



“Family Fun for Everyone”

**The Rubidell Resort Condominium
And
River Bend RV Resort
Board of Directors Meeting
June 18th, 2011
Pavilion
51 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- EXCUSED	
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 9:04 am

II. Approval of the Agenda:

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

III. Approval of the May 21s Board of Directors Meeting Minutes:

- a. A motion was made by Sue Best and seconded by Gary Karnitz to approve the May 21st BOD Meeting minutes. The motion carried.

IV. Treasurer’s Report:

- a. A summary was provided by Joseph O’Hara. He stated there is \$167,000 in the bank with all vendors paid.
- b. Taxes paid at greater than \$21,000.
- c. Lodge is booked through Labor Day
- d. Reservations continue to come in strong and we are at \$32,000 in reservation.
- e. Most of the park owned trailers are completely booked for the season.
- f. Bad Debt Collections approximately \$275,000 using Transworld Collection Agency and have collected more than \$13,000 in the phase one process.

V. Management Report:

a. Jason Preinfalk:

- i. Jason thanked all the volunteers who have been cleaning the park landscaping areas
- ii. Jason announced the packet of information including letters reminding people to clean their lots. This will be considered a last warning. If the park has to clean the lot, the primary owner will be charged for the cleanup. He reminds people to contact him with

questions or concerns. The primary owner will be charge a minimum of \$25. The packet of information included a letter from Rob Klotz-Zoning Department of Jefferson County indicating that no building permits will be issued until their FEMA/DNR audit is completed; approximately 2 years. A Jefferson County permit will NO longer be required for fill, gravel or cement, however, a River Bend Permit is still required.

- iii. Jason asks that if there are negative encounters with staff to please let him know so he can address it immediately.
- iv. Golf cart registration must be completed by June 26th or receive a \$25 fine.
- v. 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.
- vi. Marketing efforts continue to bring in mid-week business.
- vii. Bidding process will begin for asphaltting the front area.

b. **Kristen Swisher:** Per Joe O'Hara's report

VI. **Committee Reports:**

a. **Planning and Aesthetics Committee:**

- i. Gary Karnitz provided the following summary:
 1. Reminder to submit the signed Flood Evacuation Plan back to the park.
- ii. The park is pursuing adding 14 additional sites to the back fish pond and will be presented to Jefferson County Monday evening for approval.
- iii. There will be no meeting July 2nd due to the Holiday weekend.

b. **Fundraising committee:**

- i. Chad turned the committee report over to Paul Wiese. Paul did not have much to update.
 1. Paul reported that the aluminum cans brought in \$ 441 and paid for the new bar stools at the pool.
 2. Fundraisers will pay for and volunteers to install the awning off the bar and Dave Connor will be the contractor in charge.
 3. Wood sales from Memorial Day were over \$2000.
 4. Memorial Day Weekend pancake breakfast was the best

VII. **Old Business:**

- a. 14 Fishing pond sites will be voted on by Jefferson County on Monday
- b. Website survey will provide feedback for continued business improvement. Jason will provide those cumulative reports to board monthly.

VIII. **New Business:**

- a. Annual meeting and elections announcement for Saturday, July 9th. Registration begins at 9 am and the meeting to begin at 10 am.
- b. The roof on the Inn needs to be replaced and will begin opening the bids for that project and they should be turned in to Jason.

IX. **Adjournment:**

- a. A motion was made by Joe O'Hara and seconded by Gary Karnitz to adjourn the meeting at 9:23 am.

Respectfully submitted by:

Christine Santiago, Secretary
Rubidell Resort Condominium Association

The next Board of Directors Meeting will be on Saturday, July 16th, 2011 at 9 am in the Pavilion.

June 18th, 2011