



“Family Fun for Everyone”

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

**Board of Directors Meeting
April 16th, 2011
Community Room (formerly known as Reservations)
25 Attendees**

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

I. Call to Order:

a. The meeting was called to order by Chad Londre at 9:14 am

II. Approval of the Agenda:

a. A motion was made by James Thompson and seconded by Jeff Ashmus to accept the agenda as presented. The motion carried.

III. Approval of the April 2nd Board of Directors Meeting Minutes:

a. Was tabled as there was technical difficulty printing the minutes. The May meeting will have all minutes available for approval.

IV. Treasurer’s Report:

a. A summary was provided by Joseph O’Hara. He stated there is \$180, 000 in the bank with all vendors paid.

b. A summary report of how Benderz is doing financially and essentially since moving to a one-level operation this last month we have profited approximately \$1400.

V. Management Report:

a. Jason Preinfalk;

i. The park has received a high rating from the Wood All Camping system and our park rated us 4 out of 5 for facility.

ii. Beginning May 1st 2011 wrists bands will be available to the membership.

iii. Golf cart stickers are in and will need to come up for inspection and must have proof of insurance for renewal. Public camper’s that come with Golf Carts will be required to go through the same inspection and proof of insurance.

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- iv. Women in Outdoors event. This is a big event. 8:00 am – 3:00 pm that will include various classes. This will coincide with Mother's Day.
- v. Jason announced that Jim Plageman has been hired as the Maintenance Supervisor.
- vi. The pool bathrooms will be open next week.
- vii. Pump outs will now be \$25 and must have the proper connections. Emergency pump outs will be \$50. Maintenance will contact you if the connection is not correct.
- viii. New activity director has been hired. He is an intern through the UW-Lacrosse and will be a paid intern.
- ix. The old gift shop will now be Crafter's Corner for adults.
- x. All water leaks have been fixed.
- xi. The new trash compactor has been installed and we have saved \$2000 by switching over the Waste Management.
- xii. Pump outs will begin on Friday and will begin regular rotation of Monday, Wednesday and Friday.
- xiii. Flood evacuation plan responses have come in well.
- xiv. Reservations are still \$20,000 ahead of last year and the lodge has been rented 14 weekends.

b. Jessica Jordan:

- i. Party this afternoon beginning at 5 pm serving hot dogs and hamburgers \$7 for adults, \$5 for kids. All you can eat with a DJ starting at 8 pm
- ii. April 30th the store will have a grand opening beginning at 8:30 pm for kids and teens to see all the new merchandise and to kick off the season
- iii. Fish Fry will hopefully begin again on Mother's Day weekend.
- iv. Looking into new menu items
- v. Hired a new store manager. Her name is Nicole.
- vi. Weather permitting; the pool bar will be open Mother's Day weekend with a Bloody Mary bar.
- vii. Easter weekend, Benderz will be closed.
- viii. Riverbend has black water tanks available to install and the park will install them.

c. Kristen Swisher:

- i. Excused

VI. Committee Reports:

a. Planning and Aesthetics Committee:

- i. Gary provided the following summary:
 - 1. Looking into setting up a mass communication system.
- ii. The committee will continue to keep the prospect of storage available. Looking in to working with a company on portable units.
- iii. Jefferson County sent out 7 non-compliance letters. 5 for screen rooms, 2 sheds and 1 deck.
- iv. Rubber maid container letters went out as Jefferson County will not allow them. 50 letters went out and must be removed by May 1st.
- v. Discussion on asphaltting. The park will be rebidding this year and approach the bank as the park is looking into it.

b. Fundraising committee:

- i. Christine Santiago turned the committee report over to Paul Wiese. Paul reported that the building signs have been installed identifying the buildings that the fundraisers paid for. He reported the fundraisers they spent \$22,000 last year.
- ii. Paul reported that the fundraisers will pay for and install the awning off the bar and Christine requested the rest of the fundraising money be ear marked for the Teen Activity Center.

VII. Old Business:

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- a. Board meetings will be twice a month so the board can address operational issues more than once a month

VIII. New Business: None

IX. Adjournment:

- a. A motion was made by Joe O'Hara and seconded by James Thompson 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, May 21st, 2011 at 9 am in the Community Room formerly known as the Reservation's building.

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