



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

Board of Directors	Management:
Jason Schuepbach - President – Present	
Chris Schaeffgen-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 -Absent- Excused	
Thomas Fischer – Condo- Zoom	
Judi Owens – Condo – Present	
Thomas Hill – Alternate – Zoom	

I Call to Order- The meeting was called to order @ 9:04 am

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

III Approval of the Agenda – a approval of the agenda was given by Larry and 2nd by Chris motion carried 6 yes

IV Approval of the Minutes – January 25, 2023- a motion was made by Chris to approve the minutes and 2nd by Judy the motion carried 6 yes

V Treasurers Report-Larry it has been a very busy month for us. We have been modifying our financial reports. Last month I did not get approval on the Jan report due to us missing information from the fundraisers. We have struggled a bit getting the information. The Fundraisers didn't understand that we needed access to their financials. 2022 Don P sent a google file 261 pages of spreadsheets, charts, and receipts. Sabrina and I were looking at different accounts when we were looking at the fundraisers, we finally got access to all the accounts. We will have the accountant add the other account on so that we can view it all. Don sat down with us and explained it to us, I think going forward this is going to work. In the new format the black box (safe in pavilion) cash on hand to stock register for events. The net profits and deposits are not matching missing 600 from deposit and profits? They think that it went into the black box at about 1800 seems a little high to me. Fundraisers did a good job getting us the information the tax people are comfortable going forward and using the numbers that we have given them. We have a few receipts that need to be cleaned up a bit. The receipts need to say for Riverbend all items are riverbends property. In the future make sure when we get reimbursed not our names on the items. It needs to be clearly Riverbends property. I don't think it's a bad idea to investigate 503C. I have a fairly good idea of how it works but we need to go to our law firm not a law firm in Illinois. Our law firm has sent a letter letting them (IL firm) know that they represent us, I am hoping that we get a partial refund from them but nothing yet at this time. I told Don the format looks good, and it should work. I would like it by the 3rd of each month so that we can get it to our accountant. The new format has new columns and line items looking good it is early part of the year. A few areas of concern it's our money management expense 5000 for bicycles and that was never budgeted, our professional fees annual budget is around 60,000 for the year we are already at 30,000 for this year. I am going to check with the accountant to see if we can manage paying things in advance when we have extra cash in December than we don't have to worry about it in the new year, We will have to look into this more thanks Tom for the question why we had so much money in December. We need to get some tax advice from our accounting firm. Just 2-line items are set aside for next year. I don't know what it all means we need to work on figuring that out. It may be how it is due to it being a cash-based business. Line of Credit we have been working on that. We need to talk about changing the amount of line of credit limits that are in our bylaws at our annual meeting restricted to 50,000 currently. We signed the paper at 50,000 and with the hopes of increasing it to 500,000 with the approval at the annual meeting (bylaw changes) We need to look around and see if we can make some interest on our accounts. We are not sure that we can get any interest on a business account, we need to have access to it but need to try and make interest on our money if we can

VIII Members Comments

Lot 547- gave thanks for the ice bowling and donated 3850. donated to the UW Childrens hospital.

Lot 150- Jake Jacobs wanted to know the status of the bylaws it was reported at the attorney work at process at a standstill .

Lot 341- Tom wanted to know if it is possible to get a electronic speed sign? Tabled

X New Business –

a) Contingency Fund resolution policy (Larry) – A motion was made by Chris and 2nd by Jim motion carries 6 yes

b) Aesthetics Committee (Jason) – No Motion

c) Extending the season to Oct 22,2023(Chris) –this is in the Gm Report

d) Sale of lot # 569(Sabrina and Larry) Sealed bids minimum 10,000 bids were between 11,000 and 32,000. The winning bid was 32,000.

e) First rights of Refusal # 390, and 518- current on dues, no fines and in compliance with Jefferson County per documents provided from management staff. A motion was made Chris and 2nd by Tom Fisher to not exercise our first right of refusal. Motion carries. Site 468 was add on 3-20-2023 a motion was made by Sid and 2nd By Chris Motion carried (done thru email)

f) Approval of ops use of radar gun by public safety – a motion was made by Larry and 2nd by Tom Fisher motion carries.

g) Bylaws The board has interpreted the 67% required for bylaws changes to be 67% of the vote, as per state statue 703.10(5) and Article V of our declaration of Condominium. The open session vote was 6-0 with Sid being excused from attendance.

IX Old Business –

a) Verizon Wireless Cell Phone Tower- No Update

b) Campground Expansion – 20,000 to 25,000 to do the study.

c) Update on hiring staff for 2023.-

XI Executive Closed Session – to follow after the open session meeting today.

XII Adjournment – a motion was made by Chris to adjourn and 2nd by Jim motion carries

Next Regular meeting in the Reservations Building at 9:00 am on April 15, 2023 (Meeting has been moved to the 2nd weekend at the request of the GM)