

Rainbow Bend HOA

Board of Directors Meeting Minutes

October 22, 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 6:03 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 congratulated Glen and Dan for meeting with Edward Jones, financial advisor, to obtain a better return on our money and thanked them for their hard work.

A homeowner spoke about the audio system proposals and asked if this was being done for the Association or the RBCC. He also asked the same about painting the Rainbow Room and the use of the refrigerator behind the bar being for the use of the RBCC.

A homeowner asked why the prior homeowner was attacking the RBCC when they have nothing to do with the audio system and utilize the old system.

A homeowner reminded everyone that the RBCC does consist of Association members.

A homeowner Board member responded that the Rainbow Room had not been painted in more than 20 years and it was being done to benefit the whole community.

A homeowner and member of the RBCC informed the membership that the refrigerator is for the use of anyone that uses the Rainbow Room.

A homeowner stated that all members of Rainbow Bend may join the RBCC.

The homeowner that spoke second in open forum regarding improvements apologized to the membership for his prior comments.

President's Report – None.

Guest Speaker – Beth from the Community Chest Cow Bus – asked for approval to park the cow bus at Rainbow Bend for the child program that runs Monday through Friday from 9 AM until 3 PM and also the permission to run an extension cord for power.

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, approved minutes and reviewed correspondence regarding delinquencies and violations.

Litigation Update – None.

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

Unanimous Consent Matters Approved by Board for Ratification – None.

Expenses Approved since the last meeting – Management approved \$1,322.41 for treadmill repairs and also approved Pioneer Electric to make an electrical repair in the RV lot that would be

done by time and materials.

Board /Committee Reports

ARB Report – Lisa Holleman reported that there were 62 ARB requests in process and a couple had been denied.

RV Committee Report – Lisa Holleman reported that there are six open spaces and that they have met with the electrician.

Budget & Finance Committee Report – Davie Phillips reported that there was no increase in fees in the proposed budget and thanked the committee members for their hard work.

Community Landscape Committee – No report.

Communications & Event Committee Report – Lisa Holleman reported that they are working on a procedure binder that would be kept in the Board Room.

Clubhouse Int/Ext & Recreation Area – Michele Primus reported that the committee had met with Stephanie and Diamond G Construction. Bids should be forthcoming.

Governing Documents Committee – David Neidert reported that the next meeting would be on November 15th at 4 PM to start working on the rules and regulations.

Approval of Minutes – *Diana Vick made a motion to approve the August 27, 2024, and September 24, 2024, minutes as written; Daniel Root seconded the motion which was carried unanimously*

Financial Reports – Postponed.

Review of Bank Statements – Postponed.

Transfer of Reserve Funds to Edward Jones – The Heritage Bank account has been closed and the funds are being transferred to Edward Jones. The First Citizens Bank Reserve account is in the process of being closed so that the funds can be transferred to Edward Jones.

Unfinished Business

Reserve Projects –

Painting Rainbow Room and Kitchen – This is scheduled to be done between November 4th and 15th. The Rainbow Room will not be available during this time and other arrangements have been made for items that were scheduled.

Reserve Study Full Study – In process.

NV Energy – natural gas conversion – None.

Key Card System Upgrade/Update – Jennifer Agnew is scheduling with Guardian Gates, Century Glass 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 – Have been delivered.

Installation of door between clubhouse & lot A – This will be done during the time that the painting project is also being done.

Pioneer Electric Proposal – *Glenn Martin made a motion to accept the proposal from Pioneer Electric in the amount of \$1675.00 to rewire and add outlets to the patrol office; David Neidert seconded the motion which was carried unanimously.*

Landscape Maintenance proposals for the 2025 Season – The Board opened proposals received from Reno Green – option 1 - \$154,632.00 and option 2 - \$\$159,643.00; Green Diamond - \$121,620.00 and All Seasons – \$153,772.00 for a two-year contract. The proposals will be more thoroughly evaluated, and a decision will be made at the November 2024 Board meeting.

Committee Appointments – There was discussion on appointing Diana Vick to the Clubhouse Committee – postponed.

Purchase New Audio/Speaker System for Rainbow Room – Several members spoke to the Board regarding this item. 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. *Daniel Root made a motion to postpone this item until the pool project quotes were received; Jennifer Agnew seconded the motion which was carried unanimously.*

New Business

2025 Budget Adoption – Glenn Martin made a motion to adopt the 2025 budget as presented; Diana Vick seconded the motion which was carried unanimously.

Volunteer Labor Policy – Postponed.

Floor Mats – Diana Vick made a motion to authorize the expenditure of purchasing floor mats of up to \$1500.00 and discontinuing the rental service; Glenn Martin seconded the motion which was carried unanimously.

Correspondence –

None.

Next Meeting Date & Agenda Items

The next meeting is scheduled for November 26, 2024, which will include the 2025 budget ratification meeting prior.

Community Announcement Forum

Rainbow Bend Country Club – Dave Hart reported that Bingo will be held on November 2nd and that there will be a Halloween potluck on October 26th.

Other – Lisa Holleman informed the meeting attendees that a memorial service will be held for Willie Knox on November 17th from noon until 3 pm in the Rainbow Room.

Membership Open Forum –

A homeowner reminded the membership that early voting will take place at the firehouse on Saturday from 10 AM to 2 PM.

A homeowner asked what kind of paint was being used to paint the cabinets and asked that we be sure that it is of food grade quality. Daniel Root said he would check with the painters.

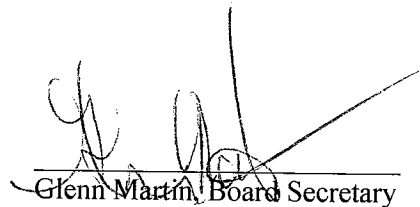
A homeowner asked about replacing the blinds in the Rainbow Room after the painting is completed and also stated that Brycon, the company doing the appliance conversions and/or replacement, were doing an excellent job.

Adjournment With no further business to discuss, *Dina Vick moved to adjourn the meeting Glenn Martin seconded the motion. The motion was carried with all in favor at 8:12 pm.*

Respectfully Submitted,



Terri Kenyon, Recording Secretary


Glenn Martin, Board Secretary