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**Rubidell Resort Condominium Association
Board of Directors Meeting Minutes
Saturday May 20, 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- Excused	
Judi Owens – Condo – Present	
Thomas Hill – Alternate – Present	

I Call to Order- The meeting was called to order by Jason @ 9:01am

II Pledge of allegiance – the Pledge of Allegiance was said.

III Approval of the Agenda – approval of the agenda was made by Chris and 2nd by Larry.

IV Approval of the Minutes – a approval of the April minutes made by Tom and 2nd by Chris We will take a short 5 minutes break for Anthony to talk to the board this is not a closed session.

V Treasurers Report-Larry we have made a lot of changes over the 10 months that I have been here. I have been busy working on simplifying the treasures report and we have consolidated it more. It shows how we were a year ago. The first 2 pages are asset, one of the things we have done is better money management. It was set up about a month and a half ago and we have already made \$800 in interest. I also stumbled on an account in Lake Mills we have stayed there but put the money into a cd. This year we will have a tax bill because of what we did last year it was the right thing to do but would have been nice to know. We are still ok and don't think this will hurt us, Moving forward page 5-7 operations. total 110,000 ahead of last year, we have done income is above right now, but we are also getting into the months that we will be spending more but we will also be making more too. We are earning a lot more interest on what we have. Bottom line net\$ 150,000 ahead of budget. Looking good still ahead of budget. Questions? Page 3 on the top we have a question on accounts payable? I don't know a good question I don't know the answer to that? Sabrina? I am not sure I will have to ask and investigate it. Middle page 7 we will have to ask the accountant? estate taxes. A motion was made by Jim and 2 by Tom to approve the report.

VI GM Report – We have some flood damage at the pool building as most of you all know, It was closed down for a few weeks for all the repairs, The store is pretty much back to normal and looks great thanks for the patience. I am not happy with the floor they will be back to work on that. Insurance will cover it minus our deductible. The pool parking lot was also paved. I am not happy with the outcome. I may look at different companies going forward but we still want to get some other areas paved and the courts. The Fundraisers have given us money to buy a ping pong table. It will be a nice thing to do for the kids. All the new 61 signs have arrived with about 11 of them to go around our community. It will look nice when it is all done. The down side about a few weeks ago we had some port a potty tipped over and some graffiti in the restrooms, I have zero tolerance for this, I would like to reward the member who is able to turn them in and then have the person(s) pay for damages and ban them from the park, I have not even talked to the board on this not sure its legal . If you see damage let us know we are not going to allow this to happen. We are working on notifying the owner and posting on Facebook with all the left campers and trailers. We have started this and need to wait 45 days. We are still looking for a few positions around the park (housekeeping manager, Store assistant to name a few) they can't live in the park,. We had

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6 job fairs. Questions? are you posting about the fines ? I will add this onto Facebook. Flyers? or signs are you ok with this? It could be one of your neighbors? any Questions? No

a) Managers' Report

b) Public Safety – If you see something, tell us we are wanting to work with you. I wanted to share with you that June 1 the golf carts registration is due. Call public safety, be patient with us we have a very long list bear with us. See the office, pay then call public safety they will come to you at your site and take care of it all. If you don't have a phone just let the office know. Are you enforcing the dog leash? I see some kids driving golf carts and they also don't stop at the stop sign again call us blow up our phones. Can you just call public safety and report what you have seen, or does it need to be seen by Public Safety? Maybe you can get with the Gm and work this out. We can't go by hearsay. We need proof of being ready with your phone cameras. We will deal with facts; Management should be able to report to public safety and then they can deal with it. I feel this is still hearsay, we would need proof if they would fight it. Maybe they can get a warning. What about fire rings? If they see a fire that is a concern, or we believe it's a threat and no one is attending to it we can put the fire out. All unattended fires will be put out regardless of size or in a firepit. Any other Questions for Managers? Greg, we started fish fry's, Next Thursday the bar will open, they are training like crazy stop out and say hi. Anthony, I have a question for you. More than 70% of us need to have that pool heated, there is no reason why we can't keep that pool at a constant warm temp. What do you think warm is? what do you consider comfortable ? When you walk into the pool shivering. I don't disagree I'm just asking what you think is comfortable or pool in Arizona 84 Degrees. This morning it was 76. We have much cooler nights than you have in Arizona. That pool is a big deal and I think we need to keep it warm. Maybe we can write the water temp on the board and then we can post it daily. Google 77-82 is comfortable temps per google.

VII Committee Report

a) Fundraisers 16966.08 checking 832.25 savings need to pay a few things, kitchen pancake breakfast items.

a) Fundraisers association structure and working relationships. – Anthony had a meeting a few weeks ago. We have a new packet about 8 pages long.

b) River Bend's board members on the fundraisers committee (currently Sid & Jim)- We need to vote people to this. We would love to be able to work with the park but let us do what we have done. We are 5 adults and I feel we should be able to. We are not appointing to the committee these people are the liaisons that will report back to. Come to us if you don't like who we have on the committee. They would be the communicators so that you don't have all of us coming to you. We would like to keep our group and work with the park and board. We are just getting this on record. We have to all work together. The fundraisers are a committee of river bend the board must approve the committee the board will approve it. The fundraisers are under Riverbend umbrella. We are not telling you who can be on the committee. We may have some questions on who you select if they, for example, are going to jail then we may not approve them, we need to have a way to remove someone if needed to be done. The attorney says we need to approve the committee because you function under River bend. You guys are digging deep into this, we would have the power to remove someone if needed. We just need to approve it so that we have something in stone. We are only approving of the committee not who is on the committee. We need to know what the ground for removal would be. We are having a hard time finding volunteers. This is just the legality of just putting this on record. We are going to approve the committee and 2 liaison I will make a motion Chris and Larry to approve 2 liaisons members, I will make a motion that the board approves a Fundraiser committee by Larry and 2nd by Jim.

c) River Bend board's approval of the fundraisers committee

d) Equipment purchased by the fundraisers in the past. - Riverbend must insure the equipment. I don't feel that they should be able to come and just use the bobcat or be able to sell it. We used our money to buy it. We are giving it to the park. At the end of the day, it should be ours and let us know if you need to use it. All the money came from all the same places. If the parks bobcat went down, I would like to think that they would be able to use it. On the sheets it is an asset on the parks balance sheet. Maintenance should be communicating with us and asking us to use it. Who had you paid for it? any receipts for this? we need a common understanding. It is the parks. You should have a written agreement and put it in writing. We can't solve the past, this is the future and this is how we will handle this. We will work together on this. At the end of the day, it is all the same account, we need to create an inventory and give it to Anthony so that we all know and all be on the same page.

e) The Lodge raffle. Where are we at? We had to stop it because we were told we had not made much from it. We tried to give an incentive we are working on that. Does the park get any %. We need to get the 503cc for the fundraisers to be able to get some of it we have cut our losses.

f) Status of Becker & Becker. A total of \$ 1,500 was already charged. The group stopped further charges with Becker & Becker when requested, but there was an additional \$ 700 charge which we are uncertain but believe these are costs associated with the park's attorney contacting Becker & Becker requiring Becker & Becker to compile additional information to provide to the park's attorney. This ended up being more work than we thought. The board needs to approve the money so that the lawyer can be paid, I will make a motion that we pay an additional \$700 to Becker and Becker disband relationship with Becker and Becker and moving forward any legal relationship is needed to be approved by the board the \$1500 will be forgiven and we move on was made by Larry and 2nd by Chris. Rollcall Sid no Chris yes Larry yes Judi yes Jim yes Jason yes. 5 yes 1 no motion carries

g) 501c3 where this currently stands and if we can agree to seek out any type of non-profit licensing to avoid additional costs such as sales tax as well as any possibility of gaining our ability to do raffles. I think we have addressed this, and we have learned a lot about this. Let's move this to the side.

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- h) Gem project revenue. - we started talking about this a while ago, we need electricity and water. It was a big scramble. We are putting it in and would like to split the profit. We are looking for other areas for us to generate more revenue, we have the water already pumped in. They will need to run the wire and we can wire it, just turn the switch on. Maybe a timer? I understood that the park would get 100% of the profit. Now the fundraisers want to get the revenue. You already get the revenue from the wood and the store has to manage it. Monday thru Friday Maintenance delivers the wood and gets no revenue. At the end of the year the revenue will go back into the park after they buy minus the expenses. Who is buying the product? the park can have say in what's bought? All I asked is one fundraiser and the store manager work this out.

VIII Members Comments- 2 things 1) I understand why we need to turn off the whole park, because we only had one person here and he didn't know where all the shut offs were. He was a new guy. We have had times when water has affected only parts of the park. 2) Trailers? Call public safety not allowed. Thank you to everyone we will have food during the RV show shop by and check it out. Will there be a bank next weekend? No June we have a band. Several sites were vacant, but they were told that they have a renter on it. Site 64. It has been decided this year it will be rented as an overnight site. We would make more money as a seasonal site verse overnight site. You guys don't understand this is right in the middle of 2 seasonal sites. I don't understand what you are saying? it is not correct information that it may not raise more than a seasonal site. In addition, the long-term plan would be to put on 3 cabins on this site, yes, we would need to buy the cabins. We have not picked specific sites to add cabins onto. We are looking at a sheet for rentals that we have booked right off the paper. I would like to take the sites that are less desirable and make them the cabin sites for overnight. we have 5000 in pocket for that site for the season. Nicole, you are not happy that they rented the site as a overnight site. Thanks, Anthony, for all you do for the park, I have a voice and I am not heard. We took your comment, and we are not taking any direction on it. It is rented and we need to move forward. Nicole as a member you are opposed to us renting it as a seasonal address the board in the fall, we don't represent seasonal. We have your concern and Anthony has rented it out and this will need to be addressed this fall. It's rented out and we need to move forward.

X New Business –

- a) **First Rights of Refusal _lot # 213 is current on dues, no fines and in compliance with Jefferson County and #555 is current on dues, no fines and in compliance with Jefferson County. A motion was made by Chris and 2nd by Jim all in favor motion carried.**

IX Old Business –

- a) Update on Riverbends Declaration of Condominium- I am trying to understand where we are at. What is Riverbend, first it says we are a private campground, but it says we have unit owners, UDI'S. It has been modified many times. How do we operate? No principal owner, we have unit owners, we have Block 150 but revenue generators. We are run by a Manger. He will be in at our June meeting to meet with us. I am not sure that we have changed our By-laws correctly. I think that Block 150 and 151 were sold but we are not the principal owners. Our current declaration does not say that we can run like we have been. We need to clean this up. It has had patches and patches placed. We need to straighten this out with the attorney, then we need to update our bylaws, First get the declaration saying what we are doing. We need to clean this up and move forward. 2018 the board approved reasonable rule and me representing Block 150 and the secretary representing block 151. We don't know and have an answer and can't use it any more to come in July .
- b) By-Law change to authorize the board to increase line of credit to \$500,000- I hope to have a resolution by July to have you approve Expect a vote for this down the road.
- c) Other By-Law Changes – a lot that needs to be done and working with the lawyer on this matter.

XI Executive Closed Session – Cancelled

XII Adjournment a motion to adjourn was made by Jim and seconded by Larry all in favor.

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