

Rainbow Bend HOA

Board of Directors Meeting Minutes

May 27, 2025

Board Present

Glenn Martin – President
Diana Vick – Vice President
George Angel – Secretary
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 6:08 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 – Daniel Root thanked all committees for their hard work. He told the membership that the pool opening date is tentatively June 7th, 2025. Daniel Root resigned from the Board effective immediately.

President's Report – None.

Guest Speaker – Mike from Brycon was present and spoke to the membership. NV Energy would send a letter to the homeowners regarding warranties and recommends that the homeowners register their new appliances with the manufacturers. He stated that the State of Nevada requires an inspection on the homes and that is in process. He is also in communication with the furnace manufacturer to see what if anything can be done to make it less noisy.

Management Report

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

Litigation Update – None.

Legal Expenses – Management reported that none was spent in April 2025.

Unanimous Consent Matters Approved by Board for Ratification – None.

Expenses Approved since the last meeting – Management approved an expense of purchasing new cushions for the pool area at a cost of \$535.20.

Board /Committee Reports

ARB Report – Glenn Martin read the email received from Lisa Holleman. There were 13 requests and all were approved.

RV Committee Report – Glenn Martin read the email received from Lisa Holleman. There were six new leases.

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 .

Community Landscape Report – F Jay Harrell reported that Lisa Holleman had planted roses on Couleurs.

Communications & Event Committee Report – Janice Kraft reported that the yard sale to be held this weekend had @ 36 homes signed up and that the committee is working on the next newsletter.

Clubhouse Int/Ext & Recreation Area – Michelle Primus reported that she will be resigning from the committee once the pool project is completed and the pool is open.

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.

Approval of Minutes – Postponed.

Financial Reports – Postponed.

Review of Bank Statements – Postponed.

Opening new Operating bank account at Greater Nevada Credit Union – *Glenn Martin made a motion to close the Greater Nevada Credit Union account as their fees were much higher than originally reported to the Board. David Neidert seconded the motion which was carried unanimously.*

Opening a new Operating bank account at First Independent Bank and name the signers on the account. *Glenn Martin made motion to open a new checking account at First Independent Bank. George Angel seconded the motion which was carried unanimously. Glenn Martin made a motion to have all four Board members and Board Treasurer, Davie Phillips as signers on the new account. David Neidert seconded the motion which was carried unanimously.*

Unfinished Business

Reserve Projects – Completed with the opening of the pool scheduled for June 7th, 2025. This item may be removed from the agenda.

Reserve Study Full Study – We are waiting for the final draft.

NV Energy – natural gas conversion – Completed.

Roof Inspection – The roof has been inspected and we are waiting on the report.

Gutter Repair & Cleaning – Completed.

Articles of Incorporation, Bylaws and CCRs Amendments – *Glenn Martin made a motion to change the due date of July 20, 2025; George Angel seconded the motion which was carried unanimously.*

Committee Appointments – Glenn Martin explained that any applications received would be forwarded to the committees for consideration.

New Business - None.

Correspondence – None.

Next Meeting Date & Agenda Items

The next meeting is scheduled for June 24, 2025. Agenda items – Board member appointment and update of bank signers; sell the maintenance truck and sell the old sign system.

Community Announcement Forum

Rainbow Bend Country Club – Dave Hart reported that Bingo will be held on June 7th.

Other – None.

Membership Open Forum – A homeowner asked when the locker rooms and pool restrooms would be remodeled and was told that this will be addressed in future years once the funds are available.

A homeowner asked about the delinquencies and was told that a large amount of the receivables were for fines but that the Board is taking the appropriate action on delinquencies.

A homeowner reported that a snake was on her front steps and cautioned that it is snake season and advised everyone to be careful.

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 6:51 pm.*

Respectfully Submitted,


Terri Kenyon, Recording Secretary


George Angel, Board Secretary