



**Rubidell Resort Condominium Association  
Board of Directors Meeting Minutes  
Saturday March 23, 2024  
"Family Fun for Everyone"**

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

- I. Meeting called to order at 9:01 by Jason
- II. Pledge of Allegiance
- III. Approval of Agenda- Motion made by Larry, seconded by Chris. Acceptance of the agenda was approved by a unanimous vote.
- IV. Approval of Minutes- February 17th, 2024- Jason called for motion, motion made by Larry, seconded by Judi. The board voted unanimously to approve the minutes.
- V. Treasurer's/Financials Report- Larry is still working out the format of the financial report with the accountants. He is trying to make the report more sufficient. Larry said the report is hard to follow. He doesn't want to burden everyone but his goal is to have a half page simple financial report for the owners to review. It would list the bottom line and not expenses. Larry said last month Tom asked how much we earned from early payments because he believes the discount did make an impact on cash flow. Jason asked why we are \$200,000 ahead in membership dues. Larry was unsure but he said it is probably a result of seasonal revenues. Sabrina mentioned that they got the seasonal contract out early this year. Larry also mentioned that last month the board approved a motion to pursue a \$500,000 line of credit (LOC). The By-Laws currently have \$50,000 listed as the LOC. As a result, the bank offered a \$50,000 LOC without a fee and said a \$500,000 LOC wasn't a problem if the By-Laws cleared up. Chris motioned to approve the financial report. Mike 2nd the motion. Prior to the vote, Tom questioned why total payroll was up 50% over last year. Jason repeated Tom's question for those on zoom. Larry said he can't answer

Tom's question. Sabrina said she would follow up with Anthony. Larry said he will get an answer for Tom.

- VI. Approval of Treasurer's Report- Motioned by Chris, seconded by Mike, the board unanimously approved the financial report.
- VII. Managers Report-
  - A. The seasonal lottery was held at Benderz and 125 people attended. There were 15 sites auctioned. It lasted all day and the same model will be followed in the future.
  - B. The new phone system will be installed. Sabrina asked for everyone to be patient with them as it's not there yet but they're working on it.
  - C. The Netlink redundant internet connection will be installed next Tuesday. Torey Smith reported that Netwurx will run a fiber optic cable between the tower on the hill and the office soon. We need to write a contract with Netwurx.
- VIII. Committee Reports
  - A. Fundraisers- Don Peaslee gave the fundraising committee report. He summarized the financial saying they had \$15,000 plus in checking and over \$10,000 in savings. The shuffleboard courts will be completed soon. They also are purchasing fans for the tiki bar. Janelle is also working on the fundraiser Facebook site.
  - B. By-Laws/Declaration/attorney update- Judy said the board met with the new attorney on March 12th. Lydia Chartre, our new legal contact was very well prepared. Just said she will try to attend the annual meeting in July. Larry mentioned that she is working with our sister campground and has plenty of condominium experience. Lydia reviewed our by-laws and said the park is not doing anything illegal. She is going to start working on our documents and commented "we have too much junk in it". The revised documents should be completed by late fall. Just mentioned that section 5 of the by-laws will be separated from the declaration and made into its own document. Judy mentioned this new legal firm will really help us out because they have a specialty in campgrounds. There was a question from the audience about how long the by-law update will take. Judi responded it is taking some time but the attorneys are looking at all avenues to update the declaration and by-laws. There was another question about how much this costs. Jason responded that there was a fixed bid for \$12,000 to review the by-laws and complete the report to the park. The \$12,000 is still in escrow. Tom mentioned people should look up Harbor Village, our sister campground, due to there being a lot of similarities to Riverbend. Our new attorney is also working on their by-laws. Torey Smith asked if we have a plan to inform membership of the changes. Judi said Lydia will be asked to attend the annual meeting in July and stated that she is the right person to help us out due to her impressive work.
- IX. New Business- Lot 287 is being sold. The park has the first right of refusal. Chris motioned to

approve the sale, Mike seconded the motion, and the board unanimously voted on the motion.

- X. Old Business- Jason said our insurance company would like a complete property evaluation. We have a quote from Jones Auction Service in Watertown. There are two options for completing the evaluation. One option is \$17,000 and involves staff time to assist during the process. Option two is \$22,000 and our staff won't be used because Jones uses their employees. Chris motioned to approve the expenditure of \$22,000, seconded by Larry, and the motion passed with a unanimous vote from the board.
- XI. Board Member Comments/Concerns- Jason said Deb Hughes sent an email to the board regarding the aesthetics committee. Larry mentioned that he is in favor of this effort. He doesn't want anything vindictive happening and doesn't want a junkyard in the park. City rules are no different. Jason mentioned past efforts haven't worked. His point is that we can enforce the rules with security. Deb shouldn't have to look at a mess. He mentioned people should call security and they will enforce the rules. Judi mentioned that last time we used volunteers which did not work well. She suggested that staff, management, and security will do a much better job. Larry said there is a process to follow. Jason said we will get the word out next month. Mike complimented Hannah for her work on the Riverbend app. Staff is working on the app and website internally and this won't be hired out any longer. We will have control of our own website.
- XII. Adjournment- Chris motioned to adjourn, Jim seconded, and the motion passed unanimously.

