



“Family Fun for Everyone”

**The Rubidell Resort Condominium
And
River Bend RV Resort**

**Board of Directors Meeting
February 19th, 2011
Community Room (formerly known as Reservations)
28 Attendees**

Board of Directors – Present	Management – Present
Chad Londre - President	Jason Preinfalk
Gary Karnitz – Vice President	Jessica Jordon
Christine Santiago – Secretary	Kristen Swisher
Joseph O’Hara - Treasurer	
Jeff Ashmus – Condo Lot Owner	
James Thompson – UDI Representative	
Sue Best – Condo Lot Owner	Bud Styer – Consultant - Excused
Conrad Rudolph – Condo Lot – Alternate -	

I. Call to Order:

- a. The meeting was called to order by Chad Londre at 9:02 am

II. Approval of the Agenda:

- a. A motion was made by Gary Karnitz and seconded by James Thompson to accept the agenda as presented. The motion carried.

III. Approval of the January Board of Directors Meeting Minutes:

- a. A motion was made by Joe O’Hara and seconded by Sue Best to accept the minutes noting an error on the footer representing the wrong date. Christine will correct it for the files. The motion carried.

IV. Treasurer’s Report:

- a. A summary was provided by Joseph O’hara. He stated there is \$70, 000 in the bank with all vendors paid.
- b. Bad debt is reviewed and is not reflected in the budget calculations. The bad debt was at \$250,000 and is now down to about \$200,000. Last month alone collected \$7,000.
 - i. Christine inquired about how that is shown on the profit & loss statements and Jessica explained it.
- c. We are \$20,000 ahead of last year’s revenue for reservations.
- d. Lodge (house) has been rented for 6 weekends and has brought in \$3,650
- e. Benderz Inn financial status. After last meeting we re-structure staff and the result was essentially “a wash”. 0 profit – 0 loss.
- f. We currently have 22 lots in our inventory. There are plans to have an open house to try to sell those lots. Otherwise the plan is to rent them out as seasonal sites.

V. **Management Report:**

a. **Jason Preinfalk;**

- i. Jason provided the following update
 1. The trade shows continue to go well. Madison is our best show with it being very slow on super bowl Sunday. It should be noted that the majority of people interested in camping prefer to stay within one hour of their home so RiverBend continues to be of interest to the surrounding areas. Country Campers sold 20 new travel trailers in that weekend alone which is a great indicator for the industry. Milwaukee's is this next weekend.
 - a. Our advertising efforts include RiverBend being listed in multiple locations in the Wisconsin Camping Guide.
 - b. We are also being promoted through the Gilbert Brown Foundation
 2. The house on the hill now known as "the Lodge" has been rented out for 6 weekends as is a big draw.
 3. The large pavilion has also been rented a couple of times this season for company outings.
 4. Jason was happy to report that we secured a reservation with the Alpine Camping Club which camps in the larger motor homes and may potentially reserve up to 40 sites.
 5. Maintenance updates
 - a. The pool bathrooms renovations are ahead of schedule.
 - b. The waitress area in the Inn is currently begin revised to increase efficiencies.
 - c. The ceiling in the bar area has been repaired and the ceiling in the store has also been repaired.
 6. The new road signs delivery was delayed once again and will be delivered on Tuesday for installation. Because of the mis-communication we received a discount.
 7. The culverts for the pull-through sites will be made bigger to accommodate the larger units.
 8. We will continue to solicit day schools and day care center for activities during the week.

b. **Jessica Jordan:**

- i. Benderz Bar N Grill has implemented procedure changes to increase efficiencies.
- ii. Staffing recruitment will begin in March and management is currently working on training programs to make the opening of the season smoother. This will consist of mock training beginning in April.

c. **Kristen Swisher:**

- i. Everything had been covered in the previous reports and had nothing further to add.

d. **Mr. Bud Styer:** was excused

VI. **Committee Reports:**

a. **Planning and Aesthetics Committee:**

- i. The committee has completed the Severe Weather policy for the park. It will be sent to all members with a cover letter along with the flood evacuation policy. Members will be instructed to complete the last page with their updated information, sign it and return it to the association to be kept on file.
- ii. The committee finalized the condemned unit policy and approved the letter that will be sent to people. This policy will allow 14 days. If nothing is done the management will remove the unit at the owner's expense and will incur charges for storage until it is taken.

- iii. The committee will continue to keep two items on the agenda for future development. One is construction additional campsites around the back pond and the second is constructing storage units for members to rent.
- iv. Jason announced that a new public address system has been ordered and will be installed this spring in and around the pool/activity center since that is the main hub of the park. It will be used for severe weather and activity announcements. This will promote our business and increase our safety efforts.
- v. Clean-up project prior to the anticipated Jefferson County inspection. After much discussion, clean-up, the volunteer clean-up will be April 30th.
- vi. There was discussion on Rubber maid plastic sheds. Jefferson County is clear that these sheds/units will not be allowed. Letters will go out to owners who have one and plastic sheds will be removed by management by April 1st if owner's are unable to.

b. Fundraising committee:

- i. Christine Santiago turned the committee report over to Paul Wiese. He reported that there is nothing new since last month
- ii. Jessica expressed an interest in holding more events in the community fire pit area on Friday and Saturday nights which will include folk singers, etc. and ask if the fundraisers they would consider supplying the wood. Paul expressed his concern since the fundraiser actually bought the wood and volunteers do the work, he felt the park should supply the wood for this versus the fundraisers. This will need to be discussed further.
- iii. Jeff and Cindy who take care of the aluminum cans plan on taking that money from those efforts and purchasing outdoor bar stools to replace the current ones.

VII. Old Business:

- a. Chad again summarized his meeting with Rob Klotz, Jefferson County zoning official which included questions regarding plastic rubber maid type storage sheds. At the present time Jefferson County will NOT allow them and expects River Bend to enforce those rules. Management will provide a list of those lots with plastic storage sheds and letters will be sent instructing the owner to remove it by April 1st. If they are not removed, the management will do it and place the storage shed in the impound area. The member will be charged storage fees until it is removed.
- b. We will continue to work with Jefferson County officials to be allowed the Menard's style screened rooms. The request was presented and we will know more after their April inspection.

VIII. New Business: NONE

IX. Adjournment:

- a. A motion was made by Sue Best and seconded by Joe O'Hara to adjourn the meeting at 9:38 am.

Respectfully submitted by:

Christine Santiago, Secretary
Rubidell Resort Condominium Association

The next Board of Directors Meeting will be on Saturday, March 12, 2011 at 9 am in the Community Room formerly known as the Reservation's building.