

Rainbow Bend Homeowners' Association, Inc.
Board of Directors' Meeting Agenda & Notice
July 28, 2026, at 6:00 PM
In person at: Rainbow Bend Clubhouse 500 Bleu de Clair, Sparks NV
Please join my meeting from your computer, tablet or smartphone.

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If an item is not designated as an Action Item; it will be on the agenda for discussion only. The Board may take no action, except in an emergency, unless the agenda informs Owners of what action the Board may take. The Board may refer any issue to a committee or to the Community Manager for investigation and recommendations for future action.

1. **Call to Order/Determination of Quorum – Action Item**
2. **Pledge of Allegiance**
3. **Membership Open Forum for Items Specifically on the Agenda – Discussion**
4. This is the portion of the meeting dedicated to membership input for items on the AGENDA ONLY. If you would like to speak to the Board, this is the time to do so. Each person will be allowed a maximum of three minutes. If necessary, a total open forum period of up to thirty minutes will be allowed. We would like to let everyone know that even though we value membership comments, this is a Board meeting designed to conduct Association business within a reasonable time limit. No member or committee member will be permitted to speak during the meeting unless called upon by the Board. Members cautioned to use proper decorum (as outlined in RRNR (43,19-28, 12th Ed
5. **Guest Speaker – US Bank**
6. **President's Report**
8. **Management Report – Report/Discussion/Action**
 - A. Executive Session Report - Report
 - B. Litigation Update (if needed) – Report
 - C. Legal Expenses – June 2026 – \$570.00
 - C. Unanimous Consent Matters Approved by Board – None.
 - D. Expenses Approved since last Board meeting - None.
9. **ARB – Report**
10. **Committee Reports:**
 - A **RV Lot – Report & Possible Action on Maintenance Items**
 - B **Budget & Finance - Report**
 - C **Community Landscape – Report & Possible Action on Maintenance Items**
 - D **Communications & Events – Report**
 - E **Clubhouse Area Committee - Report**
 - F **Governing Documents - Report**
11. **Approval of Minutes – Action Item**

The Board may approve the Minutes from June 23, 2026.
12. **Financial Reports – Action Item**
 - A **Review of Reports** - The Board may approve Financial Reports through June 2026 subject to the Annual Audit.
 - B **Review of Bank Statements**
13. **UNFINISHED BUSINESS – Action Items**
 - A. **Articles of Incorporation, Bylaws and CCRs Amendments – Update**
 - B. **Committee Appointments**– The Board may appoint members to committees.
 - C. **CPA Audit/Tax Prep 2022, 2023, 2024 & 2025 – In Process** - Taxes completed for 2022 & 2023.
 - D. **Common Area Parking Rules & Implementation of Parking Pass Requirement –**
Postponed
 - E. **Rules & Regulations – Attorney Review in process**
 - F. **Removal of Walls surrounding Lot B exterior parking area – Green Diamond Proposal**

- G. **AED for Clubhouse** – Update from the Building Committee.
- H. **Patio Area behind the clubhouse** – Update,
- I. **Camera Security System** – proposal
- J. **Open New Bank Account at US Bank** – Completed
- K. **RV Fencing Proposals** – The Board will open & review proposals for fencing in the RV lot and may accept one of the proposals.

14. NEW BUSINESS – Action Items

- A. **Destruction of Association Records – Discussion**
- B. **Corporate Resolution for Edward Jones** – Board approval & signing
- C. **Appointment of Treasurer** – The Board may appoint a homeowner to the Treasurer position.

➤ **Correspondence**

➤ **Next Meeting Agenda Items** Next meeting date is August 25, 2026.

➤ **Community Announcements**

➤ **RBCC (Rainbow Bend Country Club)**

➤ **Other announcements**

15. Membership Open Forum for Items Not on the Agenda

This Portion of the meeting is dedicated to membership input for ANY ITEM PERTAINING TO THE ASSOCIATION. No action may be taken at this time, but the Board may decide to add an item to the future agenda.

16. ADJOURNMENT

Per NRS 116.31083: It is the right of a unit's owner to have a copy of the audio recording, the minutes or a summary of the minutes of the meeting provided to the unit's owner upon request, in electronic format at no charge to the unit's owner or, if the association is unable to provide the copy or summary in electronic format, in paper format at a cost not to exceed 25 cents per page for the first 10 pages, and 10 cents per page thereafter. It is the right of a unit's owner to speak to the Executive Board, unless the Executive Board is meeting in Executive Session

***This agenda may be amended up to 24 hours before the meeting, in which event the revised agenda will be available at the meeting. **

Please visit our website at www.rainbowbendnv.com.