steel roof and the Solar panel will not lay flat on a steel roof; we will need to do a shingle roof it will save us a little but will last longer. It was mentioned that they make solar shingles.

VII Committee Report

- a) Fundraisers – Committee is full, \$21,651.73 balance Jason Lee. Everything is complete at the woodshed.
- b) Bylaws - No Report Judy is not logged on and no one else is here on the committee.

VIII Members Comments- In person than to Zoom.

Lot 73-Voting % / Wrist bands in person in April maybe this would be a good time to vote.

Lot 402- Sites / light poles out across from my lot it's been out all-season last year. Billy will check all the lights at the park.

Lot 308- Add New water attraction in park for the kids? maybe beach items. As of right now we don't have any plan to buy anything. I had sent in suggestions checkers, or other beach items. What about the trampoline in the pond? Is it damaged or fixed? Email suggestions

Lot 302 -Wireless tower – Coming up on the agenda. Lifeguards – we have started to talk more about it in new business.

Lot 308-Water Cross, I couldn't hear it all. We were talking about the contracts and that they can't burn pallets like they did last year.

Is there a record where they list the minutes? They are on the website, and you should also be able to see the zoom link. We send them to a second party we will double check that they are on the web site, the minutes will say who is present /Absent.

X New Business –

A) Water Cross Contract – talked about and is all under the manager's report.

B) Camp sites - 569 and 570 park inventory

561,530,184 first rights of refusal

C)Full Wrist Band sponsorship by County Services LLC – I have reached out to Coke, County Campers not interested. County Services out of Madison have agreed to sponsor them.

D) 2nd Round of Letters were sent out 1-11-2023 for anyone owing more than 500.00

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E) From 1st round 2 people paid 1364 and 8-10. 2 people paid partial 800 and 450. One UDI gave the site back to the park 6 people were sent out our attorney who owed 2500 or more.

F) Verizon Cell Phone Tower Proposal-650 a month rent than they come back with 5 year 100 x 100 plus access with a 1000 a month 2% I want to add every 5 years to raise it. On the table since last fall I have reached out to them, and they want to move forward quickly. How high is the tower? It is about the height of the one on Hwy Q. It will be on a flat surface. Before we sign anything, we need them to come out here. Do we want to look into this or shut them down? Anthony will need to get more information from them to make a good decision. That is a tall structure, maybe we can look at the land in front of the river bend. Let's table this and get more information from them. They will need to bring back a contract to us.

G) Working with engineer/ Survey with possibility to add overnight camping sites. Still working on this, needing to get a site map. I would like to do it in 2 phases. We also will add more restrooms /showers. If we are not going to look at adding more sites than we need to fix up the basketball court. We are just looking at what it would cost to add more sites and then the board will be able to see if they want to add more sites. We have talked to the county and they don't feel that it will be an issue to add more sites. As a board we need to decide if they want to add more sites. If we add more sites you will also need to add staffing , we are not at the point to say we are going ahead with this. We will need to look at the whole picture and see what we want to do. Is there a motion to seek a surveyor? Motion was made by Larry and 2nd by Jim C

H) 50 CC Scooter Policy -Some members want to use them, some don't. It is in the bylaws Judy.

I) Golf Cart #s on all sides of the golf carts supplied by the resort for consistency and same color black or white - Bylaws Judy

J) Selling UDI Sites - We had a call that we have someone who wants to sell their UDI site. They can sell the deed to someone else; the park doesn't buy them; we have taken them back. A UDI owns 1/10 of the lot (like time share). Sabrina will see what they are asking for it. Selling UDI ownership not lot.

IX Old Business –

XI Executive Closed Session

XII Adjournment a motion was made by Tom H and 2nd by Chris.

Next Regular meeting in the Reservations Building at 9:00 am on March 11, 2023 (Meeting has been moved to the 2nd weekend at the request of the GM)