Rainbow Bend HOA
Board of Directors Meeting Minutes
September 8, 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 7:06 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 asked why the meeting was being held at 7 pm instead of 6 and was told that there was a policy recently discovered that required meetings to be held at 7 pm which will be rectified later in the meeting.

A homeowner mentioned that when they set up bingo, they found that the counters in the bar and kitchen were sticky and dirty. Management will speak to patrol about better inspections after the event and to also check the areas to make sure that it's not residents that just came in without a reservation.

A homeowner stated that they had received all the documentation asked for except the 2023 through 2026 minutes. He was informed by management that after checking with the Attorney, management and the Board are prohibited from trespassing on homeowner's property. He stated that Nevada is a fence out state and would like to know the law that prohibits entering a homeowner's property without an invitation.

A homeowner asked why the Board isn't obtaining a grant to purchase the AED and was told that the Association has too much money to qualify but if she is able to find a grant that will do so, to please let the Board know. She was also invited to attend the next Clubhouse Int/Ext & Recreation Area Committee meeting.

Guest Speaker – None.

President's Report – Glenn Martin informed the membership that there has been more communication with US Bank regarding setting up our new accounts. Glenn Martin also informed the membership that the Board is aware that some documents have been removed from clubhouse that belong to the HOA by prior Board members who have not returned them.

Management Report –

Executive Session Report – At the executive session prior to the Board meeting delinquencies were addressed.

Litigation Update –None.

Legal Expenses – In July 2026, $5,230.53.00 was spent on legal regarding the NRED case.

Unanimous Consent Matters Approved by Board for Ratification – None.

Expenses Approved since the last meeting – Management has approved the repair to the front door.

ARB Report – None.

RV Committee Report – Management reported that Bob Holleman had requested that the RV lot be treated for weeds and the sage brush removed. The Board asked Management to get a bid from Green Diamond Landscaping.

Budget & Finance Committee Report – Shirley Miller reported that the committee is working on the 2027 budget.
Community Landscape Report – Glenn Martin reported that the Board had negotiated with Green Diamond, who had asked for a 20% increase, down to a 5% increase.
Communications & Event Committee Report – Janice Kraft reported that about 30 people attended the pool part. The painting party is scheduled for this Saturday, and the committee is working on the Halloween party which will take place on Halloween but in the afternoon so that it won't conflict with normal trick or treating.
Clubhouse Int/Ext & Recreation Area – The committee has applied for a $20,.000.00 grant from the county to open the fenced in area of lot B into a park area.
Governing Documents Committee – None.
Approval of Minutes – ***Dave Hart made a motion to accept the July 28, 2026, minutes as written; Glenn Martin seconded the motion which was carried unanimously.***
Financial Reports – The financial reports and bank statements were postponed.

Glenn Martin made a motion to close the Enterprise Reserve Account and transfer the funds to Edward Jones; Daniel Root seconded the motion which was carried unanimously.

Glenn Martin made a motion to close the RV bank accounts at First Citizen Bank and transfer the funds to the new US Bank RV Operating account and the Edward Jones RV Reserve Account; Dave Hart seconded the motion which was carried unanimously.

Unfinished Business
Articles of Incorporation, Bylaws and CCRs Amendments – The new ballots and packages have been mailed out to the membership.
Committee Appointments – None.
CPA Audit/Tax Prep 2022-2025 – In progress.
Common Area Parking Rules & Implementation of Parking Pass Requirement – Postponed.
Rules & Regulations – ***Glenn Martin made a motion to approve the changes to the proposed rules and regulations and then send to the Association's Attorney for review; David Neidert seconded the motion which was carried unanimously.***
Removal of Walls surrounding Lot B exterior parking area – Postponed.
AED for Clubhouse – Update from the Building Committee – Postponed.
Patio Area behind the clubhouse – Daniel Root is working on obtaining some proposals. Terri Kenyon is working on obtaining a proposal from Have Lights Will Travel to address the leaning light posts and also an asphalt company to address the tennis/basketball courts.
Camera Security System – The Clubhouse Committee is working on obtaining more bids.
RV Fencing Proposals –The proposal was already accepted, and we are waiting on scheduling.
New Business –
Landscaping Seasonal Proposal – ***Glenn Martin made a motion to accept the proposal in the amount of $127,740.00; Dave Hart seconded the motion which was carried unanimously.***
RFP for Management – ***Dave Hart made a motion to remove this item from the agenda; Glenn Martin seconded the motion which was carried after discussion unanimously.*** This item will be added to the agenda for the next meeting as "Approval of RFP for Management" and the task of creating the RFP will be assigned to the Governing Document Committee.
Approval of Special Event Parking & Purchase of Cones for Special Event parking – ***After discussion, Glenn Martin made a motion to remove these items from the agenda and not approve either item; Daniel Root seconded the motion which was carried unanimously.***
Locksmith Proposal to rekey the clubhouse – ***Glenn Martin made a motion to approve the proposal from Advance Locksmith in the amount of $4,426.94; David Neidert seconded the motion which was carried unanimously.***
Fenced in Area behind lot A Repurposing – ***David Neidert made a motion to approve the Clubhouse Committee investigating and potentially obtaining a grant from Storey County to change the area into a park; Daniel Root seconded the motion which was carried unanimously.***
Zoom Purchase – Postponed.
Rescind Board Resolutions – Agenda Format & Meeting Length AND Meetings of the

Board of Directors and the Members – ***Glenn Martin made a motion to rescind the Board Resolutions – Agenda Format & Meeting Length and Meetings of the Board of Directors & Members; David Neidert seconded the motion which was carried unanimously.***
Adopt Board Resolution – Meetings of the Board of Directors and the Members Resolution 2026-01 – ***Glenn Martin made a motion to adopt the Meetings of the Board of Directors and the Members Resolution 2026-01; Dave Hart seconded the motion which was carried unanimously.***

Correspondence – None.
Next Meeting Date & Agenda Items
The next meeting is scheduled for September 22, 2026. Add to the agenda – Remove Bob Holleman from the RV Committee and RFP for Management to be assigned to the Governing Document Committee.
Community Announcement Forum
Rainbow Bend Country Club – Dave Hart reported that there is no event in September but in October there will be Bingo and the Halloween event.
Other – None.

Membership Open Forum – A homeowner asked if there could be a report added to the meeting regarding violations. He also asked about the vehicles parked at the community garden and was told that that is Storey County Property, not the HOA's.

A homeowner asked why the clubhouse was being rekeyed and was told that several prior Board members and vendors had not returned their keys.

A homeowner said that they thought creating a new RFP for Management was the Board passing the buck. She was told that the prior RFP had never been presented to the Board or approval and this is why one needs to be created and then approved by the Board prior to being sent out.

A homeowner stated that none of the committee members worked on the RFP but that a former Board member had done so on their own. It had been discussed but nothing had been written down. She also mentioned that Donna Zanetti, the Association's Attorney, had mentioned it during the NRED hearing. Daniel Root explained that Donna reported on misinformation given to her by a prior Board member.

A homeowner thanked the Board for their work and stated that more has been done with this Board than the prior Board.

Adjournment With no further business to discuss, ***Glenn Martin moved to adjourn the meeting; Daniel Root seconded the motion. The motion was carried with all in favor at 8:36 pm.***

Respectfully Submitted,

Terri Kenyon, Recording Secretary

Dave Hart, Board Secretary