

Rainbow Bend HOA

Board of Directors Meeting Minutes

January 16, 2025

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 6:07 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 asked how long the pool would be closed and was told that if the Board accepted the lesser of the proposal options it would be closed from February through June.

A homeowner asked about obtaining a loan for a portion of the project.

A homeowner asked why the contractor wasn't present to answer questions.

A homeowner asked if anyone had seen the fire hydrants tested recently and was referred to the CGID.

Approval of Minutes – *Dave Neidert made a motion to approve the November 26th, 2024, minutes as written; Diana Vick seconded the motion which was carried unanimously*

Unfinished Business

Reserve Project – The Board reviewed the proposal from Diamond G Construction which was separated for a full remodel at \$937,263.00 and pool area only at \$687,480.00. There were many comments from the membership in favor of doing the full remodel. Daniel Root called Mike Grashuis from Diamond G Construction to ask some questions regarding switching from tile to brushed concrete; Mike Grashuis said it would be approximately \$40,000.00 less on the full remodel amount if the Board switched to brushed concrete throughout and approximately \$30,00.00 less if brushed concrete in the pool area. After further discussion regarding the two options and the possibility of obtaining a loan for approximately half of the cost for the full remodel; *David Neidert made a motion to do the full project with the adjustments as discussed by Daniel Root on the phone with Mike Grashuis; Diana Vick seconded the motion which was carried unanimously.*

Daniel Root left the meeting at 7:12 pm.

Membership Open Forum –

A homeowner asked if the proposal from Diamond G Construction included the costs of permits and fees and was told no.

Jennifer Agnew mentioned that the last inspection of the pool area which required the resurfacing of the pool and spa, and replacement of the coping stones plus other items was made pre-COVID. Jennifer Agnew also informed the community that the Board had sent out about six requests for

proposals on the pool and remodel project and that of those six only two contractors, Diamond G Construction and one other company responded. The second company only did pools so they did not meet our needs for a general contractor.

A homeowner asked why the Board was considering financing part of the project when the funds were available in the reserve bank accounts and was told that the Board did not want to completely deplete our reserves if the funds were needed. She was also told that the Board is working on the reserve study and a plan for the future with the reserve study specialist and the financial advisor at Edward Jones. The homeowner also asked how the loan would be repaid and was told that the payments would be made from a reserve account.

Adjournment With no further business to discuss, *Glenn Martin moved to adjourn the meeting* *Diana Vick seconded the motion. The motion was carried with all in favor at 7:17 pm.*

Respectfully Submitted,



Terri Kenyon, Recording Secretary



Glenn Martin, Board Secretary