

Rainbow Bend HOA

Board of Directors Meeting Minutes

August 26, 2025

Board Present

Glenn Martin – President
Diana Vick – Vice President
George Angel – Secretary (absent)
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 6:04 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 four of five Board members in attendance a quorum was established.

Pledge of Allegiance – Recited.

Membership Open Forum – A homeowner asked if there would be a special assessment in 2026 and was told that the budget has not been adopted yet so that question can't be answered.

Daniel Root informed the membership that he is working with NVEnergy and EMCOR on the gas pipe issues to the boilers. He also stated that he is frustrated with the bashing of the Board of Directors on Facebook and asked those that do bash the Board to consider volunteering to be on a committee or running for the Board of Directors. He stated that it was important for the committees to work together as a team for the betterment of the Association.

A homeowner stated that the Board of Directors had done an outstanding job of watching out for the Association.

President's Report – President, Glenn Martin reminded the membership that committees may not make or adopt rules, that is something that the Board of Directors after the attorney reviews, does. Committees do not have the authority to do this but may make recommendations to the Board. He reported that Daniel Root had asked the state about writing rules and was advised that this is something the attorney should do. Committees are allowed to decide who they want to work with. This has been addressed several times this year. Board members do not vote to appoint anyone to a committee unless that committee agrees.

He informed the community that NRS 487.038 and NRS 116.3102 (t) prohibits Associations from towing a vehicle only for lack or expired registration. NRS 116.3102 also requires that if a vehicle may be towed, it must first be tagged for towing 48 hours in advance.

There are several projects that we need to address in the next couple of years. First is the roof over the pool. The cost will be around \$160,000.00 and we will need to get a loan to cover that, or we will have to have a \$400.00 per member special reserve assessment payable immediately. Next is the 22 cameras at about \$500.00 a piece plus cost of installation and other accessories. Total cost will probably be around \$30,000.00. We also need to address the tennis court and basketball court which we have not been able to get even one quote for over the last 3 years. We will need three (3) proposals for each of these issues. Paperwork is going out to the membership to vote on approval for the Board to obtain a loan.

Glenn also reported that he had recently found out that we may still get key cards for the entry system but that we need to have this program on a separate computer that is not used for anything else. We will most likely need a new computer to handle the cameras as the current camera system and entry system is on the same computer and needs to be on separate computers.

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 no funds were spent in July 2025.

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 – Lisa Holleman stated that there were 52 requests for approval over the past year and only 3 were denied. Two of the denied amended their requests and were then approved. The third one has submitted the exact same request 3 times, which has been denied 3 times.

RV Committee Report – Lisa Holleman spoke regarding her frustration with various items including financials, costs, budgets, who has and hasn't paid for their RV spot, etc. She also provided the Board with a draft RV Committee Charter.

Budget & Finance Committee Report – Davie Phillips reported that meetings are held on the first and third Wednesday of the month at 4 pm in the Board Room or library. The committee is working on the 2026 budget. Ken Jones asked about the RV budget and wanted specifics about a specific GL account and was told that that information had been provided to the Budget Committee Chairman, who is also the Treasurer.

Community Landscape Report – FJay Harrell reported that no projects are scheduled this year. It was suggested by Glenn Martin that another meeting be scheduled with the landscapers.

Communications & Event Committee Report – None.

Clubhouse Int/Ext & Recreation Area – Davie Phillips reported that the gym had been painted. Daniel Root mentioned that the cleaning needs to be improved, especially with the bathrooms. Terri Kenyon advised that an appointment needs to be scheduled with LaBeeg to obtain a new proposal that includes more items and expands the contract which is still the same one as used just reopening after Covid.

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 June 24, 2025, and July 22, 2025, minutes as written; Diana Vick seconded the motion which was carried unanimously.*

Financial Reports

Glenn Martin made a motion to approve the financial reports through June 2025, pending the year end audit; Diana Vick seconded the motion which was carried unanimously.

Review of Bank Statements – The Board received copies of the bank statements for their review.

Opening a new Operating bank account at First Independent Bank and name the signers on the account. Terri Kenyon is scheduled to meet with the representative to verify information received by Davie Phillips, obtain information on the scanner they are reported to provide at no cost to the Association and to obtain the paperwork required to open the bank account.

Unfinished Business

Roof Repair – The Board accepted a proposal at the last meeting. Terri Kenyon will check with Scott Roofing to determine when we will be on their schedule.

Articles of Incorporation, Bylaws and CCRs Amendments – The packages are in the process of being mailed to the membership.

Selling the Maintenance Truck – Six bids were received and opened. *Glenn Martin made a motion to accept the bid from Robert Sinner in the amount of \$7000.00. Dave Neidert seconded the motion which was carried unanimously. Dave Neidert made a motion to allow five (5) working days for the purchaser to submit a cashier's check from the time that the Title*

is obtained from the DMV in Storey County (which is currently closed); Daniel Root seconded the motion which was carried unanimously.

Selling the Old Sound System – Postponed.

Gym Painting – Completed.

Petty Cash Policy – *Glenn Martin made a motion to adopt the new petty cash policy which will replace the two prior policies; Dave Neidert seconded the motion which was carried unanimously.*

New Business -.

Insurance Renewal – The Board reviewed the renewal costs. *Glenn Martin made a motion to renew the insurance policies; Dave Neidert seconded the motion which was carried unanimously.*

Committee Appointment - *Glenn Martin made a motion to appoint Shirley Miller to budget committee; David Neidert seconded the motion which was carried unanimously.*

Correspondence – None.

Next Meeting Date & Agenda Items

The next meeting is scheduled for September 23, 2025. Terri Kenyon reminded the Board that she would be out of town on vacation from September 5th until September 20th.

Community Announcement Forum

Rainbow Bend Country Club – Dave Hart reported that Bingo will be held on September 9th.

Other – None.

Membership Open Forum – A homeowner recommended that quarterly combined committee meetings be held. The Board agreed.

A homeowner stated that the Rainbow Room was a mess before the RBCC August event. Terri Kenyon informed the homeowner that she was aware and that this had been addressed. It will also be the policy to have committee events have a walk through with patrol before the event and after the event to hopefully eliminate this situation.

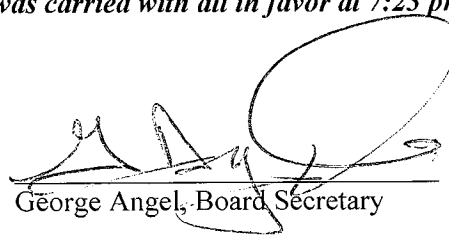
A homeowner provided an email to Clint at NVEnergy to Dan Root to prove that they were aware that the boilers were propane and not electric from April 2024. They also asked about the camera bids and was told that it was verbal at this time but that three written proposals will be requested. The homeowner also recommended that the Board double check with the Attorney regarding committees which is addressed in NRS 82 (Corporate Law).

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 7:23 pm.*

Respectfully Submitted,



Terri Kenyon, Recording Secretary



George Angel, Board Secretary