

Rainbow Bend HOA

Board of Directors Meeting Minutes

August 27, 2024

Board Present

Diana Vick – President
David Neidert – Vice-President
Jennifer Agnew – Board Member
Glenn Martin – Secretary/Treasurer
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 6:08 pm by Board President, Diana Vick. 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 all five Board members in attendance a quorum was established.

Pledge of Allegiance - Recited.

Membership Open Forum –

A homeowner complained about a lot that was a fire hazard due to debris and mentioned that they also had seen mice and rats around the property.

A homeowner also spoke about the same lot.

A homeowner asked that the Board and management reach out to the owners of the prior mentioned lot.

A homeowner suggested reaching out to the County Compliance Officer.

A homeowner asked who was responsible for the walkway along the ditch and was told that that is the property of the CGID.

President's Report – President, Diana Vick reminded the membership of the monthly workshop held in the library.

NVEnergy guest speaker Clint Alverson – Clint informed the members that any furnaces that would need replacing due to the conversion from propane to natural gas would be done during the current phase but that if ACs needed to be done, they would be done later. He reported that they are converting about eight houses per day and that door hangers were placed on the homes that would be converted soon.

Edward Jones Guest Speaker – Ally Johnson – Ally Johnson, financial advisor for the Association's Edward Jones account was present at the meeting and gave a presentation regarding the Association.

Management Report

Executive Session Report - Terri Kenyon reported in the executive session held prior to this meeting, the Board scheduled a drive through; approved the minutes; discussed violations and reviewed correspondence regarding delinquencies and violations.

Litigation Update – None.

Legal Expenses – Management reported that there was no money spent on legal expenses in July 2024.

Unanimous Consent Matters Approved by Board for Ratification – None.

Expenses Approved since the last meeting – None.

Board /Committee Reports

ARB Report – Lisa Holleman reported that most of the requests they are processing are regarding either painting or horse fencing.

RV Committee Report – Lisa Holleman reported that the support posts are installed.

Budget Committee Report – Davie Phillips reported that the budget committee is currently working on the 2025 budget.

Community Landscape Committee – F Jay Harrell reported that the RFP had been provided to the Board for approval.

Communications & Event Committee Report – Janet Kraft reported that the coffee pot had died and that a new one had been donated by Lisa Holleman. She reminded the members that the paint party is scheduled for September 13th and that the committee is currently working on the Halloween party planning.

Clubhouse Int/Ext & Recreation Area – Davie Phillips reported that paint colors for the Rainbow Room and kitchen had been provided to the Board for approval.

Governing Documents – Diana Vick reported that they are working on the rules and regulations.

Approval of Minutes – *Glenn Martin made a motion to approve the June 25, 2024, minutes as written; David Neidert seconded the motion which was carried unanimously. Glenn Martin made a motion to approve the July 23, 2024, minutes as written; David Neidert seconded the motion which was carried unanimously.*

Financial Reports – *Glenn Martin made a motion to approve the financial reports through June 2024; Diana Vick seconded the motion which was carried by a vote of all in favor.* Terri Kenyon reported that the July financials are not yet available due to a lockbox deposit that does not match with the bank statement and that the processing center has been contacted regarding the discrepancy.

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

Transfer of Reserve Funds to Edward Jones – *Glenn Martin made a motion to close all reserve accounts in other banks and transfer the funds to Edward Jones and in addition to transfer all but \$150,000.00 that is in the operating account to Edward Jones to be held as an operating savings account. Diana Vick seconded the motion which was carried unanimously.* Terri Kenyon said that she would coordinate the closing of the Enterprise Bank and First Citizens Bank accounts after the payment to Emcor for the ventilation system has cleared and that the transfer from the operating account would take place after the insurance is paid in the upcoming month.

Unfinished Business

Reserve Projects –

Paint Colors - Davie Phillips presented the Board with the colors chosen from Home Depot (Taupe Tease – N210-1 and Dynasty Marquee – 118/-20) for the Rainbow Room, kitchen and gym. *Daniel Root made a motion to approve the color choices as presented; Glenn Martin seconded the motion which carried with a vote of all in favor.*

54 Four Proposal – *Diana Vick made a motion to accept the proposal from 54 Four in the amount of \$28,000.00 subject to the final contract; Glenn Martin seconded the motion which was carried unanimously.*

Reserve Study Full Study – In process.

NV Energy – natural gas conversion – See above guest speaker.

Key Card System Upgrade/Update – The Board reviewed the proposal from Guardian Gates. *Glenn Martin made a motion to accept the proposal in the amount of \$19,840.00 to replace the current obsolete key card system; Daniel Root seconded the motion which carried unanimously.*

Sport Court Resurfacing & Painting – Postponed.

Asphalt Sealing & Crack Fill of Sports Court – Postponed.

Committee Appointments – *Glenn Martin made a motion to appoint Ken Jones to the Budget Committee; Diana Vick seconded. The motion was carried unanimously.*

Jennifer Agnew made a motion to appoint Bryan Burgess to the Communications Committee; David Neidert seconded the motion. The motion did not pass by a vote of Jennifer Agnew and David Neidert in favor and Glenn Martin, Diana Vick and Daniel Root opposed.

Picnic Tables – On order.

Lot B Parking Usage – Postponed.

Installation of door between clubhouse & lot A – *Glenn Martin made a motion to approve the proposal from Brush Bros Painting for the installation of the door and painting the door (excludes the door cost); Daniel Root seconded the motion which carried with a vote of four to one with Jennifer Agnew opposed.* Pioneer Electric would need to be contacted to install emergency exit lighting.

RV Lot Variance & Acceptance of Variance Lease and/or Lot B parking Lease – *Diana Vick made a motion to forward the lease to the Attorney, Donna Zanetti for review; Glenn Martin seconded the motion which was carried unanimously.*

Appointment of Board Secretary – *David Neidert made a motion to appoint Glenn Martin as Secretary; Diana Vick seconded the motion which was carried unanimously.*

New Business

Landscape Maintenance RFP for the 2025 season – *Glenn Martin made a motion to approve the RFP with changes; Daniel Root seconded the motion which was carried unanimously.*

Pioneer Electric Proposal – Postponed.

Insurance Renewal – Glenn Martin stated that he would like to go out to bid prior to the renewal 2025. *Glenn Martin made a motion to renew the current policies; Diana Vick seconded the motion which was carried unanimously.*

Newsletter Approval – *Glenn Martin made a motion to approve the newsletter for distribution; David Neidert seconded the motion which was carried unanimously.* Glenn Martin said that in the future he would like to see this item handled between Terri Kenyon and Janice Kraft and not come before the Board for approval.

Correspondence –

There was correspondence from Bow Wow regarding using the clubhouse for their reading program that includes the presence of dogs. This item was postponed.

Next Meeting Date & Agenda Items

The next meeting is scheduled for September 24, 2024.

Community Announcement Forum

Rainbow Bend Country Club – Dave Hart reported that Bingo will be held on September 7th and that there will be no events in September.

Other – Ken Jones announced that tomorrow was Diana Vicks birthday which led to the membership wishing her a happy birthday.

Membership Open Forum - None

Adjournment With no further business to discuss, *David Neidert moved to adjourn the meeting Diana Vick seconded the motion. The motion was carried with all in favor at 9:09 pm.*

Respectfully Submitted,

Terri Kenyon, Recording Secretary

Glenn Martin, Board Secretary