



*“Family Fun for Everyone”*

**The Rubidell Resort Condominium  
And  
River Bend RV Resort  
*Board of Directors Meeting*  
Saturday, February 20, 2021  
Zoom Webinar Meeting**

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

**I. Meeting was called to order at 9:05 am by Sid Young.**

**II. Pledge of Allegiance was recited.**

**III. A motion was made by James Thompson and seconded by Tom Fischer to approve agenda. Motion carried.**

**IV. Previous Meeting Minutes:**

a. A motion was made by James Thompson and seconded by Sharon Emering to approve the minutes for January 16, 2021. Motion carried.

**V. Treasurer's Report:**

Tom summarized financials, reservations up 12%. Payroll up due to maintenance projects per Bill. Report approved by motion from James Thompson and seconded by Jim Huff.

**VI. Management Report:**

Bill stated: 1) Several projects ongoing. 2) Hosting job fair at River Bend. 3)Reservations and bar done. 4)Website, work in progress. 5)Tree cutting awaiting weather improvement.

**VII. Committee Reports:**

- a. Sharon stated committee meeting after BOD meeting today, looking to change wood pricing, \$23250.00 in bank, looking to contribute \$8000.00 for improvement of old playground.
- b. Judy Owens stated committee has examined DOC Article 6A, B1-21, C1-15, D1-10, E1-2. Looking to examine Article 5 this week.

**VIII. Old Business:**

**Tammy, Eric and Alex were on meeting and answered any questions about the accounting methods in place.**

**IX. Member comments:**

a. 1) Lot 195-why forensic audit (lot of questions from members). 2) Lot 499-thank the BOD, questions about late charges, covid, public in park, raise rate (bill nextmonth). 3) Lot 516 RC-races, no outside people Sunday thru Thursday \$5.00.

**X. New Business:**

a. James Thompson made a motion and seconded by Jim Cedarwall to not exercise first-right-of-refusal on lots 479 and 436. Motion carried.

**b. Lots in inventory: 538.**

- c. Bill is sending letters to members delinquent on taxes and/or dues and after 30 days, if not remedied, then lien placed on property.
- d. Jason Schuepbach made a motion and seconded by Tom Fischer to have WiBit medium installed in pond as follows: 1)West part. 2)East part. 3) Lifeguard and south part. 4) Kid part, not to exceed \$40,000.00. Roll call vote. Motion carried with seven yes votes.
- e. Bill suggested not to install bath unit on River Road (ugly). Will check at WACO!
- f. James Thompson stated that March meeting has been changed to the 27<sup>th</sup>. Jim Huff mentioned that there is repair for golf carts available twice a month for individual members,

**XI. Executive Session:  
Cancelled**

**XII. A motion was made by James Thompson and seconded by Sharon Emering to adjourn. Motion carried.**

Respectfully submitted by:

James Thompson, Secretary  
Rubidell Resort Condominium Association