Rainbow Bend HOA
Board of Directors Meeting Minutes
June 23, 2026

Board Present	**Management**	**Membership**
Glenn Martin – President/Treasurer	Terri Kenyon – Supr. CAM	on file
David Neidert – Vice-President		
Daniel Root – Board Member		
Dave Hart – Secretary		

Call to Order
The Board of Director's meeting was called to order at 6:04 pm by Board Vice President, David Neidert. 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 asked why the 250-celebration flyer had not been given to everyone. Janice Kraft said the Communications Committee decided to make 300 copies and had them delivered to those that don't attend meetings. After discussion, it was determined that in the future all residents with tubes would receive flyers.
Another homeowner expressed their concern with being skipped when the flyers were passed out.
Daniel Root addressed the membership regarding a rumor that he had not allowed a past President to speak during a Clubhouse Int/Ext & Recreation Committee meeting and stated this was not true. He reported that he spoke for about two minutes to address the committee and asked that those in attendance raise their hands if they wished to speak but that he never told the past President that they could not speak.
Board Officer Positions – ***Daniel Root made a motion to appoint Glenn Martin as Board President; Dave Hart seconded the motion which carried unanimously.***
President's Report – Glenn Martin informed the membership that Lisa Holleman had resigned and that there was now an open position on the Board of Directors.
Guest Speaker – None.
Management Report –
Executive Session Report – The Board discussed delinquencies; and scheduled the next violation drive-through.
Litigation Update – The Nevada Real Estate division assessed the Association for administrative costs but did not fine the Association for not completing the reserve study on time and the Ombudsman fee for 2025 payment was voided with a stop payment issued and a new check was sent with the form.
Legal Expenses – None in May 2026.
Unanimous Consent Matters Approved by Board for Ratification – None.
Expenses Approved since the last meeting – Management approved spending $750.00 to repair one of the pool tables and a door repair to Century Glass in the amount of $647.65.
Board /Committee Reports
ARB Report – Joe Bettencourt, a member of the ARB, reported that homeowners have complained to him that they have not received their approvals. The Board explained that it is the ARB's responsibility to provide the approval to the owner, provide a copy to management and place one copy in the ARB files.
RV Committee Report – None.
Budget & Finance Committee Report – Davie Phillips reported that the committee is starting to

work on the 2027 budget.
Community Landscape Report – Glenn Martin informed the membership that irrigation leaks had been repaired.
Communications & Event Committee Report – Janice Kraft reported that 20 people attended the paint party and that the committee is working on the 250-Celebration. She also stated that she had prepared a document for committee members to sign giving permission to publish their addresses and phone numbers.
Clubhouse Int/Ext & Recreation Area – Davie Phillips reported that pool tables have been repaired. She mentioned that the front entry railing is loose. The committee is also looking at increasing the costs of renting the Rainbow Room, but it is still being investigated.
Governing Documents Committee – Davie Phillips reported that the committee has provided the Board with the RV lot charter for adoption.
Approval of Minutes – ***Dan Root made a motion to approve the May 26, 2026, minutes as written; Dave Hart seconded the motion which carried unanimously.***
Financial Reports – ***Glenn Martin made a motion to accept the financial reports through March 2026; Dan Root seconded the motion which was carried unanimously.***
Review of Bank Statements – Postponed

Unfinished Business
Articles of Incorporation, Bylaws and CCRs Amendments – ***David Neidert made a motion to approve the cover letter as presented by the Governing Documents Committee; Dan Root seconded the motion which was carried unanimously.***
Selling the Old Sound System – Postponed.
Committee Appointments – ***Glenn Martin made a motion to appoint David Neidert as the RV committee liaison; Dave Hart seconded the motion which was carried unanimously.***
CPA Audit/Tax Prep 2022-2025 – In progress.
Common Area Parking Rules & Implementation of Parking Pass Requirement – Postponed.
Rules & Regulations – Postponed.
Removal of Walls surrounding Lot B exterior parking area – The Board is asking Green Diamon Landscaping to provide a proposal to remove the walls.
Sheriff/CGID/Rainbow Bend parking enforcement agreement – postponed for CGID approval.
Courtesy Notices for Violations – Postponed.
AED for Clubhouse – Update from the Building Committee – An estimate of $2000.00 was reported by the Clubhouse Int/Ext & Recreation Area Committee but they are still looking to see if one can be obtained at no cost to the Association.
Patio Area behind the clubhouse – Postponed.
Camera Security System – A proposal in the amount of $11,980.00 was obtained from NV Security. Postponed.
Argent Over-Flow Lot – Update from the Building Committee regarding striping – Postponed.
Open New Bank Account at US Bank – A homeowner stated that US Bank is not a HOA specific bank and could result in fees. Another homeowner said that this item was already discussed at length at a prior meeting and the Board should make a decision. ***Dave Hart made a motion to open a new operating and new reserve account at US Bank; Dan Root seconded the motion which was carried with a vote of Glenn Martin, Daniel Root and Dave Hart in favor and with David Neidert opposed.***
New Business –
RV Fencing Proposals – The Board opened two proposals that were received of the four requested. Artistic Fence bid was $5548.00, and Mule Fencing bid was $12,067.04. After discussion it was requested that management contact Artistic Fence and ask that they submit another proposal with the posts size increased to 2-3/8s.
RV Charter – ***David Neidert made a motion to adopt the RV Charter; Dan Root seconded the***

motion which was carried unanimously.

Window Cleaning & Floor Waxing Proposal – ***David Neidert made a motion to accept the proposal from LaBeeg Cleaning Services in the amounts of $800 to clean the windows (inside & out) and $1500.00 to strip and wax the Rainbow Room floors; Dan Root seconded the motion which was carried unanimously.***

Communications & Events Committee request for approval – ***David Neidert made a motion to approve painting parties on June 12, September 12 and November 6th and to approve the Family Game Night on January 8, 2027; Glenn Martin seconded the motion which carried unanimously.***

Correspondence – None.

Next Meeting Date & Agenda Items

The next meeting is scheduled for July 28, 2026.

Community Announcement Forum

Rainbow Bend Country Club –Bingo will be held on July 18th; there is no event in July.

Other – None.

Membership Open Forum – A homeowner mentioned that one of the lights by the tennis courts comes on at 3:30 pm. There is an electrical box that floods when it rains in the same area as it is below grade; and several other items he'd like to see fixed in the same area. The Board and management will walk around the area with him after the meeting.

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

Respectfully Submitted,

Terri Kenyon, Recording Secretary

Board Secretary