



"Family Fun for Everyone"

**The Rubidell Resort Condominium
And
River Bend RV Resort
Board of Directors Meeting
Saturday, May 15, 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 - Zoom	
James Thompson – Secretary -Block Unit Representative	
Jason Schuepbach – Condo	
Jim Cedarwall – Condo	
Jim Huff – Condo - Zoom	
Judy Owens – Alternate - Zoom	

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 James Thompson and seconded by Sharon Emering to approve agenda. Motion carried.

IV. Previous Meeting Minutes:

a. A motion was made by James Thompson and seconded by Jim Cedarwall to approve the minutes for April 17, 2021. Motion carried.

V. Treasurer's Report:

Toml summarized financials. Report approved by motion from James Thompson and seconded by Jason Schuepbach.

VI. Management Report:

Bill expanded on Treasurer's report, camping is up, budget goods great. Over the winter Benderz, the store, Reservations were remodeled. Maintenance shop awaiting drilling of well.

VII. Committee Reports:

- a. Sharon stated that wood is being split now, needed new conveyor due to greater output.
- b. Judy mentioned that by-laws committee sending Article V for board review.

VIII. Old Business:

None.

IX. Member comments:

a. 1) Lot 195-no response from Security, should be full-time from April 15th to October 15th. Lot 340- much complaining about why Mountain Drive not paved, (future expansion). Lot 499-are weekends with golf carts required to register and have insurance, (yes). Lot 175-pond near dog park being cleaned, (yes). Lot 563-who cuts walkway grass? (maintenance). Lot 476-asked about Hot Tub usage after Labor Day. Lot 190-are tennis courts being redone? (coming down for pickleball). Lot 295-mini golf course appearance, along with Lot 359.

X. New Business:

- a. James Thompson made a motion and seconded by Sharon Emering to not exercise first-right-of-refusal on lots 324, 378, 214, and 485. Motion carried.

b. Lots in inventory: None

c. It was decided that day pass fee would remain at \$10.00 as advertised.

d. There was much discussion about new roads and campsites. (future venture)

e. Audit updated. Still asking questions. (July)

f. Jason thanked older owners, (pre-flood), for supporting Wubit. Sid stated that River Bend has grown. Jim Huff likes improvements, suggested signage all around pond and policy for pond/pool usage of all types of balls.

**XI. Executive Session:
Cancelled.**

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

Respectfully submitted by:

James Thompson, Secretary
Rubidell Resort Condominium Association