Rainbow Bend HOA
Board of Directors Meeting Minutes
January 27, 2026

Board Present	Management	Membership
Glenn Martin – President	Terri Kenyon – Supr. CAM	On file
Diana Vick – Vice President		
David Neidert – Board Member		
Daniel Root – Board Member		

Call to Order
The Board of Director's meeting was called to order at 6:15 pm by Board President, Glenn Martin. The meeting was held in person, in the Rainbow Room, 500 Ave de la Bleu de Clair Sparks, Nevada. Due to a technical issue with the sound system, the meeting was not held online. With four of four Board members in attendance a quorum was established. It was announced that George Angel had resigned from the Board of Directors.

Pledge of Allegiance – Recited.

Membership Open Forum – A homeowner asked bout the audits and taxes and the ombudsman complaint.

A homeowner complained about another member regarding dog feces and a pond.

President's Report – President, Glenn Martin had intended to present a power point presentation but due to the technical issue with the sound system, this did not happen. Glenn Martin reported on the issues with the reserve funds and that the cost to do the required work on the pool was much higher than if it had been started in 2022 instead of putting the project off.

Guest Speaker – Alison Krammer and Rob Fuller spoke on the filter program that will be handled through the CGID. The filters would be installed for residential properties only and that the Nevada Division of Environmental Services would be the website that residents should use to sign up for the program.

Management Report

Executive Session Report - Terri Kenyon reported that at the executive session held prior to this meeting the minutes from November 2025 were approved and a discussion was held regarding the postal person not delivering mail if trash cans are left in front of the mailboxes.

Litigation Update – None.

Legal Expenses – Terri Kenyon reported that we had actually spent $666.00 in legal fees in October regarding lot B & the lease preparation for lot B.

Unanimous Consent Matters Approved by Board for Ratification – None.

Expenses Approved since the last meeting – Management approved the purchase of a sink, garbage disposal and a new faucet for the kitchen.

Board /Committee Reports

ARB Report – None.

RV Committee Report – No report.

Budget & Finance Committee Report – Davie Phillips reported that the committee will be reviewing the 2025 financials after they are downloaded.

Community Landscape Report – The committee will be meeting with the landscapers prior to them starting for the season in April.

Communications & Event Committee Report – Janice Kraft reported the first quarter newsletter will be emailed to those that have signed up for email communications and posted on the website. The ugly sweater party was a huge success. The Meet the Candidate night will be

held on February 11th at 6 pm.
Clubhouse Int/Ext & Recreation Area – Davie Phillips reported that the sink, faucet and garbage disposal had been purchased but had not yet been installed.
Governing Documents Committee – Davie Phillips reported that the committee is working on a binder that would include the documents and forms and that they plan on addressing the CCR's next.
Approval of Minutes – ***Glenn Martin made a motion to approve the November 2025 meeting minutes as written; Diana Vick seconded the motion which was carried unanimously.***
Financial Reports – Postponed.
Review of Bank Statements – Postponed
Opening a new Operating bank account at First Independent Bank and name the signers on the account. Postponed.

Unfinished Business
Roof Repair – Hard copies of the power point presentation were printed and provided. (Attached to these minutes.)
Articles of Incorporation, Bylaws and CCRs Amendments – The Board has asked the document committee to prepare a cover letter so that the ballots and documents can be mailed out again. Another town hall meeting will be scheduled to coincide with the mailing.
Selling the Old Sound System – Postponed. We are working on pricing.
Pool Tables – Postponed.
Committee Appointments – None.
CPA Audit/Tax Prep 2022-2025 – In progress.
Common Area Parking Rules & Implementation of Parking Pass Requirement – After discussion, the Board asked that the two vehicles per home limit be removed. The committee will amend the rules.
ARB Appointment –***Glenn Martin made a motion to remove David Neidert from the ARB; David Neidert seconded the motion which was carried unanimously. Glenn Martin made a motion to appoint Mike Flemming to the ARB; Diana Vick seconded the motion which was carried unanimously.***

New Business –
Annual Meeting Ballots for Board Members – No action as there are more than four applicants.
Correspondence – None.
Next Meeting Date & Agenda Items
The next meeting is scheduled for February 24, 2026. ARB terms and RV fee increase.
Community Announcement Forum
Rainbow Bend Country Club –Bingo will be held on February 7th; the Super Bowl party will be held on February 8th.
Other – Lisa Holleman informed the membership that the Candidate BBQ for Storey County Candidates will be held on April 19th, 2026, at Peri Park.
Daniel Root stated that he is a snowbird and when returning to Rainbow Bend, he had noted quite a few violations in the community.
Terri Kenyon reported that she had been in communication with the Storey County Fire Marshall regarding the red zone street parking. She had informed him of the steps being taken by the CGID, but he may send her some flyers to place in the tubes.

Membership Open Forum – A homeowner asked where the cost of getting a new community manager came from. She asked who approved the new sink for the kitchen and was told management approved it. She asked where the $300,000.00 reserve study amount came from and was told it was in the reserve study. She accused the Board President of lying about her. She also stated that she was only one Board member that approved the designer for the pool project

and that it was approved by all five Board members at that time.
A homeowner thanked Daniel Root for mentioning the violations.
A homeowner spoke about violations with a neighbor.
A homeowner thanked Bob Holleman for helping remove a skunk from under her patio.
Adjournment With no further business to discuss, ***Daniel Root moved to adjourn the meeting Diana Vick seconded the motion. The motion was carried with all in favor at 5:56 pm.***

Respectfully Submitted,

Terri Kenyon, Recording Secretary

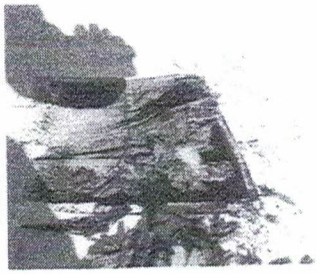
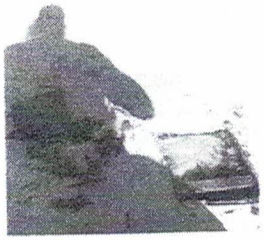
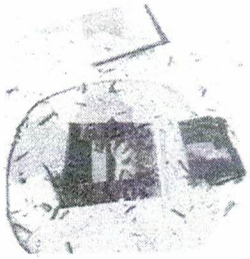
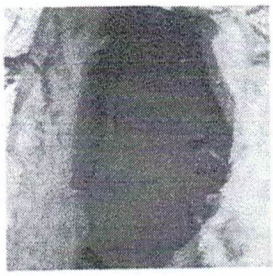
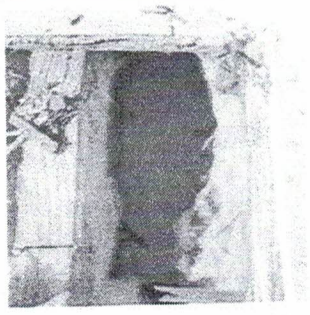
Board Secretary

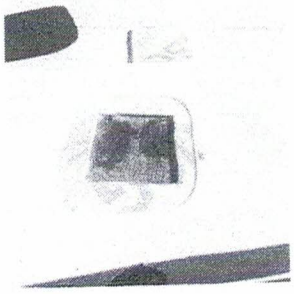
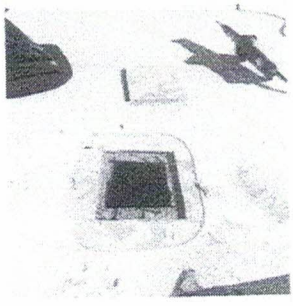
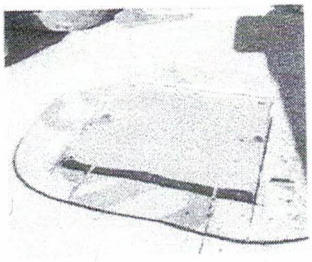
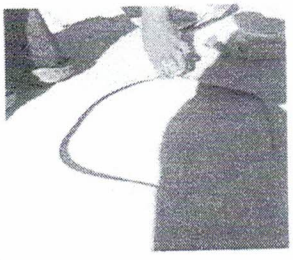
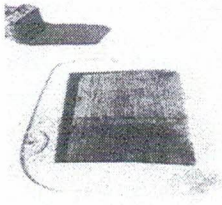
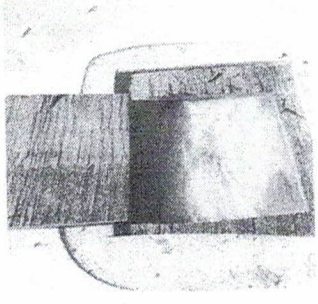
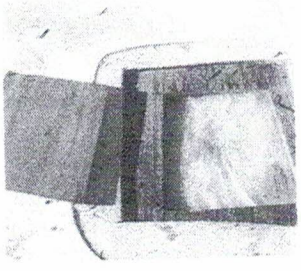
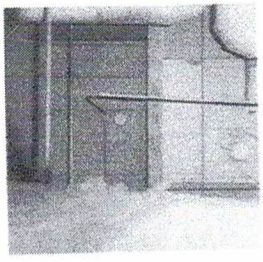
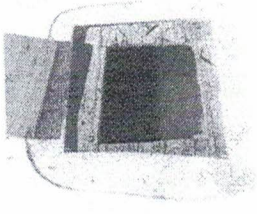
CLUBHOUSE ROOF OVER POOL AREA

PRESENTATION

JANUARY 27, 2026

Roof Damage Pictures over Clubhouse Pool



[redacted]

Subject: Re: Rainbow Bend Clubhouse roof investigation

Thank you David for your inspection. We will be in touch after the board meets on the pool roof. Dan Root

[redacted]

Please see the attached photos as video.

1. The decking is definitely rotted but the condensation is occurring on the underside of the membrane and is damaging the plywood from above.
2. Essentially, the warm air from inside is beading water on the backside of the roof membrane and absorbing in the plywood and rotting it.
3. The roof needs insulation at the very least and we recommend a vapor barrier to further protect the temperature difference.
4. Attached is a proposal to remove all the roofing. There is an option to add vapor barrier which we recommend and to replace the wood decking.
5. I have a combined price for the entire roofing system, vapor barrier, Insulation, and PVC that I really recommenand to replace the wood decking.
6. I have a combined price for the entire roofing system, vapor barrier, Insulation, and PVC that I really recommen
7. Likely you will need to replace all the decking.

Thank you,

David Lytle

Nevada & California Roofing Professionals
CTR ROOFING LTD.
T:775 430 6007
David@CTRROOF.COM
395 Freeport #5 Sparks NV 89431

Roof Replacement Proposal

Address: **Lockwood Community Swim Center** **Date:** 11/5/2025
Sparks NV

Scope of Work:
Provide labor, equipment, and material for the roofing system to complete the following scope of work:

PVC Roof System Installation 11,000 sqft roof surface

Base bid:	**$**	**92,884**	60 mil PVC - 2" ISO - 1/4" Roof Board
Add	**$**	**5,661**	Vapor Barrier Installation
Add	**$**	**85**	per 4'x8' Sheet of Plywood Replaced
Add	**$**	**19,448**	COMPLETE DECKING REPLACEMENT 19/32 OSB
COMBINED	**$**	**113,865**	60 Mil PVC - Vapor Barrier - 2" ISO - 1/4" Roof Board - Full Decking Replacement

BID INCLUSIONS

Remove Existing Roof System
- Remove Single Ply and Existing Roof coverboard

Iso Barrier Board
- Install New 2" Iso Board to prepared roofing surface

1/4" Roof Cover Board - Class A Fire Rating
- Install New 1/4" Roof Cover Board

PVC Roof Membrane
- Install New 60 Mil GAF PVC Single Ply Roof Membrane mechanically fastened to roof surface.
- Pipe flashings to receive new PVC Flashing and band clamp seal
- Roof Top Curbs, or Units to receive new PVC Counter Flashings and Metal Termination Flashings
- Roof Edge to receive clad metal drip edge system.

Qualifications:
- Work to be completed during normal business hours, Monday - Friday 7am to 5pm.
- Work to be performed during dry weather
- CTR Roofing to Provide (2 Year Workmanship Warranty)
- Includes GAF NDL Warranty (20 years)

Exclusions
- Decking or Insulation deficiencies/deflection

Work should be approved via a signed contract and schedule agreed upon by both parties.
Proposal valid for 30 days - Proposal must be accepted in writing
Insurance Coverage - Liability, Auto, Umbrella

Best Regards,

David Lytle

David Lytle
CTR ROOFING LTD