



“Family Fun for Everyone”

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

**Board of Directors Meeting
March 12th, 2011
Community Room (formerly known as Reservations)
25 Attendees**

Board of Directors – Present	Management – Present
Chad Londre - President	Jason Preinfalk
Gary Karnitz – Vice President – Excused	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
Conrad Rudolph – Condo Lot – Alternate -	

I. Call to Order:

- a. The meeting was called to order by Chad Londre at 9:04 am

II. Approval of the Agenda:

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

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

- a. A motion was made by Sue Best and seconded by James Thompson to accept the minutes as presented. The motion carried.

IV. Treasurer’s Report:

- a. A summary was provided by Joseph O’Hara. He stated there is \$115, 500 in the bank with all vendors paid.
- b. Joe will let Kris update us on the Reservation and Lodge rental activity. Kris reported were up \$30,000 in reservations and has booked a lot of groups for the season. The lodge is rented out for 9 weekends this summer so far and the reservations keep coming in.

V. Management Report:

a. Jason Preinfalk;

- i. Jason provided the following update
 - 1. All new road signs have been delivered and installed in all the major strategic highways.
 - 2. The bathroom tiles are almost complete. The plumbers should be finishing soon as well.

March 12th, 2011

3. The new waitress station is almost complete. This was remodeled to improve service efficiencies and reduce the wait time for food on fish fry Fridays.
4. The trade shows went very well. Two lots were sold during the Milwaukee Show and there remains a high level of interest in the lots for sale.
5. We are represented in the Milwaukee Sports Show.
6. Management will be attending the WACO convention. Wisconsin Association of Campground Owners. This convention offers extreme benefits
7. The Holiday Wholesale Show which includes candy and other items for the store
8. The Flood Evacuation Plan has been sent and as a reminder to complete and return the last page with the most up to date information.
9. Management has collect approximately \$3000 in bad debt and more expected shortly, most likely due to tax return time.
10. Overall we are doing well and our marketing continues to be strong
11. April 1st will be a trailer/lot inspection and if found unacceptable the owner will receive a letter to remove and/or clean up the lots within 14 days. Clean-up is scheduled for April 30th.
12. The filters and the solar panels will be installed for the pool beginning next week
13. The St. Patrick's party is scheduled for this afternoon. Bring a dish to pass and have a great time.
14. The bowling event had attracted about 24 people who all had a great time.
15. We are switching Waste vendors to save money and increase efficiencies which will include a new compactor and new recycling center that will allow co-mingled recyclables.

b. Jessica Jordan:

- i. St. Patrick's party begins at 4 but for those bringing food they can come in early.
- ii. Spring fling events are being planned for more parties at Benderz.
- iii. The new road signs have already brought in new faces. They were given brochures and encouraged to come back with their friends.
- iv. Thanks to Chad for bartending last weekend.

c. Kristen Swisher:

- i. See the treasurer's report

d. Mr. Bud Styer:

- i. Stated he is proud of our management staff and their commitment to the Park.
- ii. Food service continues to be a struggle but we are getting better and we are improving every day.
- iii. Reminded everyone that reservations will increase due to the cost of fuel and we are in close proximity to the "fun".
- iv. We will promote Saturdays on Wednesdays to improve attendance and participation during the summer season.
- v. We will promote Camp Commute. Going to work during the week from the

VI. Committee Reports:

a. Planning and Aesthetics Committee:

- i. Summarized lot violations and working closely with Jefferson County to prove our organization is capable of policing and enforcing all zoning laws.
- ii. 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. This will need to be put to the board for future budget considerations.

- iii. The committee has requested the Fund Raising Group consider sponsoring the erection of a new Teen Activity Center. The Fund Raising Committee will meet to discuss it.

b. Fundraising committee:

- i. Christine Santiago turned the committee report over to Jim Plageman, and Paul Wiese. Paul reported that there is nothing new since last month.
- ii. Ed Farrell presented the committee with an estimate for signs to be placed on all of the buildings sponsored by the Fund Raisers. Jim was able to obtain a better estimate. There was discussion about labeling the Pavilion and the Store, etc. with those same signs so people new to the park would know where these buildings are located.
- iii. Jeff and Cindy who take care of the aluminum cans purchased Aluminum, swivel, outdoor bar stools to replace the current ones. Thanks Jeff and Cindy.

VII. Old Business: None

VIII. New Business: None

IX. Adjournment:

- a. A motion was made by James Thompson and seconded by Joe O'Hara to adjourn the meeting at 9:30 am.

Respectfully submitted by:

Christine Santiago, Secretary
Rubidell Resort Condominium Association

The next Board of Directors Meeting will be on Saturday, April 2nd, 2011 at 9 am in the Community Room formerly known as the Reservation's building.