



*“Family Fun for Everyone”*

**The Rubidell Resort Condominium  
And  
River Bend RV Resort  
Board of Directors Meeting  
Saturday September 17th, 2011  
Pavilion**

<b>Board of Directors – Present</b>	<b>Management – Present</b>
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	
James Thompson – UDI Representative	
Sue Best – Condo Lot Owner	
Rusty Birkholz – Condo Lot – Alternate -	

**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 James Thompson to accept the agenda with the correction of the date to be September 17<sup>th</sup> and not August 27<sup>th</sup>. The motion carried.

**III. Approval of August 27th Board of Directors Meeting Minutes:**

- a. A motion was made by Joe O’Hara and seconded by James Thompson to approve the August 27<sup>th</sup> BOD Meeting minutes. The motion carried.

**IV. Treasurer’s Report:**

- a. A summary was provided by Joseph O’Hara. He presented the newly developed Monthly Treasurer’s Report which will provide the members with a summary of the most critical features of our finances. Detail will always be available to the members upon request. Joe noted that the lodge was rented 21 times this year resulting in rental income of \$12,175. He mentioned there is already \$2,583 in the reserve account referenced in the recently sent letter to the membership.

**V. Management Report:**

**a. Jason Preinfalk:**

- i. Jason proceeded to thank all of the volunteers in the clean-up after the Labor Day Storm. The park received high praise from the weekend campers for such an organized clean up effort.
- ii. The “End of the Season” party will begin at 3 pm today with games, raffles, the “Mystery Auction”. Dinner will be at 5:30 with the park supplying the main course. People are encouraged to bring a dish to pass. There will be wagon rides as well.

- iii. Jason commented on the fact that at this time of year we will be cutting staff in an effort to reduce payroll. It should be noted that with staff being let go is a business decision and not to listen to the negative rumors.
- iv. Jason stated that as a result of the members and campers making the effort to recycle, the park has saved over \$6,000. Thanks to everyone for being green.
- v. Right after Labor Day, we will jump right in to advertising efforts for the 2012 season. Components of this effort will include:
  - 1. Attending the WACO convention
  - 2. Advertising for the area snow mobile clubs
  - 3. Flyers and CD's
  - 4. Winter trade shows
- vi. The management will have to go back to the Town of Milford to approve moving the back pond sites to the other side of the pond. This is at the direction of Jefferson County Zoning Department. The town of Milford is schedule to meet on October 13<sup>th</sup> and Jason did not anticipate any problems since this is the same parcel of property.
- vii. Chip seal and asphalt quotes are still coming in. There is talk of neighbors getting together to "Chip Seal" their respective roads at their own expense. This was not discouraged but may be difficult to coordinate.
- viii. The pool update: Newman pools provided a 5 page proposal that Jason will present to the BOD in the executive session. Repairs in the proposal will include:
  - 1. Hot tub
  - 2. Expansion joints under the pool
  - 3. New tiles
  - 4. Deck repair
- ix. Inn roof quotes are still coming in.
- x. Insurance claims have been filed for the basket ball toy that was damaged in a previous wind storm. Also, all pictures from the damage from the Labor Day storm have been submitted to the insurance company. This includes items such as:
  - 1. The rental trailer
  - 2. Pool umbrellas
  - 3. Pool chairs, etc.

**b. Kristen Swisher:**

- i. As expected reservations have slowed down. However overall reservations for this season are up 17% over last year.
- ii. Reservations are still coming in for fall camping.

**VI. Committee Reports:**

**a. Planning and Aesthetics Committee:**

- i. Gary announced that the A&P committee will be meeting one hour before the board of director meetings through the off season for convenience.
- ii. Gary reminded everyone that canvas tops on screen rooms must be removed by November 1<sup>st</sup> as this is what we told Jefferson County we would do to show that we are compliant with their zoning rules.
- iii. Gary reminded everyone to remove their boats and cars, etc. from their lots by October 15<sup>th</sup> as their lots are not to be used for storage.
- iv. There was further discussion on the location of the teen center, but we must consider more urgent issues for the park.
- v. The committee is working on revising the Lot Improvement Guidelines.

**b. Fundraising committee:**

- i. Christine requested that the fundraising committee have an official meeting to review how the funds are to be used considering the upcoming pool repairs.
- ii. Christine announced that the Fireworks committee raised \$3500 for next year's Fourth of July Fireworks.

- iii. Christine then turned the report over to Mr. Paul Weise who provided the following summary:
  1. Currently we have \$13, 000 in the bank.
  2. Wood sales have brought in \$14,000. Paul thanked everyone who volunteered to help with the wood.
  3. Labor Day Pancake Breakfast cleared \$900.
  4. The Aluminum cans brought in \$1715
  5. The committee will need to spend some money to gravel and cement the wood barn for more efficient operation.
- iv. Sue Best stated that Irv's famous donuts brought \$199 in bringing the Halloween monies to approximately \$1400. Sue provided an update on the Halloween event which will include hot dogs, pumpkin painting, bake sale, cake walk and much more. A flyer will provide the schedule of events. Sue is requesting volunteers to assist in building the haunted house and donations of cakes, cookies, etc. for the cake walk and bake sale. The Halloween Committee is looking to take to over the old building by the back pond sites to make that the permanent haunted house so the volunteers will not have to take everything down every year.

**VII. Old Business:**

- a. Lighting the mini golf course is scheduled to take place this fall. The parts for installing the lights are on order.
- b. Jason will be researching new features to update the mini-golf course. He anticipates making some connections at the WACO convention in March.
- c. There will be 3-4 suggestion boxes stationed throughout the commercial areas of the park for next season.
- d. Jason will be working on the 2012 schedule of events which will include groups like Women of the Outdoors for next May.
- e. The auction that was scheduled for Labor Day weekend has been rescheduled to the Saturday of Memorial Day weekend in 2012.
- f. Jason reminded everyone that NO ONE MAY LIVE IN THE PARK AFTER OCTOBER 15<sup>TH</sup>.

**VIII. New Business:**

- a. There was no new business

**IX. Adjournment:**

- a. A motion was made by James Thompson and seconded by Gary Karnitz to adjourn the meeting at 9:40 am. The motion carried.

Respectfully submitted by:

Christine Santiago, Secretary  
Rubidell Resort Condominium Association

The next Board of Directors Meeting will be on Saturday, October 15th 2011 at 9 am in the Pavilion.