



“Family Fun for Everyone”

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

**Board of Directors Meeting
May 21st, 2011
Community Room (formerly known as Reservations)
70 Attendees**

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

I. Call to Order:

- a. The meeting was called to order by Chad Londre at 9:05 am

II. Approval of the Agenda:

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

III. Approval of the April 16th Board of Directors Meeting Minutes:

- a. A motion was made by James Thompson and seconded by Gary Karnitz to approve the March 2011 and April 2011 minutes. The motion carried.

IV. Treasurer’s Report:

- a. A summary was provided by Joseph O’Hara. He stated there is \$189, 786 in the bank with all vendors paid.
- b. The park will pay the balance on the solar panels which is approximately \$20,000.

V. Management Report:

a. Jason Preinfalk:

- i. Jason announced that it was his 10 year anniversary of being employed at River Bend.
- ii. Jason informed everyone that the trees next to the guard shack were removed for the improved aesthetics but more importantly they were damaging the large motor homes entering the park.
- iii. There are continued advertising efforts underway to remain competitive.
- iv. Jason announced that River Bend Resort will be represented in the Watertown 4th of July parade and is coordinating those efforts with Patti and Ed Farrell.

- v. The weekend newsletters are to begin for the season providing updates and announcements.
- vi. We have had slightly more than a 60% response on the return of the signed Flood Evacuation Plans. Those that have not completed and returned their plans to the management are encouraged to do so.
- vii. Lock-out activity will be in effect for those accounts that are in arrears or have not made any financial arrangements.
- viii. The Township of Milford has approved 14 additional camp sites to be located by the back fishing pond across from the baseball diamond. Next step is to present it to Jefferson County zoning officials.
- ix. For the remainder of the open season, Board meetings will take place in the pavilion.
- x. The park underwent several state inspections which included the pool, the pond and all went well.
- xi. The park purchased a new pump to help with drainage when we experience significant rain fall.
- xii. Sod has been purchased and placed on the rental (UDI) sites. This was done in an effort to prevent any refunds since most people do not wish to camp in mud.
- xiii. The roads have been regarded.

b. Jessica Jordan:

- i. Fish fry's have been going well. We had one of the best turn outs.
- ii. Next Friday and alternating Fridays will be a guitar player in the community fire area by the Gazebo. This activity will alternate on Fridays with Karaoke at Benderz.
- iii. Windows in the bar-porch are installed but will require new blinds.

c. Kristen Swisher:

- i. Reservations continue to come in strong and we are 26% ahead of where we were last year.
- ii. The Lodge (house) has been booked 16 times.
- iii. The travel trailers are almost completely booked for the season.
- iv. Women of the Outdoors went very well and there is continued interest for their return next year and hoping to stay over night and schedule more events. This is great advertising as they are endorsed by a national magazine. All activities were overseen by a DNR official.

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. The park will continue to evaluate the conditions of the condo lots. Lots that are unsightly will be addressed.
- iv. The committee continues to discuss and plan for the Teen Center.
- v. The PA system has been installed in and around the "hub" of the park.

b. Fundraising committee:

- i. Christine Santiago turned the committee report over to Paul Wiese. Paul did not have much to update. We are preparing for the big Memorial Day Weekend Pancake Breakfast.
- 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.
- iii. Irv Wargolet confirmed Irv's Famous Donuts will be available at the Memorial Day and Labor Day Holidays. Proceeds will go to the Halloween events.

VII. Old Business:

- a. Sandy Thorp provided an update on the new "Krafter's Korner". Kerrie Monahan will be involved as well. It will be designed for adults only who are interested in many crafting events. She instructed the membership to watch for more details in the flyers.
- b. Guest review systems (website survey) are in place and reports will be presented to the BOD's throughout the open season.

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 9:55 am.

Respectfully submitted by:

Christine Santiago, Secretary
Rubidell Resort Condominium Association

The next Board of Directors Meeting will be on Saturday, June 18th, 2011 at 9 am in the Pavilion