



**Rubidell Resort Condominium Association
Board of Directors Meeting Minutes
Saturday September 16, 2023
"Family Fun for Everyone"**

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

- I. Meeting called to order at 9:07a.m.
 - A. Moment of silence for Donna Grorud
- II. Pledge of allegiance
- III. Motion made to approve the agenda by Sid and 2nd by ?
- IV. Tabled approval of minutes until next month
 - A. Larry suggested minutes over the last year are hard to follow and Anthony should get staff support for Judi to do the minutes
 - B. Larry made motion to have staff support 2nd by Mike
 - C. Judi discussed trying it first on her own, motion tabled until next month
- V. Manager Report
 - A. Anthony gave update on seal coating the roads for \$53,000 and would like to get it done this fall
 - B. Add additional gate to block off maintenance building and sheds-cost \$10,000 to do
 - C. Add fireworks to Sunday of Labor Day weekend for \$7,500
 - D. 3 changes proposed by Anthony to be put on agenda next month
 1. No loud music on golf carts any time of day
 2. No dogs on last day (too dirty for filters and pumps)
 3. Booking sites out to 18 months starting April 1st 2024 (members still have 1 month in advance)

- E. Next week the ball courts and parking spots outside Benderz will be lined
 - F. We received 3 bids (\$290,000, \$320,000, \$360,000) on the construction of the new maintenance building including a full cement floor. Insurance would reimburse us \$120,000 but they said they would make us whole. \$93,000 has been reimbursed for equipment with another \$100,000 coming in a few days. That leaves the park short of \$60,000 for the rest of the equipment.
 - G. 2 miniature golf courses were visited to get ideas
 - 1. The first golf course was \$140,000 and very plain
 - 2. The second course at Indian Trails Campground was about \$250,000 and middle of the road
 - 3. Anthony suggested \$350,000 to work with for ours but may need up to \$500,000 to complete
 - 4. Companies can sponsor a hole for \$12,000 each which would offset our costs
 - H. Budget meeting will be October 8th at 10:00a.m.
 - I. CEP list will be put together for 3-7 years for around 3 million
 - J. Removing Wubit for season, 24/40 pieces damaged, giving back to the company to check all pieces which will cost the park around \$5,000. We are at the end of our 3 year warranty and the life expectancy for the Wubit is 5-6 years per company.
 - K. Facebook rumors addressed on watercross, etc
 - L. Introduced new director of security-Perry
 - M. Perry (the new director of security) gave a little background on his education and his prior military and security experience
- VI. Treasurer's Report
- A. Larry said overall park is doing good with \$700,000 in the bank and we are $\frac{3}{4}$ of the way through the season.
 - B. The one issue we had was our tax liability. We started the year at a \$200,000 deficit because of the taxes.
 - C. We had 2 big insurance claims this year which we are getting some reimbursement for
 - D. The budget is in line (see financial report)
 - E. Status of resolutions pending until next annual meeting
 - F. Anthony to call possible new law firm to redo declaration
- VII. Committee Reports
- A. Need help with haunted house and concessions
 - B. LARRY stated fundraisers doing very well with \$30,000 in their account
- VIII. Old Business- none
- IX. First right of refusal for lot 575, current on dues/incompliance with Jefferson County
- A. Motion made by Chris not to exercise our right of first refusal 2nd by Sid, ayes carry
- X. New business
- A. Waterline update, quotes \$186,000 for horseshoe only, around 2 million for the whole park

B. Sealcoating- Chris made a motion to have the roads sealcoated in two separate payments for \$26,500 for each half of the park, 2nd by Larry, 7 ayes, motion carries. (Accountants said we have enough to move forward on the sealcoating project).

XI. Board comments-none

XII. Member comments

A. Nick Anderson (lot 345) asked if there was any update on Verizon tower. Anthony answered that there was no update on location.

B. Brad Kuhn (lot 162) commented loud music on golf carts will be hard to control and that he also sees for people on rc track then the mini golf course.

C. Jake Jacobs (lot 195) said he had no questions.

D. Deb Tice (lot 569) asked if the waterline was put further back, if it would affect the water pressure.

E. Jim Mowry (lot 476) commented that the water lines should be back farther.

F. Brad Kuhn (lot 162) stated that he found disintegrating hose pieces in his filter screens.

XIII. Motion to Adjourn

A. Made by Sid, 2nd by Judi, ayes carry