



"Family Fun for Everyone"

The Rubidell Resort Condominium
 And
 River Bend RV Resort
Annual Membership Meeting
 Saturday, July 16, 2022
 Pavilion

Board of Directors – Present	Management – Present
Jason Schuepbach - President	Anthony Juliano – Park Manager
– Vice President	Sabrina Bolen – Asst. Manager
Thomas Fischer - Treasurer	
James Thompson – Secretary – UDI Representative	
Sid Young – Condo	
Thomas Hill – Condo	
Jim Cedarwall – Condo	
Judi Owens – Condo	
Jim Mowry - Alternate	

I. Call to Order:

a. The meeting was called to order by Jason Schuepbach at 10:01 am.

II. Pledge of Allegiance was recited.

III. Welcome to all Members New and Existing

a. Jason welcomed all new members and those that have been here for years. He thanked everyone for their dedication to the park.

IV. Approval of the Agenda:

a. A motion was made by James Thompson and seconded by Sid Young to accept the agenda. Motion carried.

V. Approval of the 2021 Annual Membership Meeting Minutes:

a. A motion was made by James Thompson and seconded by Judi Owens to approve the 2021 Annual Membership Meeting Minutes. Motion carried.

VI. Park Report:

- A. No comments from the President.
- B. Anthony commented about the holiday, and Billy summarized violations and fines.
- C. No comments from other board members.

VII. Tom Fischer summarized the financials.

A motion was made by James Thompson and seconded by Jim Cedarwall to accept the financial report. Motion carried.

VIII. Committee Reports: Sharon Emering stated that the fundraisers are up and running, \$6000.00 made for three events.

IX. Old Business: None

X. New Business:

a. **First-right-of-refusal:** James Thompson made a motion and seconded by Sid Young to not exercise first-right-of-refusal for lot 532 and 383. Motion carried.

XI. Qualifications to run for the Board of Directors:

a. James Thompson, Secretary, read the following:

Requirements for serving on the Board of Directors

Be a Condo Lot owner or UDI owner in good standing (i.e., accounts current and must remain current on both dues and special assessments.)

Meetings will be the 3rd Saturday of the month beginning at 9:00 am.

Member is required to attend 10 meetings unless excused.

A Board calendar runs from annual meeting to annual meeting.

A letter of intent to run for the Board is required for UDI members by April 15th of the election year. Nomination ballots will be mailed to all UDI with the slate of candidates. Results of the election will be announced at the June monthly board meeting.

A letter of intent to run for the Board is requested for condo owners, but not required, before the annual meeting.

The letters will be posted in the Reservations office and at the election.

Serving on the Board of Directors should be looked upon as a commitment to the association and the park.

This is the operating body for the benefit of ALL members. Do not run on a personal agenda. The future of our park depends on the people elected. Think deeply before running and choose wisely when electing a board member. A good board Member should look forward to the future and improvements of our resort. The board of directors must be committed to servicing the membership.

XII. Nominations From the Floor:

- a. Lot 547 nominates Butch Ridge Lot 546, Lot 553 seconds.
- b. Lot 195 nominates Chris Schaeffgen Lot 519, Lot 260 seconds.
- c. Lot 230 nominates Thomas Hill Lot 235, Lot 234 seconds.
- d. Lot 396 nominates Thomas Fischer Lot 428, Lot 423 seconds.
- e. Lot 297 nominates Jim Mowry Lot 476, Lot 444 seconds.
- f. Lot 308 nominates Bill Wilson Lot 514, Lot 585 seconds.
- g. Lot 486 made motion and seconded by Lot 546 to closed nominations. Motion carried.

XIII. Nominees Statements:

- a. All nominees provided a brief history of qualifications.

XIV. Volunteer election assistants:

Nancy Held Lot 587, Jean Jacobs Lot 195, Kay Plageman Lot 547, Debbie Sawey Lot 566; and board secretary.

XV. Members Comments:

- a. There were many comments from the floor while the ballots were being counted and verified.

XVI. Election Results:

- a. James Thompson, Board Secretary provides the election results as follows:

1. Chris Schaeffgen, 96 votes – 3 year term
2. Thomas Fischer, 67 votes – 3 year term
3. Thomas Hill, 53 votes - 1 year Alternate
4. Bill Wilson, 34 votes
5. Jim Mowry, 28 votes
6. Butch Ridge, 14 votes

XVII. Election of Officers:

President – Jim Cedarwall nominates Jason Schuepbach, Thomas Hill seconds; Thomas Fischer nominates Sid Young, Judi Owens seconds. Jason Schuepbach elected by vote of four (4)

Vice President – Jim Cedarwall nominates Chris Schaeffgen, Thomas Hill seconds; Thomas Fischer nominates Judi Owens, she declines. Chris Schaeffgen elected by vote of four (4).

Secretary – Chris Schaeffgen nominates Jim Cedarwall, Sid Young seconds.

Treasurer – Jim Cedarwall nominates Larry Grorud, Chris Schaeffgen seconds; Sid Young nominates Thomas Fischer, Judi Owens seconds. Larry Grorud elected by four (4) votes.

XVI. Adjournment:

- a. Jim Cedarwall made motion to adjourn and seconded by Sid Young. Motion carried.

The next Annual Membership Meeting will be on Saturday, July 15, 2023 at 10:00 am in the Pavilion with registration beginning at 9:00 am.

Respectfully submitted by:
James Thompson, Secretary
Rubidell Resort Condominium Association