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Rubidell Resort Condominium Association
Board of Directors Meeting Minutes
Saturday June 17, 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 -Present	
Thomas Fischer – Condo- Present	
Judi Owens – Condo – Present	
Thomas Hill – Alternate – Present	

I Call to Order- This meeting was called to order @9:00

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

III Approval of the Agenda – a motion was made by to approve tom and 2nd by Chris the agenda.

IV Approval of the Minutes – a motion was made to approve the minutes by Chris and 2nd by Tom.

V Treasurers Report- Approval of the Treasurers Report – 177,738. In the checking, 32,000 in savings 626,588 in elite, money market 60,634 cd 250,000 = 1.2 million in the bank. Plus, the fundraisers accounts. The bar/ Restaurant was right on budget for the month. The store is a little behind, but I'm not concerned with the flood, it was closed for about 3 weeks. We have issues that we didn't have last year. total income top of page 6. We are about at half with wages to what we have budgeted. We are still up and ahead of last year. A motion was made by Chris and 2nd By Judi.

VI GM Report – we spend 7000 to buy the standby the pond, total sales 12,000 pretty cool, we almost made our money back in 3 weeks, made 4,000. We have relined the parking lot and ordered signs for golf kart parking only, new signs are up. We have ordered new signs for the due to not recycling and bathrooms. Quickly the vandalism of the game, we had weekenders camping that weekend we have to stop it and turn them in. Our Gm will not put up with this, the pictures are posted. Any members that turn in the person will get a gift card for the store, if they get caught for the second time they will be kicked out of the park for the season. Let us know if you see something. If you know who the kid was let us know email or stop by Anthony. we need to do the right thing.

- a) Managers' Report- Nothing from Greg
- b) Public Safety – If you are caught stealing a golf cart minimum 500 fine and will be turned over to the Jefferson County sheriffs and this also applies to if you take keys out of the golf cart. Gold Cart keys are universal for the style that they are. Public safety over 4,000 in fines so far this year. This is not what we have collected yet, but the management team will help collect the fines. You have 30 days to pay general fines

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VII Committee Report-

- a) Fundraisers- we are doing pretty good with what we have coming in, we have a band tonight , a band next week , we can always use more help with volunteers.

VIII Members Comments- Frank- Are we doing anything for the goose Poop ? we have talked about in the past about bring out German Shepards they will let the dogs run , but this would need to be done early before they have the babies , than we would not have much trouble with this, send me info and I will check into this and see what we can do. #162 – talk about a sign how fast you are going? it will be put into next years, #533 – I went to Billie about 3 weeks ago what are the rules for scooters? I tell my grandkids not to ride them, but I see a lot of them around the park, we have a bubble parade with scooters, minibikes, and a crotch rocket. I am twisted about this we have tons of kids in the horseshow. I am sick and tired of who can ride them and who can't I have been here for over 20 years. We will be discussing this on new business item #2. My other issue is golf carts they were driving very fast almost 20 mph they went flying by , I yelled at them they than stepped on it , we did call public safety and they are aware and have not been able to catch them we have people go by on 2 wheels a lot of under age kids driving , sit here on a Friday or Saturday night and you would be able to give a lot of tickets out, something needs to happen before someone gets hurt . It was a purple cart 2-seater. you can hide down by the horseshoe and have them work that area. Tom #260 – Seal coating I see the cracks getting bigger and bigger, water is getting in the cracks. Past Due money we have our attorney working on this. Yellow light by the pond, does it still work or operate? the yellow light was supposed to help keep them away at night people help during the day I will look into that. Bingo, can we bring it back? They don't use the pool they don't go to the bar, I kind of miss it, they would like to have it come back. We don't have a license for gambling we only have a license for Gilbert Brown. I cant legally give out cash, we can give out donations (gift cards , baskets) we are not a non-profit so we cant do raffles . I would like us to try and find something for those people to do. All the games in the bar we don't own them a third party does.

X New Business –

1. Verizon tower proposal- I gave them an area by the dog park, now we back to the top of the hill 1200 a month plus all expenses, 1 ½ every year 100 a month once they have a 4th company on the tower. If we want to move ahead, I will meet with them. Do we want this or move on? I think we should look into this; a lot of people are against this due to getting good pictures from the hill. Discussion, or table it? 100 x 100 cement slab will be on the hill. I think 250 feet tall. It would be a 5-year contract. A motion to Authorize Anthony move forward and see where they would place it a motion was made by Tom and 2nd by Chris.
2. Electric vehicles- What do we want to do? we can open it up for discussion, repeal of odd electric vehicles, a motion to remove the rules and regulations by Chris and 2nd by Tom. Now a motion was made by Chris and 2nd by Jim open for discussion of new rules for electric Vehicles. maybe a liability waiver? Remember we have weekenders. Age limits yes, or no? No Speed limits? Yes 10 MPH Helmets? up to each person NO Forms to be signed? NO Anything else? Hours? After dark needs to be light on it no light not able to ride after dark. Stop signs are for bikes too. A motion was made by Jim to have no age, Speed 10 mph, No lights on them no able to ride after dust, Needs to follow all parks rules Chris made the motion and Judi 2nd all in favor, Gives us about a week to get this in.
3. UTV's (Members & seasonals allowed but not overnight campers)-very confusing to enforce, this was started about 2 years ago, at that time it was only the owners of the condominium. It was a trial; it was from site to gate only. They also had to register them too. a lot of people visit the park with the UTVs due to the Jefferson County to ride them on the roads. A motion was made that members and Seasonals must register it and have to ride it straight to the site and park it and have insurance on it, must have a site and being staying here. They don't have to have a site number on them. The motion was made by Jim and 2nd by Chris.
4. Vehicles in storage sell / dispose (attorney's input)-June 8 was the deadline. That day has come and passed. I'm still working on doing this I have 3 pages and making sure it is legal on-going process. Not a simply process we don't win anything for this financially be patient we are working on it we have a list in the office.
5. July Elections-July 15 is the yearly meeting and elections. Alternate, Secretary, President, are up for elections put out a letter if you are interested. Questions ask Board or Anthony or Sabrina
6. Resolution 2003-03 bylaw changes 500,000 spending limits – this has to do with the line of credit, this one allows the board to spend. This needs to be approved by the board and then 67 % from the members. Can I get a motion approve this and bring it to the July annual meeting a motion was made by Tom and 2nd by Chris?
7. Resolution 2023-02 line of credit 500,000- a motion was made to approve a credit up to 500,000 bring it to the annual meeting for 67% members approval made by Chris and 2nd by Tom.

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- a) **First Rights of Refusal _ lot # 364 is current on dues, no fines and in compliance with Jefferson County a motion was made by Chris and 2nd by Tom**
- b) **Watertown July 4th parade, we are meeting at the office at 830 parade is at 11 we all go together and its a lot of fun**

XI Executive Closed Session

XII Adjournment a motion was made to adjourn by Chris and 2nd by Tom

Next Regular meeting in the Reservations Building at 9:00 am on July15,2023

