



**Rubidell Resort Condominium Association
Board of Directors Meeting Agenda
Saturday April 15, 2023
"Family Fun for Everyone"**

Board of Directors	Management:
Jason Schuepbach - President – Zoom	
Chris Schaeffgen-Vice President- Excused	Anthony Juliano-General Manager_ Present
Jim Cedarwall– Secretary- Present	Sabrina Bolen – Asst. Manager- Present
Larry Grorud-Treasure//Block Unit Representative – Present	
Sid Young – Condo -Excused	
Thomas Fischer – Condo- Absent at time -Zoom	
Judi Owens – Condo – Present	
Thomas Hill – Alternate _ present	

I Call to Order – the meeting was called to order @ 9:05am

II Pledge of allegiance – The pledge was said by all.

III Approval of the Agenda – a motion was made by Jason and 2nd by Jim all in favor motion carried

IV Approval of the Minutes – March 11, 2023, A motion was made by Jim and 2nd by Tom all in favor motion carried

V Treasurer's Report-

a) Money Management- we have a lot in the bank right now which is normal for this time of year, we have changed a few things They have an elite money market account limited transactions can't use it 100% all the time but we can set 750,000 in the march 27 as of yesterday at most \$300. in interest, compared to nothing in the old account. Anthony will have to watch it and move money as needed.

b) Contingency Fund- 310,000 in the fund .2% interest 7 months cd interested in moving money into it 250,000 into 4.25% Interest. \$476 in interest in all last year at the end of the term \$6000 of interest. The interest will occur at maturity.

c) \$500,000 Line of Credit- the board approved us getting a line of credit, but our by-laws limit us to 50,000 we have secured it. We will ask the members in July.

d) Monthly Report-we have found that we have an account at the bank of lake mills we will probably keep that just in case. The report is available we have a new format, and we have a few more small tweaks to it. We are going to make it easier to follow budget, where we are and where we were a year ago. I am still working on simplifying it. We got a surprise with taxes. Our accountant took a Bonus depreciation maybe due to our financial issues. We didn't know about it but I would also agree with it . It is 150,000 impact but we are now aware of it . It is a big hit but we think that we will be able to handle it. Bottom line we are still in pretty good shape. Questions or comments? First quarter state and federal taxes have been paid. Anthony is aware of the finances and has a good handle on it. The 150,000 that we just paid is for the year . A motion was made by Jason and 2nd by Jim . All in favor motion carried

VI GM Report

a) Managers' Report- We had major leaks in the store and major major problems. The restoration company came out not happy with them. I called the insurance company and they gave us a different company to work with. Some of the walls, Ceiling and insulation needs to come down. Damage in the life guard office too. We will have limited supplies by the snack area for about 3 weeks until all the repairs are done. We will have a trailer for wood, We will have to pay 5000.00 for our insurance claim. We have boxes of supplies with us, A major project. Questions ? I will update when I know more about the repair crew that is different from the crew

that puts it all together. We have had a few job fairs and a few more to come. We have interviewed 30 and offered 22 jobs to people we are going in the right direction; we have applicants that have applied for all the different departments. Most people did not see the billboards, most people saw it on Facebook and we are also linked in .. People are going to look for a pay rate of 67% in the survey. This is why we ask for a rate increase for people to work for us. We have 5000 more jobs than people. Questions ? Lifeguards – we have a May training class. We are about half staffed for where I want to be. We are going to also look for more employees after school gets out to see if we can get some people after they get out of school. This is a very important job. Have you reached out to the local swim team coaches to see if anyone is interested? Yes I have reached out to all the schools. Are we in line with what they pay in the Dells ? No, we have not checked on what they pay in the dells. Insurance we are under insured last year we bumped it up a little cost of equipment and buying supplies 10700 more in premiums, but we are now fully covered. We saw this firsthand with the store. Signs are all put up. We ordered signs they should be here in about 3 weeks, speed, brush pile, dump and store signs. 11 new signs for the park 4x7 signs on them with paint that you will be able to see at night, a little over 6000 for all the new signs that will be coming to the park. Catch and release signs too. 3 ponds have been treated last week they should be good to go. The last thing I got a call that road HWY Q off of 19 will be closed for repairs, I have called and left a message to the county asking no response back yet at this point. That is our main road into the park when most people come into the park. There are a few alternative roads to get into the park. Anthony is doing this right to get us access to the park

- b) Public Safety – we are changing golf cart registration. It will be done with public safety. We will come to you just let us know , we will drop stickers off at your site. Remember that we need to get new cards for gate access. If you come at night public safety will not be able to let you in . The reason we are doing this is because there are people who have access to the park that don't belong in the park. Also go over your members list and who can be on your site. Policy on who can get a card and who cant get one. Questions ? All carts need to be registered by June 1,2023. What if you are selling it ? Anthony will look into this and let us . If you have a cart it needs to be registered on your site. A lot of different options. Speed Limits and tickets? Are we letting people know and some owners are not aware that we are using radars?

VII Committee Report

- a) Fundraisers 2 person signatures for financials accounts Don Peisley will be the financial liaison who will report to us and he is working on items from the past . Thanks you don for all you have done and thanks Jason for appointing Don as the financial liaison We will be having a mother day event will we will hanging up flyers. Thanks, you for all you do we appreciate it all, I am still trying to get a face-to-face meeting. You are to work under the board. They do great work for the park. Do we have 2 signers on the account yet? We cant run to the park all the time we work we would love to work with the park we have events most all of the weekends. We are having trouble getting people to volunteer. We recorded 1800 volunteers' hours. We have saved a lot of money and also put a lot of money back into the park. I feel that we should have control on how and where the money is being spent. We basically are like park employees who have no control. (Brad Young) I don't think no one on the board will disagree. But everything that is being done is under the park and Anthony is responsible for all the park. We can work these things out and a way to work thru it all gets passed this all and you guys are very valuable and we need to move past this and work together. We are not interested in getting rid of the fundraisers, Let's all be objective a lot of rumors have been going around. We need communication. Let Anthony and the fundraisers meet and work this all out. They need to have 2 signers on the account, this has not been done yet. Jim Mowery needs to authorize this. We need two people on this account, I am in Phoenix you can do this and not be present you need to authorize this and get it done. We will get another fundraiser on it, maybe Heather, one of our people. We all understand what need to be done. Get Heather on the account and work together. 16895.58 Checking 8832.29 Savings . Our account never had access to the savings account and that's why it didn't show on the report we are working on and next month's report should show the total in both accounts.
- b) Bylaws- (Judy) – I too have got in the middle of this but I have shared with Jason and Anthony. The problem is the by-laws, but the problem starts with the declaration. We have talked to the lawyer we can change it but it will take some time. We need to rewrite the declarations and also update the by-laws, we have a lot of work to do. We need to make that final decision in July we need to give them a 30 day notice we need to have everything done by June. Judy this is about all I was going to say we have to do them both at the same time seeing how we don't operate this way anymore . we can't operate like this anymore its like putting patches on patches . We need to change this with a lawyer and get some stuff done by may . You will Definity hear more about this. The board will need to kick this in gear. We need a solid picture by june

VIII Members Comments

Sid Young's family is having some medical issues , so say an extra prayer for them while they have these medical issues thanks Jason. The tiki bar we want it to look nice again, we want it to look good we use to plant flowers . Sitting down with Anthony we know that he wants the park to look good. I heard that they may be updating the mini golf? The last I had was with Chris and we are looking to do this was brought up at a staff meeting, maybe about getting company sponsors to get us a very nice new mini golf , Not going to happen this year hopefully next year. Are all the seasonal sites taken ? to the best of my knowledge yes they are all taken. Are the roads being sealed ? Some of the roads are bad and its been about 5 years. It is something that we can think of it's a budget item.

X New Business –None

IX Old Business –None

XI Executive Closed Session – none

XII Adjournment a motion was made by Tom H and 2nd by Judi all in favor of motion carried.

Next Regular meeting in the Reservations Building at 9:00 am on June 17,2023.