



"Family Fun for Everyone"

**The Rubidell Resort Condominium
And
River Bend RV Resort
Board of Directors Meeting
Saturday, June 20, 2020**

Board of Directors – Present	Management – Present
Sid Young – President	Kristen Swisher – General Manager
Sharon Emering – Vice President	
Tom Fischer – Treasurer	
James Thompson – Secretary -Block Unit Representative	
Jason Schuepbach – Condo	
Chris Schaeffgen – Condo	
Jim Huff – Condo	
Vacant - Alternate	

I. Meeting was called to order at 9:02 am by Sid Young.

II. Pledge of Allegiance was recited.

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

IV. Previous Meeting Minutes:

a. A motion was made by James Thompson and seconded by Chris Schaeffgen to approve the minutes for May 16, 2020. Motion carried.

V. Treasurer's Report:

Tom summarized financials and commented on COVID-19 effect. Sid commented on the state of River Bend enduring the pandemic.

VI. Management Report:

Kris introduced staff: Bailey Kerr-Asst. Park Manager, Robert-General Purpose Worker, TJ & Tye-Pool, Gregg-Bar/Restaurant, James-Maintenance Worker, Megan-Activities, Paul-Security, Kerry-Store, Chris-Maintenance Supervisor, Jay & Marla-Housekeeping Team. Hiring has been rough; 2020 Reservations \$39,522; No day passes. Handed in her resignation effective July 2, 2020.

VII. Committee Reports:

Sharon mentioned that a lot of wood has been sold and she thanked the volunteers.

**VIII. Old Business:
None.**

IX. Member concerns:

a. Lot 339 ask about dead tree removal. (Sid mentioned if on private land then owner, common area park); Lot 343 ask about picnic tables at Horseshoe pit. (When needed); Much discussion about proper insurance. (RV movable or stationary); Lot 329 ask about procedure to take lot back. (Kris indicated long legal process); Lot 410 ask are lots advertised when we get back. (Offered to adjacent owners first); Lot 546 ask why pool closed on Sunday. (Capacity was reached); Lot 516 stated numbers up, GM leaving, what's up? Lot 180 stated pool bathroom windows and railing need cleaning. Lot 159 commented about Kris. Lot 556 ask are owners notified when water is off. (Yes unless an emergency break). Lot 250 complained about tree on lot 249. Lot 514 ask about fireworks display. (Still is scheduled). Lot 195 commented that this is first year improvements can be seen on lots. Lot 343 ask another question, when is pool opening to full capacity (Being discussed under New Business)

X. New Business:

a. James Thompson made a motion and seconded by Tom Fischer to not exercise first-right-of-refusal on lots 462, 552, 249, and 301. Motion carried.

b. Lots in inventory: Two (532 and 569)

c. James Thompson, BOD Secretary read requirements for running for the BOD

d. Kris stated that to pond has not been treated due to the license required has not been renewed from the DNR. Should be treated per WEDC health recommendations.

e. Board member concerns: 1) Chris Schaefergen does not want to accept GM resignation. 2) Jim Huff a. Thanked staff, 78 persons present, and seeing pride in lots. b. Lots 262 and 219, dead tree, women's shower not working. c. Should member that is a contractor pay for damage done? (Water break – YES) d. New security company, third shift – yes. 3) Sid stated that radar guns should be re-calibrated. 4) Tom thank Jim Mowry for providing PA system for outside, bands on schedule. (Kris stated yes)

XI. Executive Session: Chris Schaefergen made a motion to adjourn to executive session and seconded by Jim Huff. Motion carried. A monthly operations meeting was established to be conducted July 11, August 1, September 12, and October 10, 2020.

XII. A motion was made by Chris Schaefergen and seconded by Sharon Emering to adjourn. Motion carried.

Respectfully submitted by:

James Thompson, Secretary
Rubidell Resort Condominium Association