

Rainbow Bend Homeowners' Association, Inc.
REVISED Board of Directors' Meeting Agenda & Notice
September 23, 2025, at 6:00 PM
In person at: Rainbow Bend Clubhouse 500 Bleu de Clair, Sparks NV
Or

Please join my meeting from your computer, tablet or smartphone.

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If an item is not designated as an Action Item; it will be on the agenda for discussion only. The Board may take no action, except in an emergency, unless the agenda informs Owners of what action the Board may take. The Board may refer any issue to a committee or to the Community Manager for investigation and recommendations for future action.

- 1. Call to Order/Determination of Quorum – Action Item**
- 2. Pledge of Allegiance**
- 3. Membership Open Forum for Items Specifically on the Agenda – Discussion**
- 4.** This is the portion of the meeting dedicated to membership input for items on the AGENDA ONLY. If you would like to speak to the Board, this is the time to do so. Each person will be allowed a maximum of three minutes. If necessary, a total open forum period of up to thirty minutes will be allowed. We would like to let everyone know that even though we value membership comments, this is a Board meeting designed to conduct Association business within a reasonable time limit. No member or committee member will be permitted to speak during the meeting unless called upon by the Board. Members cautioned to use proper decorum (as outlined in RRNR (43,19-28, 12th Ed
- 5. President's Report (if needed)**
- 6. Guest Speaker –**
- 7. Management Report – Report/Discussion/Action**
 - A.** Executive Session Report - Report
 - B.** Litigation Update (if needed) – Report
 - C.** Legal Expenses – August 2025 – None.
 - C.** Unanimous Consent Matters Approved by Board –
 - D.** Expenses Approved since last Board meeting - None
- 8. ARB – Report**
- 9. Committee Reports:**
 - A** RV Lot – Report & Possible Action on Maintenance Items
 - B** Budget & Finance - Report
 - C** Community Landscape - Report
 - D** Communications & Events – Report
 - E** Clubhouse Area Committee - Report
 - F** Governing Documents - Report
- 10. Approval of Minutes – Action Item**

The Board may approve the Minutes from August 25, 2025.
- 11. Financial Reports – Action Item**
 - A** **Review of Reports** - The Board may approve Financial Reports through July 2025 subject to the Annual Audit.
 - B** **Review of Bank Statements**
 - C** **Open a new Operating bank account at First Independent Bank -update**
- 12. UNFINISHED BUSINESS – Action Items**
 - A.** **Roof Repair – Update.**
 - B.** **Articles of Incorporation, Bylaws and CCRs Amendments – Update.** Mailed & due 9/23/2025.
 - C.** **Selling the Maintenance Truck – Update**

- D. **Selling the old sound system** – The Board may approve the sale the old sound systems.

13. NEW BUSINESS – Action Items

- A. **NV Energy – AC/Heater noise** – The Board is collecting information on members that are having issues with excessively loud ACs/heaters that were replaced during the conversion from propane to natural gas.
- B. **Lot A** – The Board may approve the RBCC the use of an office in Lot A for Storage
- C. **Pool Table** – Laiq Mir would like to discuss the replacement of the pool table
- D. **Committee Application** – Shirley Miller to be appointed to the Documents Committee & Andrea Ehlert to be appointed to the clubhouse committee
- E. **RV Lot** – Board of Directors may approve the RV Lot Budget
- F. **RBHOA C&E** – Board of Directors may approve paint party in November and discuss Ugly Sweater Holiday party in December
- G. **Charter for RV Lot** – possible approval of Charter for RV Lot
- H. **Lot A** – possible renaming of Lot A to 501

➤ **Correspondence**

- **Next Meeting Agenda Items** Next meeting date is October 28, 2025. 2026 Budget Adoption

➤ **Community Announcements**

- **RBCC (Rainbow Bend Country Club)**
- **Other announcements**

14. **Membership Open Forum for Items Not on the Agenda**

This Portion of the meeting is dedicated to membership input for ANY ITEM PERTAINING TO THE ASSOCIATION. No action may be taken at this time, but the Board may decide to add an item to the future agenda.

15. **ADJOURNMENT**

Per NRS 116.31083: It is the right of a unit's owner to have a copy of the audio recording, the minutes or a summary of the minutes of the meeting provided to the unit's owner upon request, in electronic format at no charge to the unit's owner or, if the association is unable to provide the copy or summary in electronic format, in paper format at a cost not to exceed 25 cents per page for the first 10 pages, and 10 cents per page thereafter. It is the right of a unit's owner to speak to the Executive Board, unless the Executive Board is meeting in Executive Session

***This agenda may be amended up to 24 hours before the meeting, in which event the revised agenda will be available at the meeting. **

Please visit our newly updated website at www.rainbowbendnv.com. Some pages are still under construction but there is valuable information and forms available on our website.