

# Rainbow Bend HOA

## Board of Directors Meeting Minutes

### September 24, 2024

#### **Board Present**

Diana Vick – President  
David Neidert – Vice-President  
Jennifer Agnew – Board Member  
Glenn Martin – Secretary/Treasurer  
Daniel Root – Board Member

#### **Management**

Terri Kenyon – Supr. CAM

#### **Membership**

On file

#### **Call to Order**

The Board of Director's meeting was called to order at 6:06 pm by Board President, Diana Vick. The meeting was held via gotomeeting.com, as well as in person, in the Rainbow Room, 500 Ave de la Bleu de Clair Sparks, Nevada. With all five Board members in attendance a quorum was established.

**Pledge of Allegiance** - Recited.

#### **Membership Open Forum** –

A homeowner thanked Bob and Lisa Holleman for cleaning up a lot for a homeowner that was unable to do so.

**President's Report** – None.

**Guest Speaker** – None.

#### **Management Report**

**Executive Session Report** - Terri Kenyon reported in the executive session held prior to this meeting, the Board scheduled a drive through; discussed violations and reviewed correspondence regarding delinquencies and violations.

**Litigation Update** – None.

**Legal Expenses** – Management reported that there was no money spent on legal expenses in August 2024.

**Unanimous Consent Matters Approved by Board for Ratification** – None.

**Expenses Approved since the last meeting** – Management approved ASP Pool \$879.23 to repair the pool filter and \$390.93 to replace the pool light and the gasket around the pool light.

#### **Board /Committee Reports**

**ARB Report** – Lisa Holleman reported that two ARB requests had been denied. One regarding landscape that didn't meet the neighborhood standards and one regarding a wood fence. She also reported that the house that had been damaged by fire was in the process of removal that had already been approved.

**RV Committee Report** – Lisa Holleman reported that progress is being made on the RV lot expansion and that volunteers are needed for the committee.

**Budget & Finance Committee Report** – The committee is meeting twice a week in preparation for the 2025 budget.

**Community Landscape Committee** – F Jay Harrell reported that the RFP has been sent out to various contractors and that the current landscape company, Reno Green, had skipped two Mondays in a row with one being Labor Day and the other was Field Workers Day off.

**Communications & Event Committee Report** – Janet Kraft reported that the paint party was a success; the Halloween Party is scheduled for October 25<sup>th</sup> from 5-9 pm; and that on October 11<sup>th</sup> will be the Storey County Resource seminar at 6:30 pm.

**Clubhouse Int/Ext & Recreation Area** – Michele Primus reported that the committee plans on

putting samples of the colors and flooring samples for the Rainbow Room and kitchen in the lobby for the residents to vote on their preference. They also obtained sealed proposals for the audio system upgrade to a blue tooth system and submitted them to the Board for opening at this meeting.

**Governing Documents Committee** – David Neidert reported that everything is on hold for now. Management asked for a copy of the documents submitted that need to go to the attorney in word format. David advised management to contact Tresa Harrell for the word version.

**Approval of Minutes** – *Glenn Martin made a motion to approve the August 27, 2024, minutes as written; David Neidert seconded the motion which was carried unanimously*

**Financial Reports** – Terri Kenyon reported that the July financials are not yet available due to a lockbox deposit that does not match with the bank statement and that the processing center has been contacted regarding the discrepancy. Postponed.

**Review of Bank Statements** – Postponed.

**Transfer of Reserve Funds to Edward Jones** – Terri Kenyon said that she is coordinating the closing of the First Citizens Bank account, and that Enterprise is on hold until the after the payment to Emcor for the ventilation system has cleared along with a few other reserve checks and that the transfer from the operating account would take place after the insurance is paid in the upcoming month.

### **Unfinished Business**

#### **Reserve Projects –**

**Painting Proposals** – Two proposals were received and opened from Paint NV for \$15,450.00 and Brush Brothers for \$10,500.00 to paint the Rainbow Room, kitchen and entrance area. *Glenn Martin made a motion to accept the proposal from Brush Brothers in the amount of \$10,500.00; Diana Vick seconded the motion which carried with a vote of all in favor.*

**Reserve Study Full Study** – In process.

**NV Energy – natural gas conversion** – None.

**Key Card System Upgrade/Update** – Jennifer Agnew is scheduling with Guardian Gates and Pioneer Electric as part of the process to get this project started.

**Sport Court Resurfacing & Painting** – Postponed.

**Asphalt Sealing & Crack Fill of Sports Court** – Postponed.

**Picnic Tables** – On order and expected to arrive the week of October 7<sup>th</sup>.

**Installation of door between clubhouse & lot A** – Waiting on the county.

**Appointment of Board Secretary** – *David Neidert made a motion to appoint Glenn Martin as Secretary; Diana Vick seconded the motion which was carried unanimously.*

**Pioneer Electric Proposal** – Postponed.

**Landscape Maintenance proposals for the 2025 Season** – Postponed.

**Committee Appointments** – *Diana Vick made a motion to appoint Lynn Luhman to the Communications Committee; Jennifer Agnew seconded the motion. The motion passed unanimously.*

### **New Business**

**Purchase New Audio/Speaker System for Rainbow Room** – Jennifer Agnew asked why we were looking at this when we had recently spent around \$10,000.00 for the system we are using now. Glenn Martin explained that they were looking for a more modern and Bluetooth system. Proposals from sound Planning in the amount of \$30,717.25 and Calibration Consultant, LLC DBA Channels in the amount of \$17,884.91 for option 1 and \$22,648.57 for option 2 were opened. Postponed.

**Culligan Proposal for Lot A** – *Glenn Martin made a motion to approve the proposal to install a water softener in lot A in the amount of \$5517.14 plus add \$476.74 for the option upgrade; Diana Vick seconded the motion which was carried unanimously.*

### **Correspondence –**

There was correspondence from the Communication Committee for approval to store the

Halloween decorations in the back area of lot A. *Glenn Martin made a motion to approve the request; Diana Vick seconded the motion which was carried unanimously.*

There was correspondence from Gerald Chadwell that was read by management and attached to these minutes.

**Next Meeting Date & Agenda Items**

The next meeting is scheduled for October 22, 2024, which will include the 2025 budget adoption.

**Community Announcement Forum**

**Rainbow Bend Country Club** – Dave Hart reported that Bingo will be held on October 5th and that there will be a Halloween potluck on October 26<sup>th</sup>.

**Other** – None.

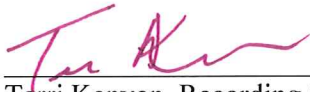
**Membership Open Forum** –

A homeowner commented the NVEnergy and Brycon waws doing a great job on the conversion from propone to natural gas.

A homeowner commented on the upcoming landscaping contract.

**Adjournment** With no further business to discuss, *Dina Vick moved to adjourn the meeting David Neidert seconded the motion. The motion was carried with all in favor at 7:15 pm.*

Respectfully Submitted,



Terri Kenyon, Recording Secretary



Glenn Martin, Board Secretary