

Rainbow Bend Homeowners' Association, Inc.
Board of Directors' Meeting Agenda & Notice REVISED
MINUTES of OPEN MEETING CONDUCTED ON April 28, 2026, at 6:00 PM

1. Call to Order/Determination of Quorum – Action Item

Meeting was called to order at 6:10 pm. All 5 board members were in attendance. Lisa Holleman, David Neidert, Glenn Martin, Dan Root, and Dave Hart

2. Pledge of Allegiance led by Dave Hart

Meeting schedule was interrupted for special guest, Donna Zanetti, attorney for the HOA & Board:

Donna Zanetti discussed Case # 2025-630. Complaint issued by the Commission for Common Interest Communities and Condominium Hotels (CICCH) / State of Nevada, filed February 9, 2026, against the Rainbow Bend Homeowners Association (Entity # 14711-1992. The hearing date for this matter is June 9-11, 2026.

Donna explained this case was filed because the CICCH had requested a current reserve study and applicable forms with over 5 notices to board members in 2024 & 2025 and had received no response from any Board Members or Kenyon & Associates. This is why the CCICH started the investigation.

Ms Zanetti commented that this was an extremely serious matter. The Board is accused of violating several NRS laws, to wit: NRS 116.31152, 116.3103, and 5 counts of NRS 116.405. The CCICH was requesting an order to "cease & correct", audits of RBHOA, fines to HOA and board members, Receivership, and restraint from conducting any business. As well as additional fines and other penalties.

Ms Zanetti said the original issue was failure to conduct a Reserve Study since 2019 (due in 2024) and failure to file annual forms for several years. The investigation was started because no response was given to the CICCH after 5 requests to the board & Kenyon.

Ms Zanetti further explained that she would be filing a response saying that we admit to wrongdoing, complete all required forms and submit everything requested by the CCICH.

Ms Zanetti further explained that the two Reserve Studies conducted for 2026 were combined into one Reserve Study as stipulated by the Commission.

Membership Comments:

- Gerald Chadwell: Why did the previous boards make the decisions to delay getting a reserve study?
 - DAZ: I don't know why it was delayed. Possibly concerned about the pool project, and was it simply put off? Possible due to cost?
- Rosie Austin: What happened to 2 years of reports that should have been filed?
 - DAZ: I don't know
- Shirley Miller: When we asked about this investigation at previous board meetings was the whole matter swept under the carpet by management & board members?
 - David Neidert: I received a notice in December; I gave it to Lisa Holleman the day after the election. Lisa Holleman began calling past president and Terri Kenyon and NRED that day.
- Bobbie Richie: Where is our manager, Terri Kenyon?
 - Lisa Holleman: Terri Kenyon's CAM license is not currently active. It expired February 28, 2026. LH also explained that DZ is advising board.
- Jennifer Agnew: Has anything changed in the combined Reserve Study? There were many errors in the 2 previous ones.

- Lisa Holleman: Because the Commission was asking for 1 study, Mari Jo Betterley of Better Reserves, combined the 2 reports into one with no consequential changes from either previous study.
- Davie Phillips: Who is responsible for filing out & filing the missing forms?
 - DAZ: Ultimately, the Board is responsible for ordering a Reserve Study, see that necessary forms are completed and filed each year. Management usually does the work, but Board is responsible for seeing that management does their job. The 2025 Board is responsible for not responding to the requests from the CCICH.
 - There is some confusion as to which board members received which notices (there were 6 notices), but all 2024 & 2025 board members, Including the Treasurer, Davie Phillips, did receive at least one notice in 2025. Current Board members who are not listed by name in the Complaint are Lisa Holleman and Dave Hart, as they came on the board in 2026.

NOTE: Ms Zanetti left the meeting

3. Membership Open Forum for Items Specifically on the Agenda – Discussion

- Rosie Austin: Questioned agenda item "Ramp in back patio" asked to wait until that item came up.
- Rosie also questioned the "approval of budget" – that item not on agenda
- Jennifer Agnew – regarding the AED. "Try to get it for free"
- Diana Vick- When was Kenyon last paid? Lisa Holleman turned it over to Glenn Martin, treasurer. Glenn Martin said he didn't know. Commented that K&A was paid about 65K per year.
- Shirley Miller: Since there are no statements, or missing financial reports, is there any hint of lost or stolen money? Lisa Holleman: in my 10 years here, I have never seen any sign of misappropriation of any money.
- Ken Jones: Questioned if the special assessment was going to continue for 10 years now? Glenn Martin: The time period for the special assessment "could not change unless we tell you". The Special assessment is to bring our reserve account up. We need more than the \$241,000 the special assessment will bring, but we hope to make that extra money with interest on our account over the 5 years.
- Rosie Austin: she has checks not cashed – who do I pay now? Glenn Martin: Pay the same way you pay now. Lisa Holleman: All money to K&A are put into a trust account. There are laws protecting trust accounts. Members can trust that the money is being used to pay bills.
- Lisa Holleman: The board is working hard & diligently to answer all questions and be clear about everything.

4. Board appointment of secretary position

- Glen Martin nominated Dave Hart to serve as Board Secretary. Davide Neidert 2nd the motion. All were in favor. Dave Hart accepted.

5. Update of Bank Signatories (if needed) – Action

- tabled

6. President's Report

- skipped

7. Management Report – Report/Discussion/Action

A. Executive Session Report

- Board is doing everything we can to satisfy the commission

B. Litigation Update;

See minutes reported above from Donna Zanetti & Board

Lisa Holleman read this statement from Attorney: Not later than 10 business days after the date that the association receives such a complaint, the executive board or an authorized

representative of the association shall acknowledge the receipt of the complaint and notify the unit's owner that, if the unit's owner submits a written request that the subject of the complaint be placed on the agenda of the next regularly scheduled meeting of the executive board, the subject of the complaint will be placed on the agenda of the next regularly scheduled meeting of the executive board.

C. Legal Expenses –

Lisa Holleman: Obviously there are some and will be more, but we do not know how much at this time.

D. Unanimous Consent Matters Approved by Board

NONE

E. Expenses Approved since last Board meeting

8. ARB – Report - none

9. Committee Reports:

A RV Lot – Report & Possible Action on Maintenance Items, update from Liaison regarding new leases with rate increases

- Bob Holleman reported that 80% of the new leases have come back and are still awaiting signature by board liaison, Glenn Martin. Also reported there are several places vacant. Bob stated that he did have 3 bids on fencing needed for the RV lot, they were sent to K&A, no answer.

B Budget & Finance – Report

Davie Phillips: "We are spot on the budget. Only 9,000 off (overspent) but waiting on a \$13,000 refund from NV Energy. Glen Martin says K&A will resend invoice since NV Energy says they didn't get one.

C Community Landscape – Report

None

D Communications & Events – Report

Janice Kraft: Updated the website & FB page. JK said the open house on 4/30 was good with all the vendors there, but only a few homeowners. Also finished & sent out 2nd quarter newsletter. Community yard sale is May 30th. Paint Party is scheduled

E Clubhouse Area Committee – Report

Davie Phillips: No projects scheduled, still trying to get fence down. Davie is upset about Lisa Holleman adding her name to the FB post about the fence.

Lisa Holleman explained that She was told that the Building Committee would now handle things as of April 20th and said at the meeting that she had over 120 replies from the add and would immediately forward all replies and any info to Davie. Lisa Did so but changed the add while she was doing it the next morning to reflect that a new person was now in charge and to contact her. Davie's name & phone number were only "up" for about 1 hour. Then the post was removed when Lisa finished forwarding all correspondence to Davie. Davie was angry and replied that she was getting all these new messages at the same time her brother-in-law had died and it was too much. Lisa apologized to Davie and assured her there was only the intent of helping Davie and the building committee.

F Governing Documents - Report

- Davie Phillips and Glenn Martin discussed that the CC&Rs needed to be changed again to include a clause to allow for HOA to get a loan in the future, secure by the HOA income. Glenn said that any project over \$250K should take out a loan. And that made a mistake in not getting a loan for the pool project.
- Glenn Martin brought up a "law" that said a board can operate with only 3 members.

10. Approval of New Reserve Study – Action Item

The Board may approve the New Combined Reserve Study from 4/27/26

11. Financial Reports – Action Item *Postponed*

A Review of Reports - The Board may approve Financial Reports through January 2026 subject to the Annual Audit.

B Review of Bank Statements

Tabled since none provided by management

12. UNFINISHED BUSINESS – Action Items

A. Selling the old sound system – The Board may approve the sale the old sound systems.

Turned over to the Building Committee

B. Committee Appointments– The Board may appoint members to committees.

The following were approved:

- *RV Committee: Larry Austin, Dane Hall, Bob Holleman*
- *Budget Committee: Penny Amundson, Peggy Franz*
- *Clubhouse Comm: Peggy Franz, Daniel Phillips, Roy Vierra, FJay Harrell, Davie Phillips*
- *Gov Docs Com: Davie Phillips. Andrea Eahart, Sharon D'Andrea*

C. CPA Audit/Tax Prep 2022, 2023, 2024 & 2025 – In Process

Lisa Holleman: We DO have a CPA (Hilburn & Lein) and they are getting all the back audits for 2019 thru 2025 completed.

D. Common Area Parking Rules & Implementation of Parking Pass Requirement –

Update . Board may approve new actions & procedures no changes

E. Rules & Regulations –

Previously discussed

F. Removal of Walls surrounding Lot B exterior parking area – Update by Building Committee

G. *Previously discussed*

H. Increase in Monthly RV Space Fees – update regarding leases returned & processed

I. *Previously discussed*

J. Waste Management increase in clubhouse trash cans - The Board may increase the number of trash cans at the clubhouse or opt for a small dumpster.

David Neidert made motion to get more and larger disposal bins for the clubhouse, Dan Root 2nd the motion, all were in favor

K. ARB Terms – The Board will determine which appointees will serve for how many years. Dan Hall's term expires in April 2027. The other two terms expire in April 2026 and April 2028.

Glen Martin said it didn't need to be addressed.

13. NEW BUSINESS – Action Items

A. Recommendation to board from Attorney Donna Zanetti regarding committee chairmen
Lisa Holleman reported that Donna Zanetti recommended that we not have one person as chairman of more than one committee in interest of transparency & openness.

B. New Committee: Board may approve a Charter for a new committee **Building & Grounds Repair & Maintenance Committee**. Board may appoint committee members.

Request rejected by Glenn Martin, Dan Root & Building Committee

C. Courtesy Notices for Violations – The Board may approve the use of courtesy notices for violations and the procedure for use.

Lisa Holleman suggested that because our current management isn't doing drive throughs that we use a "courtesy notice" to homes ibn lieu of "violation notice". Dan Root mentioned that his community HOA in Mesquite uses these. He offered to review the proposed notice and come up with a new draft.

D. Trees – Storey County Fire Marshall is requesting that the Association take action to have homeowners' trim trees and bushes as they are creating a problem for emergency vehicles.

Lisa Holleman referenced an email sent to Kenyon in January 2026 and given to Lisa by Glenn Martin in March of 2026 where the Fire Marshall is asking for the HOA to address the excessive parking on the streets and overhanging trees that made it difficult for emergency vehicles to get through.

E. AED for Clubhouse –

Davie Phillips said they are trying to get one FREE

- F. Patio Area behind the clubhouse –** The Board will discuss the installation of a ramp where the steps are currently going from the upper to lower patio areas. Project was turned over to the building committee.

NEW:

1. Discussion regarding changes or **improvement to camera security system**
Turned over to the Building Committee
2. **"Building & Grounds Maintenance & Repair committee discussion**, action, decision
Withdrawn by Bob Holleman. Dan Root & Glenn Martin said to report to building Comm.
3. Recommendation to board from Attorney Donna Zanetti regarding committee chairmen
4. Board approval of donated rock & weed barrier to be put down in Argent Common area.
5. **Argent overflow lot** Board Approval of striping under which committee?
Turned over to building Committee
6. Rock & weed barrier to be put down in Argent Common area. Board approval.
Glenn Martin made motion, Dan Root 2nd. All in favor.
7. **Email responses** discussion - *courtesy reminder to all to respond to emails*

****David Neidert made a motion to add Drawing up an RFP & solicit for new CAM on this agenda. Dan Root seconded this motion. All in favor.**

**** David Neidert made a motion to send out RFP and solicit for a new CAM.**

Dan Root seconded the motion. All in favor.

Lisa Holleman will send out draft RFPs that had been done by Shirley Miller & Diana Vick months ago and will forward on to board for changes and approval and then send to attorney for final approval.

- **Correspondence** none
- **Next Meeting Agenda Items** Next meeting date is May 26, 2026.
- **Community Announcements**
 - **RBCC (Rainbow Bend Country Club)**
 - Mothers' Day bingo – May 2
 - Spring Potluck – May 15
 - **Other announcements**
 - Lisa Holleman: Storey County Candidate Debate

14. Membership Open Forum for Items Not on the Agenda

Davie Phillips apologized for earlier outburst.

Merry Cain asked about "near drowning" incident. What are the rules for the pool?

Dan Root replied that new RULES signs were ordered and installed.

Jennifer Agnew commented on a good meeting and thank you for transparency. She also commented that Glenn Martin's comment about "only needing 3 board members to operate" came across as if he was trying to establish a 3-member board and cautioned him that where it is allowed in emergency situations, the state recommends that boards follow their own rules and keep a full board contingent when possible.

15. ADJOURNMENT

Glenn Martin motioned to end the meeting / Dan Root seconded it. All in favor. Adjourned at 7:41pm

Please visit our website at www.rainbowbendnv.com.

Dan Root
BOARD SECRETARY

Lisa Holleman
Recording Secretary