



“Family Fun for Everyone”

**The Rubidell Resort Condominium
And
River Bend RV Resort
Board of Directors Meeting
Saturday, April 17, 2021
Zoom Webinar Meeting**

Board of Directors – Present	Management – Present
Sid Young – President - Zoom	Bill Miller – General Manager
Sharon Emering – Vice President	Sabrina Bolen – Asst. Manager
Tom Fischer – Treasurer - Excused	
James Thompson – Secretary -Block Unit Representative - Zoom	
Jason Schuepbach – Condo	
Jim Cedarwall – Condo	
Jim Huff – Condo	
Judy Owens – Alternate -	

I. Meeting was called to order at 9:00 am by Sid Young.

II. Pledge of Allegiance was recited.

III. A motion was made by Jim Huff and seconded by Sharon Emering to approve agenda. Motion carried.

IV. Previous Meeting Minutes:

a. A motion was made by Jason Schuepbach and seconded by Jim Huff to approve the minutes for March 27, 2021. Motion carried.

V. Treasurer's Report:

Bill summarized financials. Report approved by motion from Jason Schuepbach and seconded by Jim Huff.

VI. Management Report:

Bill stated that March was busy, good turn out for job fair, WACO was ok, pond dredging about complete, fishing pond full, store ok, shed awaiting inspection, life guard station extended.

VII. Committee Reports:

- a. Rich commented that wood delivered after pre-order.
- b. Judy mentioned that by-laws committee had nothing new, question on 67%.

VIII. Old Business:

None.

IX. Member comments:

a. 1) Lot 195-had much discussion on state law superceding DOC, etc.. 2) Lot 359-pond. 3) Lot 414-bathrooms on River Road.

X. New Business:

a. James Thompson made a motion and seconded by Jason Schuepbach to not exercise first-right-of-refusal on lot 588. Motion carried.

b. Lots in inventory: None

c. RC track status. Jason Schuepbach mentioned that there should have been a contract from provider and a P & L line in financials. Rick mentioned \$2000.00 annual maintenance cost??

Bill has no projection. Volunteers were supposed to have built. Jim Huff mentioned \$23,524 spent to date. Secretary read notes found, not a budgeted item.

- d. Jason Schuepbach requested live entertainment issue to be tabled until May.
- e. Audit updated. All board members to be interviewed
- f. Secretary read requirements for running for the board.
- g. Jason Schuepbach mentioned 1)Day pass selling quick, 2)New pond toys. Jim Huff made a motion and seconded by Jim Cedarwall that any owner's in arrears by \$1000 should not be eligible to receive wrist bands. Motion carried.

**XI. Executive Session:
Considered a litigation matter.**

XII. A motion was made by Jason Schuepbach and seconded by Sharon Emering to adjourn. Motion carried.

Respectfully submitted by:

James Thompson, Secretary
Rubidell Resort Condominium Association