



"Family Fun for Everyone"

The Rubidell Resort Condominium
 And
 River Bend RV Resort
Board of Directors Meeting
 Saturday, March 27, 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 - Zoom	
James Thompson – Secretary -Block Unit Representative - Zoom	
Jason Schuepbach – Condo	
Jim Cedarwall – Condo	
Jim Huff – Condo - Zoom	
Judy Owens – Alternate - Excused	

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 Jason Schuepbach and seconded by James Thompson to approve agenda with the following additions: g. Wrist bands sales during week. h. Ticket sales for bands. i. Employee health care. j. Playground by the pond. k. Future expansion. . l. River Bend mask policy. Motion carried.

IV. Previous Meeting Minutes:

a. A motion was made by James Thompson and seconded by Sharon Emering to approve the minutes for February 20, 2021. Motion carried.

V. Treasurer's Report:

Tom summarized financials, reservations up 13%, \$343,000 bank balance. Report approved by motion from James Thompson and seconded by Jim Huff.

VI. Management Report:

Audio was poor from River Bend meeting room, bill's comments were unclear.

VII. Committee Reports:

a. Sharon comments were unclear due to poor audio.

VIII. Old Business:

None.

IX. Member comments:

a. 1) Lot 195-had many comments, monies for payroll, overtime, work done, ponds, etc.. 2) Lot 531-trees. 3) Lot 564 path for walking from Shady Lane to Jay Drive. 4) Lot 489 pond bottom sand or mud.

X. New Business:

a. James Thompson made a motion and seconded by Tom Fischer to not exercise first-right-of-refusal on lots 176 and 453. Motion carried.

1. Board Secretary read DOC Article IX(2) concerning requirements for first-right-of-refusal.

2. James Thompson made a motion and seconded by Jim Huff to not exercise first-right-of-refusal on lot 499. Motion carried.
3. Tom Fischer made a motion and seconded by Jim Huff to not exercise first-right-of-refusal on lot 520. Motion carried.

b. Lots in inventory: None

- c. RC track status. Jason Schuepbach made a motion and seconded by Jim Huff to table until April's meeting. Motion carried.
- d. Jim Huff made a motion and seconded by Jason Schuepbach to have fundraiser committee to repay \$43,000 loan for wood processor over a seven year period at \$6142.80 annually starting October 1, 2021. Motion carried.
- e. Audio was poor , could not hear Bill's comments on Audio update.
- f. No board member comments.
- g. Wrist band sales for Sunday thru Thursday are for \$10.00 each, to be regulated by management.
- h. Ticket sales for bands was removed by Jason Schuepbach.
- i. Employee health care. Bill stated that there are four (4) employees currently covered.
- j. Playground by pond. Sharon stated that the fundraisers will be addressing.
- k. Sharon Emering made a motion and seconded by Jim Huff to allow Bill to proceed with reasonable expansion in the area of the basketball/tennis courts, baseball diamond, etc. Motion carried.
- l. Jason Schepbach made a motion and seconded by Sharon Emering for River Bend to not enforce a mask wearing mandate unless required through Jefferson County. Motion carried.

**XI. Executive Session:
Cancelled**

XII. A motion was made by James Thompson and seconded by Tom Fischer to adjourn. Motion carried.

Respectfully submitted by:

James Thompson, Secretary
Rubidell Resort Condominium Association