

Rainbow Bend HOA

Board of Directors Meeting Minutes

January 25, 2022

Board Present

Phillip Hilton - President
David Hart – Vice President
Bill Roe – Treasurer
Jennifer Agnew – Director

Management

Terri Kenyon – Supr CAM
Amy Powers – Supr CAM

Membership

List on file

Board Absent

Dennis Smith – Secretary

Call to Order

The Board of Director's meeting was called to order at 6:00 p.m. by the Rainbow Bend Board President, Phillip Hilton. The meeting was held via gotomeeting.com.

Pledge of Allegiance – Recited.

President's Report – None.

Guest Speaker regarding Propane to Natural Gas Conversion – Kelly Webster NV Energy

Kelly Webster & Clint Alverson of NV Energy were present. Kelly stated that the work is due to start in September and that in the next couple of weeks they would be surveying the owner's appliances and that the surveying would take about 6-8 weeks. The appliances that cannot be converted would be replaced by NV Energy.

Rainbow Bend Country Club Update – David Hart reported that all events have been cancelled for February due to the rise in COVID cases. The Members dinner will be held in June.

Membership Open Forum for Item Specifically on the agenda

There were no homeowners that wished to speak on agenda items.

Management Report

- A. **Executive Session Report** – At the executive session held prior to this meeting, the Board of Directors approved the minutes and reviewed delinquencies. A personnel matter was discussed.
- B. **Litigation Update** – None at this time.
- C. **Unanimous Consent Matters Approved by the Board in between meetings:** None.
- D. **Expenses Approved since last Board meeting:** An expense for Lee Joseph was approved.

ARB Report

There was no report.

Approval of Minutes

The October 26, 2021 minutes were postponed. After review, *Bill Row moved approve the November 23, 2021 & December 27, 2021 meeting minutes as written. David Hart seconded the motion which carried with all in favor.*

Financial Reports

- A. **Review of Reports** – The review of the November 2021 financials was postponed.

B. **Review of Bank Statements** - The Board has received the bank statements.

Purchase of a New Patrol Office Computer and Police Scanner

This item has been completed.

Zoom Meetings

Terri Kenyon explained that it had to be purchased on a credit card which the association does not have one.

Unfinished Business

A. **Reserve Projects**

Phillip Hilton, Homeowner Liaison, had nothing to report at this time.

B. **Association Website**

This item was postponed until after the election.

C. **NV Energy Request for Easements for gas line**

Jennifer Agnew had some questions/concerns about the parking. Eric Hartman had some questions/concerns regarding insurance, patrol & the surveying of the owner's appliances with COVID cases. After review, *David Hart moved to approve the temporary license for NV Energy to locate a propane tank and store equipment/materials on the common area during the period NV Energy is laying new lines to bring natural gas service to Rainbow Bend in exchange for the payment of \$11,000 to the Association. Bill Roe seconded the motion which carried with all in favor.*

D. **Effluent Pipeline Construction**

Jennifer Agnew was under the impression that a flyer or something was to go out asking for volunteers to help obtain enough votes. It was decided that a flyer would go out with the annual mailer.

E. **Camco Missing Records**

Donna Zanetti, the Association's attorney is currently working on this.

New Business

A. **Petty Cash Policy**

Bill Roe wanted to know if any of Kenyon & Associates other Association's had a petty cash policy. Jennifer Agnew mentioned that she has not received any Petty Cash rules or policy yet petty cash has been happening and that is a huge red flag to her. After discussion, *Bill Roe moved to have Kenyon reach out to Donna Zanetti to have her work with Terri & Jennifer to put together a Petty Cash Policy.*

B. **Petty Cash Accounts**

After discussion, *Bill Roe moved to increase the general petty cash fund to \$200 and the gas & oil fund to \$300. David Hart seconded the motion which carried with a 3-1 vote. Jennifer Agnew voted no.*

C. **Fitguard Proposal**

This item was postponed until a proposal to replace instead of repair could be obtained.

Board Reports

Community Patrol Report – There was no report at this time.

RV Committee – There was no report at this time.

Clubhouse & Pool Report – David Hart reported that the pool is currently closed until Lee Joseph could service the pool.

Rainbow Bend Correspondence – None

Next Meeting Date & Agenda Items

The next meeting is scheduled for February 22, 2022 which will be the Annual Membership Meeting & Election a quick organizational Board Meeting will be held after.
Add to the next agenda – Election of Officers and open Landscape proposals will be added to the Board Meeting agenda.

Membership Open Forum

A homeowner had comments regarding a neighboring deck encroaching on his property.

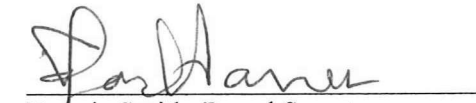
A homeowner wanted to know if the ballots were going to be mailed to the accountant like last year or if they are being mailed to management.

Adjournment

With no further business to discuss, *David Hart moved to adjourn the meeting at 7:29 pm. Bill Roe seconded the motion which carried with all in favor.*

Respectfully Submitted,


Amy Powers, Recording Secretary


Dennis Smith, Board Secretary
F. Jay Hurrel