



"Family Fun for Everyone"

**The Rubidell Resort Condominium
And
River Bend RV Resort
Board of Directors Meeting
Saturday, November 21, 2020
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	
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 9:06 am by Sid Young.

II. Pledge of Allegiance was recited.

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

IV. Previous Meeting Minutes:

a. A motion was made by Jim Huff and seconded by Sharon Emering to approve the minutes for October 17, 2020. Motion carried.

V. Treasurer's Report:

Tom summarized financials, payroll figures questionable, will investigate.

VI. Management Report:

Bill stated: 1) Trees being addressed that can be accessed, 2) Store coming along, 3) Pond area by sites 6 and 7 to be opened up for swimming area expansion.

VII. Committee Reports:

Sharon mentioned fundraisers had an income of \$44,521, wood processor here, cost \$48,675.

VIII. Old Business:

Sid asked about status of grippers on stairs (pouring new pad in January), Portable bathroom (90% complete, will be ready for 2021)

IX. Member comments:

a. Lot 499 1) Pond looks great, 2) Rules and regulations out of date, 3) By-laws?

X. New Business:

a. James Thompson made a motion and seconded by Sharon Emering to not exercise first-right-of-refusal on lot 284. Motion carried.

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

c. Audit investigators are examining several in-house items. A motion was made by Sharon Emering and seconded by Jim Huff to provide all information required for audit. A roll call vote was requested. Seven yes votes, motion carried.

- d. James Thompson, Secretary, stated that any ballots received by November 30, 2020 would be counted and status of the Proposed Eleventh Amendment will be provided.
- e. James Thompson made a motion and seconded by Tom Fischer to approve the 2021 Capital Improvement Budget. A roll call vote was requested. Seven yes votes, motion carried.
- f. Board member comments: 1) Jim Huff asked about the rental of plats for farming? Front plat has been rented by Chuck in the past, water content higher this year, really soft! Plat behind Reservations and by Maintenance Shed currently rented, payment has been received. 2) Law firm on retainer? Should be in place by December. 3) Sid asked about water issue. Look into some type of filtration system.

XI. Executive Session:

Sid summarized that 1) Lien/foreclosure procedure to start after 90 days arrears and/or \$1000.00 in arrears. 2) Website to be updated. 3) Zoom Webinar meeting December 19, 2021 at 9:00 am.

XII. A motion was made by Jason Schuepbach and seconded by Jim Cedarwall to adjourn. Motion carried.

Respectfully submitted by:

James Thompson, Secretary
Rubidell Resort Condominium Association