



“Family Fun for Everyone”

**The Rubidell Resort Condominium
And
River Bend RV Resort
Board of Directors Meeting
Saturday December 17th, 2011
Community Room – 19 Valued Members in Attendance**

Board of Directors – Present	Management – Present
Chad Londre - President	Jason Preinfalk – General Manager
Gary Karnitz – Vice President	Kristen Swisher – Account Records & Reservations
Christine Santiago – Secretary	James Plagemann – Maintenance Supervisor
Joseph O’Hara - Treasurer	
Jeff Ashmus – Condo Lot Owner - Excused	
James Thompson – UDI Representative	
Sue Best – Condo Lot Owner	
Rusty Birkholz – Condo Lot – Alternate - Excused	

- I. **Call to Order:**
 - a. The meeting was called to order by Chad Londre at 9:10 am

- II. **Approval of the Agenda:**
 - a. A motion was made by Gary Karnitz and seconded by Sue Best to accept the agenda with the request by Christine Santiago to add of Social Network Site under New Business. The motion carried.

- III. **Approval of November 2011 Board of Directors Meeting Minutes:**
 - a. A motion was made by James Thompson and seconded by Joe O’Hara to approve the November 2011 meeting minutes with the exception of the printed copy for the membership had James Thompson as being absent when it should have been Jeff Ashmus. Christine noted the correction previously and sent the corrected minutes electronically after these were printed. Motion carried

- IV. **Treasurer’s Report:**
 - a. A summary was provided by Joseph O’Hara. Joe noted that the bank balance is \$218,576.44. All bills are current and vendors paid. Labor costs have significantly been reduced from the previous year by approximately \$38,000.

- V. **Management Report:**
 - a. **Jason Preinfalk:**
 - i. Jason provided an update on the back pond sites. The electric should be done in the near future with plans for planting grass in time for the 2012 season.
 - ii. Newman pools have completed their fall work on the pool repairing the leaks under the pool. They are scheduled to finish their work in the spring which include the tiling and cosmetic work .

- iii. Jason provided an update on our insurance settlement from the wind storms and we will be receiving a check from the insurance for the broken basketball game in the amount of \$18,000.
- iv. Jason announced that a national magazine known as Woodall Direct provided River Bend Resort with a 5 star rating for recreation and a 4 star rating for facilities and is considered a premium rating systems for campground and recreation parks.
- v. A 20 minute video was sent to all members with advertising index cards. In phase two, the cd and index cards will be sent to past campers and local area chamber of commerce offices for more exposure.
- vi. Jason thanked Ed and Patti Farrel for sponsoring the The Watertown Parade of Lights that included a decorated wagon from Riverbend.
- vii. Jason reported that the DNR has approved a new well which will be dug this winter and will be dedicated solely for the pool and pool house. This will alleviate the water pressure problems throughout the park when the demand is at its peak.
- viii. There are extra events scheduled for the winter which will include recliner races on February 18th that will coincide with the Board Meeting.
- ix. There is a Christmas social scheduled for this afternoon after the board meeting.
- x. Jason has to confirm a couple of events and the summer schedule should be available by the end of the week.
- xi. Jason announced that 30 people have signed up the for the New Year's Eve party. It is a pre-paid event and payments can be made at Benderz. There will be Karaoke and DJ. He encouraged everyone to sign up to have a great time
- xii. Jim continues to work on the storage re-structuring project. All the junk is finally leaving the park including the big black bus.

b. **Kristen Swisher:**

- i. Kris announced that the new payment booklets will be sent out soon for 2012.

VI. Committee Reports:

a. **Planning and Aesthetics Committee:**

- i. The Rules and Regulations and the Lot Improvement Guidelines documents revision project has been tabled due to time constraints. The committee has scheduled a special meeting on Saturday, January 7th and be dedicated to the completion of this project.
- ii. The A&P committee requested a motion from to board to ban all portable septic tanks since they pose a significant health and safety risk to the park. This will be restricted to condo lot owners and seasonal sites. Christine clarified that this information will be posted and communicated and will take affect beginning with the 2012 open season. **A motion was made by Gary Karnitz and seconded by James Thompson to draft the committee's proposal. The motion carried.**
- iii. The A&P committee requested that Jason look into the application of the new Concealed and Carry law. Jason will provide that clarification
- iv. Gary stated that due to the confidential nature of some of the discussions, the committee will go back to being a closed committee meeting. Anyone wishing to present a request and/or concern may address they committee and then be excused.
- v. Gary re-stated the rules that 4-wheel drive golf carts, ATV's are not allowed in the park.

b. **Fundraising committee:**

- i. Christine turned it over to Paul Wiese who reported that over 20 people volunteered in the wood pit on Saturday, December 3rd to cut logs, split wood ending the event with volunteered luncheon. The next wood pit event is scheduled for New Year's Eve Day.

VII. Old Business:

- a. There was no old business

VIII. New Business:

- a. Social Network-Christine noted a concern of the postings on the Non-official River Bend publishing the raffle events. Since we are not a charitable organization we are not allowed to conduct raffles.

IX. Adjournment:

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

Respectfully submitted by:

Christine Santiago, Secretary
Rubidell Resort Condominium Association

Note: The January meeting was moved up one week due to the management staff attending the Trade Show. The next Board of Directors Meeting will be on Saturday, January 14th, 2011 at 9 am in the Community Room.