



"Family Fun for Everyone"

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

Board of Directors – Present	Management – Present
Jim Huff – Zoom	– General Manager
Jason Schuepbach – President	Sabrina Bolen – Asst. Manager
Tom Fischer – Treasurer - Zoom	
James Thompson – Secretary -Block Unit Representative - Excused	
Sid Young – Condo - Zoom	
Jim Cedarwall – Condo	
Kate Smith – Condo	
Judy Owens – Alternate - Zoom	

I. Meeting was called to order by Jason Schuepbach.

II. Pledge of Allegiance was recited.

III. Agenda was approved.

IV. Previous Meeting Minutes:

a. October 16th meeting was approved.

V. Treasurer's Report:

Tom summarized.

VI. Management Report:

a. Jason Schuepbach summarized.

VII. Committee Reports:

- a. Sid Young was itemizing 'fundraisers' as the Zoom Meeting Recording started at 9:25 am. After much discussion and motions, it was agreed to provide this group a start-up amount of \$2500.00; and funding with an account was tabled.
- b. Judy Owens stated that Article V has been discussed and ready for mailing.
- c. Gilbert Brown is to be paid \$18,296 in mid December.

VIII. Members comments:

- a. 1) Lot 516 mentioned 'zoning committee' requesting survey of property at a cost of \$2500.
2) Lot 514 asked if park will fund the \$2500. A motion was made by Sid Young and seconded by Kate Smith to pay \$2500 for a requested survey of River Bend and create a Zoning Committee having one (1) board member. Motion was defeated by four no votes to two yes.

IX. Old Business:

- a. Audit update. Awaiting final invoice.
- b. Dog park location is being filled in due to mud.

- c. Sabrina mentioned the available hours for reservations in December and Gregg mentioned hours for Benderz as well.
- d. Jim Huff stated that the wood processor has a three year period for warranty of the motor only, which is still valid.
- e. Reservation dates for 2022: UDI-11/30/21; Condo-12/1/21; Public-1/3/22.
- f. Maintenance shop is not complete, may need \$30,000 to finish.
- g. Board approved money transfers of \$75,000 to remain solid and \$30,000 between tyme account and general account.

X. New Business:

- a. No request for first-right-of-refusal.
- b. Lots in inventory. 314, 239.
- c. Budget for 2022 was presented, will be approved 12/19/21.
- d. Jim Huff asked who was recording meeting. (Secretary will review Zoom recording). He also asked if the cabins are being moved. (No) Sid Young commented about income increase in the budget. Tom stated that the decks are in bad condition on the cabins. Jason Schuepbach stated that the premium lots are the beach area, sites 1-12. Jim Cedarwall made a motion to move to executive session and seconded by Jim Huff. Motion carried.

XI. Executive Session:

Refused first-right-of-refusal on Lot 280. Approved using Drug Testing Facility in Madison, WI.

XII. Adjournment

Respectfully submitted by:

James Thompson, Secretary
Rubidell Resort Condominium Association