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**Rubidell Resort Condominium Association
Board of Directors Meeting Minutes
Saturday February 11,2023
"Family Fun for Everyone"**

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

I Call to Order – called to order at 9:02am

II Pledge of allegiance – Please stand.

III Approval of the Agenda an approval was made by Larry and 2nd by Sid

IV Approval of the Minutes – Jan 14,2023 Chris made a motion to approve 2nd by Larry.

V Treasurers Report- **Approval of Treasurer's Report** – Larry this year we worked on reforming the financial we are trying to get a better handle on what we have. I spoke to Anthony we need to add a column of the annual budget we will work on adding that. The goal with the account to get us the financial by the 10. Due to the early meeting, I will not be asking for approval, there is not enough time, and I am still working with the fundraising group. We don't even have any access to what they currently have. The fundraisers are not on their own, they are under us. The account I can see says that the checking account has 19,000 and 8000 in savings. They have a couple of credit cards, and they don't seem to have receipts for all the card purchases. They are good at adding notes to the checks We need to have the information that the expenses are being approved. We will look at checks, both approved, the other thing I have been working on is getting the line of credit for 500,000. The Bylaws only allow us to get 50,000 now we must go to the bylaws talked to our attorney and from a question of a member. I sent the attorney a message per Jason request , I sent him a note and had not heard back he was double checking with an associate, The lawyer and the associate don't agree. So, I spent over 4 hours trying to go thru the bylaws line by line. I got all the way thru and four amendments. Article 5 only with prior approval of voting member which is what our lawyer originally stated. I don't see anything that supports the associate's option. Block 151 is something that may be a person. Does anyone know I am unsure. Block 151 is significant in the deceleration of the condominium. I didn't mean to cause a ruckus we got a lot of work ahead of us with the bylaws. We are not getting clear information from the fundraisers, we have many account and on Sabrina report and my report I have everything the same but they are not all matching, Anthony Sabrina and I should all have access to all the accounts. Sabrina shows 8000 and I show 20,000. I have asked Sabrina to contact the bank and make sure we are on all the accounts, we are not listed on any of the fundraisers accounts, as the treasures I should be able to go in and see all the accounts. We need to get to the bottom of this with the fundraisers. Questions? The fundraisers are a function of Riverbend. The board agrees that we will not approve the financials until next month.

Public safety: We have some new equipment for the season. We are now going to be able to print off any tickets (we will not have to go back to the office) we have a new radar that we can move around with and don't have to stay put. We have been able to attain new 4 AEDS machines with Board member Cedarwall help. They are wonderful new machines, the latest and greatest. The managers and all aquatic centers will be trained on it. Is there any training needed for the new radars? All public safety members will be trained and

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tested every shift. They come to us calibrated and they don't need to get turned, if they are off calibrated they will need to be repaired, We are following all manufacturer guidelines.

VI Managers Report- Anthony will have a GM Report and leave the managers report as a line item.

. Wristbands are being paid for by Country Services (landscape Company) and that saves us money. 24 job ads will be placed over the next 5-6 weeks we are also having a job fair in this building. We have also asked the managers to check with last year's staff to see who is returning. Anything over 2000 or more will be sent to our attorney to handle. We have collected around 10,000 so far from past due lots I will not mention those lot numbers. 5 people that have gotten letters sent out but they have not responded back to us yet. I just received an update on Verizon. They sent me a diagram, one on top of the hill and the other ones is on top of the hill back by the 600 sites. I asked them to come out and walk the property they sent this diagram latest update. WE energies got a list of light poles that are out. Some are ours and some are WE energies to fix. Any Questions for the Gm ? Wrist band are we giving them anything for paying for the wristbands? nothing they just have the advertisement. We will not be allowing fake wristbands we will issue fines and or kick them out of the park. We will be monitoring this close this year and will not put up with it this season like we did last year. May will be an RV show here at Riverbend. Lot 341 On trip advisor we are not getting a good rating. We are not quick to answer and respond. Courtney is currently on leave so we will get someone to answer those questions. We are working on changes and doing our best to improve the park. Did we figure out if the trampoline is in storage or not? We have not figured that out yet.

VII Committee Report

- a) Fundraisers – Don Peasle back in sept I finally got access to the accounts, I am trying to understand what the fundraisers have for an account and what accounts they have. Confusion was because the numbers were not matching up from what I have, What Sabrina had and what the Fundraisers were reporting. Larry states, "We all seem to have different access. The bank said we can't be on the account because it's the fundraisers. I was upset about this because I should be able to have access to all the accounts. Why has no one reached out to us? We have reached out and have asked for the financials. I don't mind that they have multiple accounts, but I need to be able to see them and have a record of the balances, I am asking them to verify that they are appropriate for the park. This was a very long discussion. The fundraisers need to work under Anthony. The fundraisers are a great committee, they do a lot for the park. You are a committee member of Riverbend. You must work with our managers. Jason Lee stated We have hired a lawyer in Illinois to see if we can be a 503C Paid on Jan 24 2023. Sounds like this is an independent group and are working on their own. We will need to table this and continue to work this out , Fundraisers, managers and the Board.
- b) Bylaws - we are still working on understanding them and have a few things to still work on. There are 2 different views of them. Need clarification yet.

VIII Members Comments

X New Business – Hiring Staff – we have 24 job ads out in the local papers, and we will also be having a job fair here on site to attract. We have also asked the managers to check back with last year's staff to see who is coming back.

Lot 183 added to new business. First right of refusal a motion was made by Chris and 2nd By Judy

IX Old Business –

- a) Verizon Wireless Cell Phone Tower – See report above under Managers Report
- b) Voting Bylaw % Change – we are still working on this with the attorney and Larry's findings in the bylaw. Looks like 67%
- c) Campground Expansion – we are still working on a second proposal on what it would cost to get us a site map.

XI Executive Closed Session

XII Adjournment- The meeting was called for adjournment at 11 by Chris and 2nd by Larry.

Next Regular meeting in the Reservations Building at 9:00 am on March 11,2023