

Rainbow Bend HOA

Board of Directors Meeting Minutes

September 23, 2025

Board Present

Glenn Martin – President
Diana Vick – Vice President
George Angel – Secretary
David Neidert – Board Member
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 6:05 pm by Board President, Glenn Martin. 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 five of five Board members in attendance a quorum was established.

Pledge of Allegiance – Recited.

Membership Open Forum – A homeowner asked about the roof and why after seven years from installation it needs to be replaced. This will be answered during the meeting.

A homeowner asked who has the Association files at this time and was told that management has most of them with some kept on site.

President's Report – President, Glenn Martin reminded the membership that we are currently attempting to amend the CCR's, Bylaws and Articles and that the last time this was done it took the Association over two years to complete. He also explained to the membership that he hears a lot of complaints regarding vehicles parked in the common area parking that don't have current tags and that the current NRS 116 prohibits the Association from towing a vehicle for the only cause of expired tags. He reported that the truck sale was complete and the title had been signed over to the buyer. He is suggesting that all committees meet together at least quarterly so that they are all working together towards the same goals. He also reported that the \$40,000.00 project to replace and update our camera system is not needed and all we needed to do was replace a couple cameras at minimal cost.

Guest Speaker – None.

Management Report

Executive Session Report - Terri Kenyon reported in the executive session held prior to this meeting, the Board discussed violations and approved minutes.

Litigation Update – None.

Legal Expenses – Management reported that she approved the purchase of a camera for the camera system at a cost of \$100.00.

Unanimous Consent Matters Approved by Board for Ratification – Approval for the Boys Scouts of America to sell popcorn at the clubhouse on August 16, 2025.

Expenses Approved since the last meeting – None.

Board /Committee Reports

ARB Report – Bob Holleman reported that there are several ARB requests that have been approved.

RV Committee Report – Bob Holleman reported that the RV lot is full.

Budget & Finance Committee Report – Davie Phillips reported that the committee is fine tuning the final proposed budget for 2026 and that all are welcome to their meetings held on the second and fourth Friday of each month at 4 PM.

Community Landscape Report – It was reported that the Association has accepted a proposal for the next year at the same cost as this year.

Communications & Event Committee Report – Janice reported that the garage sale will be this Saturday. The committee is working on a trick or treat event to be held on October 31st from 4:30 to 6 PM. The newsletter is scheduled to go out in mid-October.

Clubhouse Int/Ext & Recreation Area – Davie Phillips reported that the committee meets on the first and third Monday of each month at 6 pm.

Governing Documents Committee – Davie Phillips reported that meetings are held on the first and third Friday of each month at 4 PM in the Board Room or library.

The Committee is working on the rules and regulations.

Approval of Minutes – *Glenn Martin made a motion to approve the August 25, 2025, 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. No update.

Unfinished Business

Roof Repair – Daniel Root is working with IB Roof which has no record of receiving the roof warranty paperwork but that the issue with the roof is coming from the pool area up to the roof and would not be covered. A homeowner has volunteered to have his roofing company take a look at it also, which Daniel Root will facilitate.

Articles of Incorporation, Bylaws and CCRs Amendments – *David Neidert made a motion to extend the due date to November 25th, 2025; Glenn Martin seconded the motion which was carried unanimously.*

Selling the Maintenance Truck – The truck is sold and the paperwork to execute the transaction was completed today - September 23, 2025.

Selling the Old Sound System – Postponed.

New Business -

NVEnergy AC/Heat Noise – The Board and management are collecting information and complaints to be forwarded to NVEnergy.

Lot A - *Glenn Martin made a motion to permit the RBCC to use one office in lot A for storage; David Neidert seconded the motion which was carried with Diana Vick opposed and Glenn Martin, George Angel, David Neidert and Daniel Root in favor.*

Pool Tables – Postponed.

Committee Applications – *Glenn Martin made a motion to appoint Shirley Miller to the Governing Documents Committee and Andrea Ehlert to the Clubhouse Committee; Diana Vick seconded the motion which was carried unanimously.*

RV Lot Budget – Postponed.

RBHOA Communications and Events Request – *Diana Vick made a motion to approve the paint party to be held on November 21st and the Ugly Sweater Holiday party to be held on December 13th; Glenn Martin seconded the motion which was carried unanimously.*

Charter for RV Lot – Postponed.

Renaming Lot A to 501 – Management explained that legally per the governing documents the property is named Lot A, but that when anyone refers to 501, it is generally known that they are one and the same. No action.

Correspondence – None.

Next Meeting Date & Agenda Items

The next meeting is scheduled for October 28; 2025. Items to be on the agenda include the 2026 Budget Adoption and Parking Rules & Permits.

Community Announcement Forum

Rainbow Bend Country Club –Bingo will be held on October 4th, and the Halloween Party will

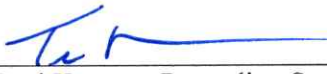
be held on October 25th..

Other – None.

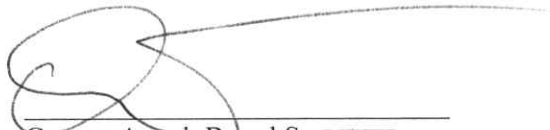
Membership Open Forum – None.

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 7:24 pm.

Respectfully Submitted,



Terri Kenyon, Recording Secretary



~~George Angel, Board Secretary~~
Dave Neider, Member