

Rainbow Bend Homeowners' Association, Inc.  
Board of Directors' Meeting Agenda & Notice  
April 22, 2025, 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 – recited during the annual meeting**
- 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. President's Report (if needed)**
- 7. Guest Speaker –**
- 7. Management Report – Report/Discussion/Action**
  - A. Executive Session Report - Report
  - B. Litigation Update (if needed) – Report
  - C. Legal Expenses – January & February 2025 – None
  - C. Unanimous Consent Matters Approved by Board
  - D. Expenses Approved since last Board meeting – Fitguard \$312.39 to repair hoist multi gym.
- 8. ARB – Report**
- 9. Committee Reports:**
  - A RV Lot – Report & Possible Action on Maintenance Items
  - B Budget & Finance - 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 February 25, 2025.
- 11. Financial Reports – Action Item**
  - A **Review of Reports** - The Board may approve Financial Reports through March 2025 subject to the Annual Audit.
  - B **Review of Bank Statements**
  - C **Open a new Operating bank account at Greater Nevada Credit Union** – update and possible action regarding fees the bank charges which were not previously known.
- 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. **Sign** – The Board may accept a proposal to replace the main entry sign.

### 13. NEW BUSINESS – Action Items

- A. **Roof Inspection** – The Board may accept a proposal to inspect and provide a report on the clubhouse/Lot A roof.
- B. **Gutter Repair & Cleaning** – The Board may accept a proposal to clean out the clubhouse/Lot A gutters and make repairs.
- C. **Official Rainbow Bend Association Facebook page** – The Board may approve the creation of an official Rainbow Bend Association Facebook page which would be created and maintained by the Communications and Events Committee.
- D. **Culligan Water Maintenance Proposal** – The Board may approve an annual maintenance contract for the water softeners that are located in the clubhouse and lot A.
- E. **Culligan Water Softener Lot A Proposal to install a carbon filter with chemical Feed for odor control** – The Board may accept a proposal to install a carbon filter with chemical feed that may help with the odors in the water in lot A.
- F. **Articles of Incorporation, Bylaws and CCRs Amendments** – The Board may approve the revisions as prepared by the Association's Attorney to be sent to the membership for a vote on the amendments.
- G. **Possible Loan to Fund the Reserve Account and Projects** – The Board may consider obtaining a loan to fund the reserve account and projects.

#### ➤ **Correspondence**

#### ➤ **Next Meeting Agenda Items** Next meeting date is May 27, 2025.

#### ➤ **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](http://www.rainbowbendnv.com). Some pages are still under construction but there is valuable information and forms available on our website.