

Rainbow Bend HOA

Board of Directors Meeting Minutes

October 28, 2025

Board Present

Glenn Martin – President
Diana Vick – Vice President
George Angel – Secretary
David Neidert – Board Member
Daniel Root – Board Member (absent)

Management

Terri Kenyon – Supr. CAM

Membership

On file

Call to Order

The Board of Director's meeting was called to order at 6:02 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 explained that she had resigned from the RV Committee and the ARB secretary position due to what she felt was lack of Board support.

President's Report – President, Glenn Martin reported that the audio system works on blue tooth and that someone has deliberately been signing into the audio system during meetings to interfere with the system. Steps have been taken to stop this. He reported that the gas line has been completed by NVEnergy to the clubhouse but that we are still waiting for the permit inspection. The pool, spa and heat are currently working. The title for the truck has been given to the buyer. Storey County should be out of 501 (lot A) by the end of this month. The cameras are working, and one has been ordered with night vision at a cost of less than \$500.00. Al is supplying the cameras and parts at cost. The pool is set to 85 degrees. We will be removing the wall around parking lot B soon as it is a hazard.

Guest Speaker – None.

Management Report

Executive Session Report - Terri Kenyon reported that there was no executive session prior to this meeting.

Litigation Update – None.

Legal Expenses – None in September 2025.

Unanimous Consent Matters Approved by Board for Ratification – None.

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 – No report.

Budget & Finance Committee Report – Davie Phillips reported that she has finished the proposed budget for 2026 and it was sent to the Board for review. Their meetings are held on the second and fourth Friday of each month at 4 PM.

Community Landscape Report – There will be one more week of mowing for the seasons. The landscaper is taking care of the weeds around the tennis and basketball courts.

Communications & Event Committee Report – Janice reported that trick or treat event to be held on October 31st has been cancelled due to a lack of interest. The paint party is scheduled for November 21st and the Ugly Sweater party is scheduled for December 13th.

Clubhouse Int/Ext & Recreation Area – No report.

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 – Postponed.

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. The representative from the bank was ill on the day management was supposed to meet with them. A new meeting will be scheduled after she returns to work.

Unfinished Business

Roof Repair – Postponed.

Articles of Incorporation, Bylaws and CCRs Amendments – No update.

Selling the Old Sound System – Postponed.

NV Energy – AC/Heater Noise – The information obtained on those that have issues has been forwarded to NVEnergy.

Pool Tables – Laiq Mir stated that the pool tables need to be replaced. The expected cost is between \$4500.00 and \$5000.00 each. The Board asked Mr. Mir to obtain proposals for the replacements.

Committee Appointments – *Glenn Martin made a motion to appoint Phil Gonet to the Clubhouse Committee.; George Angel seconded the motion which was carried unanimously.*

New Business -

2026 Budget Adoption – After discussion, *Glenn Martin made a motion to adopt the 2026 budget as presented by the Budget and Finance Committee; David Neidert seconded the motion which was carried by a vote of Glenn Martin, David Neidert and George Angel in favor and Diana Vick opposed.* If ratified, the budget calls for the fees to increase to \$125.00 per month.

ARB Appointment – Bob Holleman and Steve Jerzylo have resigned from the ARB. *Glenn Martin made a motion to appoint David Neidert and Diana Vick to serve on the ARB temporarily; David Neidert seconded the motion which was carried unanimously.*

Communications Committee Request to hire a DJ for the Ugly Sweater Party – After discussion. *Glenn Martin made a motion to approve the \$200.00 expense to hire a DJ; David Neidert seconded the motion which was carried unanimously.*

Common Area Parking Rules & Implementation of Parking Pass Requirement – *David Neidert made a motion to reimplement the parking pass requirement and have the Governing Documents Committee rewrite the rules to include the parking pass requirement and procedure and to approve the expense of up to \$1700.00 to obtain the parking pass placards; Glenn Martin seconded the motion which was carried unanimously.*

CPA Audit/Tax Prep Proposals – Terri Kenyon reported that she had finally been able to obtain proposals for the 2023-2025 taxes and 2022-2025 audits. The prior CPA retired and returned the boxes for the 2022 audit and even though we had other CPAs that verbally said they would provide a proposal, none did and all had declined to bid due to their heavy work loads and their inability to take on new clients. *Glenn Martin made a motion to accept the proposals from Hilburn and Lien in the amounts of \$4,275.00 for 2022; \$4,575.00 each year for 2023, 2024, and 2025; David Neidert seconded the motion which was carried unanimously.*

Correspondence – None.

Next Meeting Date & Agenda Items

The next meeting is scheduled for November 25, 2025. The Budget Ratification meeting will be held prior to the Board meeting.

Community Announcement Forum

Rainbow Bend Country Club –Bingo will be held on November 1st.

Other – The Senior Center grand opening will be held tomorrow from 3-6 pm.

Membership Open Forum – None.

Adjournment With no further business to discuss, *Glenn Martin moved to adjourn the meeting*
David Neidert seconded the motion. The motion was carried with all in favor at 7:19 pm.

Respectfully Submitted,



Terri Kenyon, Recording Secretary



~~George Angel, Board Secretary~~

David Neidert, Board member