

Rainbow Bend Homeowners' Association, Inc.
Board of Directors' Meeting Agenda & Notice
April 23, 2024, 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**
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. **President's Report (if needed)**
8. **Management Report – Report/Discussion/Action**
 - A. Executive Session Report - Report
 - B. Litigation Update (if needed) – Report
 - C. Unanimous Consent Matters Approved by Board
 - D. Expenses Approved since last Board meeting
9. **ARB – Report**
10. **Committee Reports:**
 - A RV Lot - Report
 - B Budget - Report
 - C Community Landscape - Report
 - D Communications & Events - Report
 - E Clubhouse Int/Ext & Recreation Area - Report
 - F Governing Documents - Report
11. **Approval of Minutes – Action Item**

The Board may approve the Minutes from March 26, 2024.
12. **Financial Reports – Action Item**
 - A **Review of Reports** - The Board may approve Financial Reports through March 2023 subject to the Annual Audit.
 - B **Review of Bank Statements**
13. **UNFINISHED BUSINESS – Action Items**
 - A. **Reserve Projects (Pool Area, Locker Rooms, Sauna remodel) –** The Board may approve the proposal from Diamond G Construction to remodel the pool area and locker rooms.
 1. **Project Manager** – The Board may approve sending out a request for proposal to obtain the services of a project manager that would act as an expert liaison between the Board and the construction company during the reserve project.
 - B. **Reserve Study Acceptance full study** – The Board of Directors may approve the full reserve study as prepared by Better Reserve consultants once it is known whether

we can include Lots A&B into the regular reserve study (RV lot reserve study is separate).

- C. **NV Energy – natural gas conversion** – possible update
- D. **Key Card System Upgrade/Update** – The Board may approve the upgrade/update of the key card system if necessary due to the replacement of the Patrol Office Computer.
- E. **Storey County Request to use Lots A&B** – The Board may approve the proposed lease after consulting their attorney, their insurance agent and in agreement with Storey County.
- F. **Sports Court Resurfacing & Painting** – The Board may review and accept proposals to resurface and paint the Basketball Court and Tennis court to include Pickle Ball.
- G. **Newsletter** – The Board may approve the newsletter as prepared by the Communications Committee.
- H. **Asphalt Sealing & Crack Fill of the Sports Court** – The Board may accept a proposal to seal the asphalt and fill the cracks on the sports court.
- I. **Sports Court Lighting** – Update
- J. **ARB Appointments** – The Board may appoint new ARB members.

14. NEW BUSINESS – Action Items

- A. **Update of Committee Charters/Resolution** – The Board may consider changing the committee charters to assign members to the committees for two years with the expiration of the term to be in April.
- B. **Committee Appointments** – The Board may appointment members/residents to the various committees.
- C. **Bulletin Board Policy** – The Board may approve a bulletin Board policy.

➤ Correspondence

➤ **Next Meeting Agenda Items** Next meeting date is May 28, 2024.

➤ Community Announcements

- **RBCC (Rainbow Bend Country Club)**
- **CERT (Community Emergency Response Team)**
- **Other announcements**

15. 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.

16. 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. Some pages are still under construction but there is valuable information and forms available on our website.