

Rainbow Bend Homeowners' Association, Inc.

Board of Directors' Meeting Agenda & Notice

February 25, 2025, immediately following the annual meeting which starts at 6:00 PM

In person at: Rainbow Bend Clubhouse 500 Bleu de Clair, Sparks NV

Or

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. **Election of Officers**
6. **Update Bank Signers**
7. **President's Report (if needed)**
8. **Guest Speaker –**
7. **Management Report – Report/Discussion/Action**
 - A. Executive Session Report - Report
 - B. Litigation Update (if needed) – Report
 - C. Legal Expenses – December 2024 – None
 - C. Unanimous Consent Matters Approved by Board
 - D. Expenses Approved since last Board meeting – Century Glass to repair front doors
8. **ARB – Report**
9. **Committee Reports:**
 - A RV Lot – Report & Possible Action on Maintenance Items
 - B Budget - Report
 - C Community Landscape - Report
 - D Communications & Events - Report
 - E Clubhouse Area Committee - Report
 - F Governing Documents - Report
10. **Approval of Minutes – Action Item**

The Board may approve the Minutes from January 28, 2025.
11. **Financial Reports – Action Item**
 - A **Review of Reports** - The Board may approve Financial Reports through December 2024 subject to the Annual Audit.
 - B **Review of Bank Statements**
 - C **Open a new Operating bank account at Greater Nevada Credit Union - update**
12. **UNFINISHED BUSINESS – Action Items**
 - A. **Reserve Projects (Pool Area, Locker Rooms, Sauna remodel) –** The Board may discuss and make decisions regarding the remodel of the pool area.
 - B. **Reserve Study - full studies –** The Board may adopt the new reserve study.

- C. **NV Energy – natural gas conversion** – possible update
- D. **Key Card System Upgrade** – Update
- E. **Purchase New Audio/Video System for Rainbow Room** – Update

13. NEW BUSINESS – Action Items

- A. **Janitorial Cleaning Services** – The Board may accept an updated more inclusive proposal for janitorial/cleaning services for the clubhouse.
- B. **Possible Decision by Board regarding Annual meeting** – If two or less applications are received to serve on the Board, the Board may decide to not send out ballots prior to the annual meeting but deem the two applicants duly elected to the Board at the annual meeting.

➤ **Correspondence**

➤ **Next Meeting Agenda Items** Next meeting date is March 25, 2025, following the annual meeting.

➤ **Community Announcements**

- **RBCC (Rainbow Bend Country Club)**
- **Other announcements**

14. 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 a future agenda.

15. 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 newly updated website at www.rainbowbendnv.com. Some pages are still under construction but there is valuable information and forms available on our website.