Rainbow Bend HOA
Board of Directors Meeting Minutes
July 28, 2026

Board Present
Glenn Martin – President
David Neidert – Vice-President
Daniel Root – Board Member
Dave Hart – Secretary

Management
Terri Kenyon – Supr. CAM

Membership
on file

Call to Order
The Board of Director's meeting was called to order at 6:04 pm by Board President, Glenn Martin. The meeting was held in person, in the Rainbow Room, 500 Ave de la Bleu de Clair Sparks, Nevada.

Pledge of Allegiance – Recited.

Membership Open Forum – A homeowner thanked Glenn Martin and Daniel Root for all their hard work especially regarding the pool project and financials. The homeowner also stated it was a prior Board and not the current Board that was responsible for the NRED claim. The homeowner said that it was Lisa Holleman that contacted the attorney regarding the matter, not the manager. The homeowner said that Lisa Holleman had stated that she had resigned from the Board based on her attorney's advice and asked David Neidert if he was her attorney. David Neidert stated that he did represent the Holleman's several years ago but was not their attorney in this matter.

Daniel Root thanked the committees for all their hard work as they deserved much of the credit for the pool project and the financials.

Guest Speaker – The dedicated banker for Rainbow Bend, Lynn Wallner along with a Treasury Management Partner, Addy Yungeburg was present to provide a presentation to the Board of Directors and the membership in attendance.

President's Report – Glenn Martin informed the membership the Association had settled with NRED.

Management Report –

Executive Session Report – An executive session was not held prior to the Board meeting.
Litigation Update –None.
Legal Expenses – In June 2026, $570.00 was spent on legal.
Unanimous Consent Matters Approved by Board for Ratification – None.
Expenses Approved since the last meeting – None.
ARB Report – None.
RV Committee Report – None.
Budget & Finance Committee Report – Davie Phillips reported that the committee is working on the 2027 budget.
Community Landscape Report – Fjay Harrell reported (via phone) that the committee is discussing the 2027 contract and is working with the landscapers on weeding in the common areas.
Communications & Event Committee Report – Diana Vick reported that the pool party will be held on August 8th from 1-3 pm. She also reported that the 250th anniversary of the United States was held successfully. Bob Curran said that the party was great and extended his compliments to Janice Kraft for organizing the event.
Clubhouse Int/Ext & Recreation Area – Nothing new to report.
Governing Documents Committee – Davie Phillips reported that the committee is working on

the CCR's but expects it to take quite a bit of time to complete.
Approval of Minutes – Postponed.
Financial Reports – Postponed.
Unfinished Business
Articles of Incorporation, Bylaws and CCRs Amendments – Management is working on making the copies but due to the size of the package to be sent, it is taking some time as the two copiers in the management office overheat and have to be allowed time to cool down, but the packages are expected to be mailed out shortly.
Committee Appointments – None.
CPA Audit/Tax Prep 2022-2025 – In progress.
Rules & Regulations – Postponed.
Removal of Walls surrounding Lot B exterior parking area – The Board reviewed the proposal from Green Diamond Landscaping and reported that it was not accurate.
AED for Clubhouse – Update from the Building Committee – Davie Phillips reported that she had contacted Cintas and that they offer at a cost of $119.00 monthly for 36 months, they would provide an AED and maintain it, including signage and physician oversight and then after 3 years, the Association would own the AED and Cintas would drop the contract down to $37.00 monthly.
Patio Area behind the clubhouse – Postponed.
Camera Security System – A proposal in the amount of $11,980.00 was obtained from NV Security. Other vendors are being asked to provide proposals.
Open New Bank Account at US Bank – Completed.
RV Fencing Proposals – The Board reviewed the revised proposal from Artistic Fence. The proposal was $5647.00 and included increasing the size of the posts to 2-3/8 as requested. ***Glenn Martin made a motion to accept the proposal; David Neidert seconded the motion which was carried unanimously.***
New Business –
Destruction of Association Records – Daniel Root explained to the membership that a previous Board member had destroyed some records through 2019 and that NRS116 required the Association to maintain records for 10 years and to maintain the minutes of the meetings forever. He stated that the prior Board member did this without Board approval but said that she had called NRED and other HOAS and was told that she could do this. Management had told that Board member that the normal procedure included shredding records that were older than 10 years. This prior Board member shredded records even after being told that was not the normal procedure. A homeowner suggested that the Board seek legal advice regarding this matter. Concern was also raised as this prior Board member has still not returned their keys. Management was asked to send a letter to the prior Board member requesting that they return their keys to patrol immediately.
Corporate Resolution for Edward Jones. – The Board signed the corporate resolution for Edward Jones. Glenn Martin will forward the document to Edward Jones.
Appointment of Treasurer – ***After discussion, Glenn Martin made a motion to appoint Davie Phillips as Treasurer; Dave Hart seconded the motion which was carried unanimously.***
Correspondence – None.
Next Meeting Date & Agenda Items
The next meeting is scheduled for August 25, 2026. RFP for Management and Purchase of a Zoom Account will be added to the next agenda. The Board asked Management to mail out Board Applications to fill the vacancy.
Community Announcement Forum
Rainbow Bend Country Club – Davie Phillips reported that Bingo will not be held in August; August 15th is the ice cream social which is open to all residents including children. There will also be a backpack give away – one for a boy and one for a girl.
Other – None.

Membership Open Forum – A homeowner stated that they would be requesting general violation enforcement records especially regarding their neighboring lot.

A homeowner reminded the membership that there will not be any Bingo in August.

A homeowner stated she had researched obtaining a zoom account for the Association.

A homeowner mentioned that the Sherrif's Night Out will be held at the same time as the regular Board meeting in August. Discussion was had on possibly moving the meeting time or date so that residents could attend the Sherrif's Night Out which is held at the park.

A homeowner asked about the shelter in place notice that was sent out but not all residents received. She was informed that the notification comes from the county, not the HOA and that you need to sign up for the notifications.

A homeowner stated that tonight was a great meeting and asked for approval to hold an estate sale for lot 55. ***Glenn Martin made a motion to approve the request to hold an estate sale at lot 55; David Neidert seconded the motion which was carried unanimously.***

A homeowner stated that Dave Hart was the RBCC President and had contributed much to the community when he was on the Board prior also.

A homeowner asked about violation issues with a specific lot.

Adjournment With no further business to discuss, ***Glenn Martin moved to adjourn the meeting; Dave Hart seconded the motion. The motion was carried with all in favor at 7:34 pm.***

Respectfully Submitted,

Terri Kenyon, Recording Secretary

Board Secretary

Attach to July 28, 2026 minutes

BEFORE THE COMMISSION FOR COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS
STATE OF NEVADA

SHARATH CHANDRA, Administrator, REAL ESTATE DIVISION, DEPARTMENT OF BUSINESS AND INDUSTRY, STATE OF NEVADA, Petitioner, vs. RAINBOW BEND HOMEOWNERS ASSOCIATION (Entity C14711-1992), Respondent.	Case No. 2025-630

FILED
JUL 22 2026
NEVADA COMMISSION FOR COMMON INTEREST COMMUNITIES AND CONDOMINIUM HOTELS
mgallo

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

This matter came on for hearing before the Commission for Common-Interest Communities and Condominium Hotels, State of Nevada (the "Commission") on Thursday, June 11, 2026. Respondent Rainbow Bend Homeowners Association ("RESPONDENT ASSOCIATION") appeared through board members Dan Root, Dave Hart, Lisa Holleman, Dave Neidert and Glenn Martin, and was represented by Donna Zanetti, Esq. William C. Peper, Deputy Attorney General, appeared on behalf of the Real Estate Division of the Department of Business and Industry, State of Nevada (the "Division").

Prior to the hearing, the parties stipulated to the admission of all documents filed by Donna Zanetti on behalf of RESPONDENT ASSOCIATION, and at the hearing, the parties stipulated to the admission of all of the Division's proposed documents.

The hearing proceeded as an uncontested case, based on RESPONDENT ASSOCIATION'S Answer, which admitted all of the allegations in the Division's Complaint, except as to paragraph 11 of the Complaint, whereby RESPONDENT ASSOCIATION had demurred. No testimony was given at the hearing. The Commission, having reviewed the evidence presented in this matter and arguments of counsel, and for

good cause appearing, hereby enters the following Findings of Fact, Conclusions of Law, and Order as follows:

FINDINGS OF FACT

Based on a preponderance of the evidence in the record and the documents admitted at the Hearing, the Commission hereby finds that the following factual allegations were proven:

1. 1. RESPONDENT ASSOCIATION, Entity Number C14711-1992, consists of four hundred and two (402) single family home units, or lots designated for such units, in a common interest community located in the unincorporated town of Lockwood, Storey County, Nevada.

2. RESPONDENT ASSOCIATION first registered as a common interest community with the Division in January, 1993.

3. On March 17, 2025, the Division issued a Letter of Non-Compliance to RESPONDENT ASSOCIATION, regarding the failure to submit a reserve study in compliance with Nevada law.

4. On August 12, 2025, the Division initiated an investigation as to the failure of the RESPONDENT ASSOCIATION to submit its current Annual Association Registration form 562 to the Division and Division records reflect that the delinquency applies to 2024, and now 2025.

5. On August 12, 2025, the Division also initiated an investigation as to the failure of RESPONDENT ASSOCIATION to cause a current reserve study to be performed; that the last such reserve study had been completed in 2019.

6. On September 11, 2025, Investigator Christina Pitch, on behalf of the Division, sent a letter to RESPONDENT ASSOCIATION, care of RESPONDENT ASSOCIATION's registered property manager, referencing alleged violations of NRS 116.31158 and NRS 116.31152, and seeking a written response within 10 business days of the date of the letter. The five board members, according to the last-filed Annual Association Registration, last filed December 18, 2023, received courtesy copies by mail.

7. On October 24, 2025, Investigator Pitch sent another letter, captioned as a "SECOND REQUEST," to RESPONDENT ASSOCIATION, care of its registered property manager. The five board members, according to the last-filed Annual Association Registration, last filed December 18, 2023, received courtesy copies by mail.

8. On November 13, 2025, Ms. Pitch sent another letter, captioned as a "THIRD REQUEST," to RESPONDENT ASSOCIATION, care of its registered property manager. The five board members, according to the last-filed Annual Association Registration, last filed December 18, 2023, received courtesy copies by mail.

9. On December 1, 2025, Ms. Pitch sent another letter, captioned "FOURTH REQUEST," to RESPONDENT ASSOCIATION, care of its registered property manager. The letter was also sent by U.S. Mail to five new board members, respondents above, as disclosed by Diana Vick, a recently departed executive board member, including the following: David Neidert, Daniel Root, Glenn Martin, George Angel and Davie Phillips, addressed as shown in the letter.

10. On December 12, 2025, Ms. Pitch sent another letter, captioned "FIFTH REQUEST," to RESPONDENT ASSOCIATION, care of its registered property manager. The letter was also sent by U.S. Mail to five new board members, respondents above, as disclosed by Diana Vick, a recently departed executive board member, including the following: David Neidert, Daniel Root, Glenn Martin, George Angel and Davie Phillips, addressed as shown in the letter.

11. No response or reply was made to any of the six (6) Request for Information letters sent, except for the following phone calls: (1) Phone call on September 16, 2025, from Diana Vick, identifying herself as a member of the board of directors, and stating that Ms. Kenyon, the registered property manager was out of town and had been given an extension until October 11, 2025 to respond; and (2) Phone call on November 25, 2025, from Diana Vick, stating that there was now a new slate of five directors on the RESPONDENT ASSOCIATION'S board, and that the property manager, Terri Kenyon, of Kenyon & Associates, was not taking care of the association.

12. On December 29, 2025, Terry Wheaton, Chief Compliance Audit Investigator for the Division, issued a 233B letter to RESPONDENT ASSOCIATION, care of its registered property manager Terry Kenyon ("233B Letter"); the letter was also sent by U.S. Mail to board member David Neidert, addressed as shown in the letter.

13. Since the time of service of the Complaint in this matter, RESPONDENT ASSOCIATION has retained Donna Zanetti, Esq., as counsel, and completed and submitted satisfactory reserve studies in accordance with the Division's requirements for RESPONDENT ASSOCIATION.

14. Since the time of the service of the Complaint, RESPONDENT ASSOCIATION has submitted to the Division satisfactory Annual Registration forms for the years 2024 and 2025.

CONCLUSIONS OF LAW

Based on the foregoing factual findings and the preponderance of the evidence, the Commission voted that the following violations of law occurred:

1. RESPONDENT ASSOCIATION violated NRS 116.31152(1)(a) by failing to conduct and timely submit, to the Division, a current reserve study, which is required once every five (5) years.

2. RESPONDENT ASSOCIATION violated NRS 116.3103 by failing to submit, to the Division, Annual Association Registration forms for the years 2024 and 2025.

3. RESPONDENT ASSOCIATION violated NAC 116.405 on five (5) occasions, constituting five (5) separate counts, by repeatedly failing to cooperate with, and respond to, multiple requests for information by the Division.

ORDER

The Commission, being fully apprised in the premises and good cause appearing, ORDERS as follows:

1. Ordering RESPONDENT ASSOCIATION to pay to the Division, for fees and costs in the total amount of $5,230.53. The total amount is payable within sixty (60) days of the effective date of this Order.

2. The Commission retains jurisdiction for correcting any errors that may have occurred in the drafting and issuance of this document.

DATED this 22nd day of July, 2026.

COMMISSION FOR COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS
DEPARTMENT OF BUSINESS AND INDUSTRY
STATE OF NEVADA

By: _____
JUNE HEYDARIAN
COMMISSION CHAIR

Submitted by:

AARON D. FORD
Attorney General of Nevada

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