



"Family Fun for Everyone"

The Rubidell Resort Condominium
 And
 River Bend RV Resort
Board of Directors Meeting
 Saturday, October 17, 2020

Board of Directors – Present	Management – Present
Sid Young – President	Bill Miller – General Manager
Sharon Emering – Vice President	Sabrina Bolen – Asst. Manager
Tom Fischer – Treasurer	Gregg – Bar/Restaurant
James Thompson – Secretary -Block Unit Representative	Chris-Maintenance
Jason Schuepbach – Condo	
Jim Cedarwall – Condo	
Jim Huff – Condo	
Judy Owens - Alternate	

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 Jim Huff to approve agenda. Motion carried.

IV. Previous Meeting Minutes:

a. A motion was made by James Thompson and seconded by Tom Fischer to approve the minutes for September 19, 2020. Motion carried.

V. Treasurer's Report:

Tom summarized financials,

VI. Management Report:

Bill stated: 1) season finished strong. 2) Working with accountants for operation budget.

VII. Committee Reports:

Sharon mentioned complete for year, wood sales being finalized.

VIII. Old Business:

Sid mentioned website issues, no 2020 meeting minutes or financials posted. (Site organizer has not provided access to secretary and/or present management.)

IX. Member comments:

a. Lot 410: Watercross event make any money? (\$6500) Lot 465: Still have problems with 466. (Talk with Bill) Lot 519: Status of River Road bathrooms. (May 1, 2021) Lot 499: Park members working in office? (Associate, no access to files), Accounting issues, (There are two systems, Quickbooks and Res-trak), River Bend owing vendors, Cysco. Lot 492: Stairs at Benderz need grippers. Lot 517: Benderz back stairs bottom step needs leveling. Lot 419: Need more speed bumps. Lot 234: Smell of water. Lot 260: Water black.

X. New Business:

a. James Thompson made a motion and seconded by Tom Fischer to not exercise first-right-of-refusal on lot 408 Motion carried.

b. Lots in inventory: Two (532 and 569); Bill to check deeds on file.

- c. Proposed Eleventh Amendment update: 10 today, (10 yes); Total 269, (261 yes, 8 no); voting still open until November 30, 2020..
- d. Project list presented to membership, Jim Huff questioned change in 2021-1 figure to \$205,000. Jason Schuepbach asked about operations budget. Financials given out at Annual meeting were presented to membership along with departmental wish lists.
- e. Meeting dates for 2021 presented to membership.
- f. Board member comments: 1) Jim Cedarwall made a motion to not raise dues for 2021 and seconded by Sharon Emering. Motion carried. 2) Jim Cederwall made a motion to discount dues paid by December 15, 2020 by 7% and seconded by Jason Schuepbach. Motion carried. 3) Jim Huff asked for management to provide monthly update during winter months. 4) Sid question should no dues increased be posted on FB non-official page. Yes

XI. Executive Session:

Sid summarized that 1) Baker Tilly Firm will be conducting 'Forensic Audit', 2) Procedure manual to be updated with first-right-of-refusal and foreclosure procedures, 3) Meetings for January, February, and March will be conducted via 'Zoom Cloud Meeting'. 4) No members were present.

XII. A motion was made by James Thompson and seconded by Jim Cedarwall to adjourn. Motion carried.

Respectfully submitted by:

James Thompson, Secretary
Rubidell Resort Condominium Association