



"Family Fun for Everyone"

The Rubidell Resort Condominium
 And
 River Bend RV Resort
Board of Directors Meeting
 Saturday, June 19, 2021

Board of Directors – Present	Management – Present
Sid Young – President	Bill Miller – General Manager
Sharon Emering – Vice President	
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 9:03 am by Sid Young.

II. Pledge of Allegiance was recited.

III. A motion was made by James Thompson and seconded by Jason Schuepbach 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 May 15, 2021. Motion carried.

V. Treasurer's Report:

Tom summarized financials. Report approved by motion from Sharon Emering and seconded by Jim Huff.

VI. Management Report:

- a. Bill discussed that the fund raiser group needed volunteers and that there were issues with five persons attempting to control the activities. Several persons have agreed to assist this weekend!
- b. Bill stated that equipment is being checked, Activities is moving along, looking into improving wi-fi.

VII. Committee Reports:

- a. Judy stated that Article V has been examined with some recommendations forth-coming for the 'board' to review. (members are Judy, Rick, and Jim Mowry)

VIII. Old Business:

- a. Bill mentioned that the event organizer for the RC Track races is coming to meet with him. Rich commented that same organizer had changed his thoughts.

IX. Member comments:

a. 1) Lot 195-584 asked about Security personnel. (we have nine); 2) Lot 557-feral cat problem in that area, 3)Lot 340-Speed bumps placed on Shady Lane, 4)Lot 402-people running stop signs, lights needed after dark, 5)Lot 234-are over night sites back in only? Yes, 6)Lot 451- bathroom on North River Road. (looking for appropriate unit), 7)Lot 540-commented that fundraisers built many things at River Bend, 8)Lot 240-pond is beautiful, a lot of children not accompanied by parents though, 9)Lot 259-can cabins be reserved for one night during week?, 10)Lot 190-people are consuming alcohol while in the pool, 11)Lot 441-need policy for no golf carts parking by Activity Center.

X. New Business:

- a. ATV/UTV egress. Tabled until August 2021.
- b. Pets should be on leash as stated in Rules and Regulations.
- c. Jason asked if River Bend over paid \$60, 000? Bill stated that we paid \$180,000 and there is a refund of \$12,000.
- d. Receiving permits delayed well drilling for new maintenance shop, however it is scheduled for drilling.
- e. Bill is scheduling completion of Pickle ball/basketball area.
- f. Warranty repair for roads is scheduled.
- g. Repair on Rubidell Road is complete with no addiotinal funds.
- h. Lifeguards for pond are within Red Cross requirements.
- i. Hours of operation for Tiki bar have been published in flyer.
- j. James Thompson made a motion and seconded by Jason Schuepbach to not exercise first-right-of-refusal for Lot 557. Motion carried.
- k. There are no lots in inventory.
- l. Day pass price will remain at \$10.00, to be reviewed in the fall.
- m. The audit should be finalized by the Annual Meeting.
- n. Jim Huff would like for a 'New Board Member' package to be created.

XI. Executive Session:

Sid commented that liaison was needed for fund raisers.

XII. A motion was made by James Thompson and seconded by Jason Schuepbach to adjourn. Motion carried.

Respectfully submitted by:

James Thompson, Secretary
Rubidell Resort Condominium Association