



**Rubidell Resort Condominium Association
Board of Directors Meeting Minutes
Saturday February 17, 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. The meeting was called to order at 9:05 AM by Jason.
- II. Pledge of Allegiance
- III. Approval of the agenda - Motion made by Larry to accept the agenda, seconded by Chris. Acceptance of the agenda was approved by a unanimous vote.
- IV. Approval of the minutes- November 18th, 2023 - After a discussion about the structure of the minutes, Chris made a motion to accept the minutes as written. Judi seconded the motion. The motion passed with a roll call vote with a 6 - 1. Larry was the dissenting vote.
- V. Treasurer's report - Larry reported that the park showed a \$60,000 profit, over expenses for 2023 and taxes were lower than 2022. \$60,000 was moved into the park savings/contingency fund ending the year with a \$378,000 balance. Larry noted the financials were looking good. Larry stated that the checking account balance was approximately \$120,000. Tom raised a concern that pump out income was not being recorded correctly and that pump out revenue declined \$5,000 between 2022 and 2023. Tom stated it should be looked into because the members deserve proper and correct recording of income. Larry agreed. Sabrina mentioned that some members get free pump outs because the park is using power from

soon. An overhang is also planned to be eventually installed for more entertainment, bids will also be looked at for that also. Lights will be installed in the bags/horseshoe area this spring and water was installed there already. The insurance company has asked the park to visit and evaluate the value and contents of each building to ensure we have proper insurance limits in our policy. Mike provided a technology update with information about a redundant internet connection through Starlink. All internet traffic currently travels through the Netwurx tower on the hill. The redundant connection will physically diversify our network by adding a second connection from the reservations building. Jason said he was glad we are doing this.

VIII. Committee Report

A. Fundraisers- Don Peaslee repeated key financial information for the committee. The committee has created a Facebook group called River Bend fundraisers and invited everyone to visit the site. He would like to add the link on the River Bend Facebook group page. Don thanked committee staff and volunteers for their work in the wood pit this winter. The fundraisers plan to renovate the shuffleboard courts this spring. Don mentioned that they are offering incentives to attract volunteers.

B. Articles of Incorporation/By-Law update - Judi said there will be a better update during the March board meeting. The attorneys working with the park are specialists in condominium law and have completed a review of our documents. Larry mentioned that the main issue at hand is whether or not River Bend can legally operate a commercial enterprise under our current articles and by-laws. Larry would like all documents updated to ensure they match how we currently operate River Bend. He said we really need to clean up our documents.

IX. New Business - the water lines in the horseshoe will begin this spring. As mentioned earlier a couple campers/chalets must be temporarily moved. Stay tuned for updates. CWWS submitted the low bid for \$175,520. They have worked in the park in the past. \$150,000 was budgeted for the project. Another company submitted a bid. It was higher. Two other companies received invitations to bid but both declined. Mike asked if the scope of work included documentation. Anthony stated that documentation