

Rainbow Bend HOA

Board of Directors Meeting Minutes

November 26, 2024

Board Present

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

Management

Terri Kenyon – Supr. CAM

Membership

On file

Call to Order

The Board of Director's meeting was called to order at 6:08 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 requested permission to put up a Christmas tree in the lobby. The Board approved her request.

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, approved minutes and was informed that Larry with patrol had requested December 16th-8th off which was approved.

Litigation Update – None.

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

Unanimous Consent Matters Approved by Board for Ratification – None. Fitguard has presented a proposal in the amount of \$3143.89 to make repairs to 3 treadmills. *Jennifer Agnew made a motion to approve the expense; Diana Vick seconded the motion which was carried unanimously.*

Expenses Approved since the last meeting – Management approved \$2,585.32 for different repairs to 2 of the treadmills.

Board /Committee Reports

ARB Report – None.

RV Committee Report – Terri Kenyon reported that the repair to the electrical in the RV lot was postponed due to NVEnergy and that there will be an additional bill for the scissor lift that Pioneer had already rented and had delivered for the job.

Budget & Finance Committee Report – Davie Phillips reported on her communications with Greater Nevada Credit Union.

Community Landscape Committee – No report.

Communications & Event Committee Report – None.

Clubhouse Int/Ext & Recreation Area – None.

Governing Documents Committee – The next meeting will be in January. The meetings are held the first and third Friday of the month at 4 PM in the library.

Approval of Minutes – *Glenn Martin made a motion to approve the October 22nd, 2024,*

minutes as written; Jennifer Agnew seconded the motion which was carried unanimously
Financial Reports –Postponed.

Review of Bank Statements – Postponed.

Transfer of Reserve Funds to Edward Jones – In process but we are waiting on the reserve checks to clear first.

Open a new Operating bank account at Greater Nevada Credit Union – *Glenn Martin made a motion to open a new operating bank account t Greater Nevada Credit Union; Diana Vick seconded the motion which was carried unanimously.*

Reserve Projects – We are waiting for a proposal from Diamond G Construction.

Painting Rainbow Room and Kitchen – This project is completed.

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.

Installation of door between clubhouse & lot A – This has been done but we are waiting on Pioneer Electric to install the emergency lighting and on the locksmith to install the emergency exit panic bar and lock.

Pioneer Electric RV lot – This was updated under the RV report.

Landscape Maintenance proposals for the 2025 Season – At the last Board meeting, 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. *Glenn Martin made a motion to accept the proposal from Green Diamond in the amount of \$121,620.00 plus the additional cost for picking up horse manure for a total of \$127,020 monthly; Diana Vick seconded the motion which was carried unanimously.*

Purchase New Audio/Spoker System for Rainbow Room – Postponed.

New Business

Correspondence – None.

Next Meeting Date & Agenda Items

The next meeting is scheduled for January 27, 2024. To be added to the agenda: Camera System, Cleaning Service, Annual meeting preparation.

Community Announcement Forum

Rainbow Bend Country Club – Dave Hart reported that Bingo will be held on December 7th; that there will be a Christmas Party for the kids on December 14th; and the New Years Eve Party for adults only will be held on December 31st which will include a white elephant gift exchange.

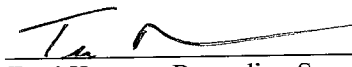
Other – It was announced that the parade of lights will be held on December 22nd and that participants should meet at the Hillside school at 5 PM.


Membership Open Forum –

A homeowner on the landscape committee stated that he is not including Jennifer Agnew in any emails to the Board as that is what he was advised to do.

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 7:00 pm.*

Respectfully Submitted,


Terri Kenyon, Recording Secretary


Glenn Martin, Board Secretary