

Rainbow Bend HOA

Board of Directors Meeting Minutes

March 29, 2022

Board Present

Eric Hartmann - President
Beth Philpot – Vice President
Jennifer Agnew – Treasurer
F. Jay Harrell – Secretary
Dave Hart – Director

Management

Terri Kenyon – Supr CAM
Quita deLeon - CAM

Membership

List on file

Call to Order

The Board of Director's meeting was called to order at 6:11 p.m. by Terri Kenyon. The meeting was held via gotomeeting.com as well as in person in the Rainbow Room, 500 Ave de la Bleu de Clair Sparks, Nevada.

Pledge of Allegiance

Recited.

President's Report

President, Eric Hartmann thanked the membership for joining the meeting.

Rainbow Bend Country Club Update

David Hart reported that Bingo will be Saturday.

Membership Open Forum

A homeowner discussed effluent pipeline and Peri Ranch also stated all but three horses are gone. A homeowner asked if the homeowners could vote on the handling of the horses. Board stated no.

Management Report

Executive Session Report

Terri Kenyon reported in the last executive session the Board reviewed delinquencies per the collection policy, approved executive minutes, reviewed violations, and reviewed personnel matters.

Litigation Update

No update.

Unanimous Consent Matters Approved by Board for Ratification

None.

Expenses Approved Since Last Board Meeting

Patrol petty cash, oil changes, one monitor and pool inspections.

Community Patrol Report

None.

Board /Committee Reports

ARB Report

John Miller reported no new ARB requests need to review ARB documents.

RV Committee Report

Merilee Miller reported 2 vacancies.

Clubhouse Pool Report

Dave Hart reported a request for shower curtains in the women's showers, also heavy weights being left on equipment.

Approval of Minutes

Jennifer Agnew made a motion to approve the January & February Board of Directors meeting minutes as written. F. Jay Harrell seconded the motion. The motion carried with all in favor.

Financial Reports

Jennifer Agnew made a motion to accept the financials through February 2022. F. Jay Harrell seconded the motion. The motion carried with all in favor.

Review of Bank Statements

The Board received bank statements in their board packages.

Unfinished Business

Reserve Projects

Jennifer Agnew stated to the Board she has rough draft from Gary Soverns she will email to board to review. *F. Jay Harrell made a motion to remove from Agenda until a committee provides a report. The motion dies lack of second.*

Association Website

F. Jay Harrell made a motion assign to committee for prices. Dave Hart seconded the motion.

Jennifer Agnew stated to Board the Association is out of compliance as of January 1, 2022.

Jennifer Agnew recommends GoDaddy.com. *Dave Hart withdraws his second motion. F. Jay withdraws his motion.*

NV Energy Request for Easements for Gas Line

Update license is completed.

Effluent Pipeline Construction

No Update at this time.

HOC Committee

Jennifer Agnew would like a ballot mailing and to schedule a Townhall Meeting. Board discussed an announcement of Townhall Meeting to all homeowners. The ballot mailing only to the homeowners that have not voted. *F. Jay Harrell made a motion to a ballot mailing with return postage paid by association to all homeowners. Jennifer Agnew seconded the motion. The motion carried with all in favor.*

CAMCO Missing Records Update

Terri Kenyon reported that only the minutes are missing.

New Business

Petty Cash Policies

Dave Hart made a motion to approve both the fuel petty cash policy and the fuel petty cash policy. F. Jay Harrell seconded the motion. The motion carried with all in favor.

Employee Fuel Card Policy

Jennifer Agnew made a motion to approve Employee Fuel Card Policy. Eric Hartmann seconded the motion. The motion carried with all in favor.

Community Garage Sale

Beth Philpot made a motion that the Community Garage Sale be June 11 & 12. Dave Hart seconded the motion. The motion carried with all in favor.

ARB Members Appointments

Eric Hartmann made a motion to appoint Robert (Bob) Holleman to the 3-year ARB term.

Jennifer Agnew seconded the motion. The motion carried with all in favor. Eric Hartmann made a motion to appoint Daniel Root to the 2-year ARB term. Jennifer Agnew seconded the motion. The motion carried with all in favor. Eric Hartmann made a motion to appoint Glenn Martin to the 1-year ARB term. F. Jay Harrell seconded the motion. The motion carried with all in favor.

Landscape Proposals

F. Jay Harrell made a motion to accept the proposal from Elite with clarification on weed and feed twice a year. Beth Philpot seconded the motion. Jennifer Agnew stated Elite is unresponsive, does not follow RFP, problems with business license and proof of workers compensation insurance multiple complaints. Eric Hartmann, Beth Philpot and Dave Hart vote in favor. F. Jay Harrell and Jennifer Agnew vote Nay. Motion carries 3-2.

Fitguard Repair Quote

F. Jay Harrell made a motion to accept the proposal for \$464.42 Fitguard repair quote. Eric Hartmann seconded the motion. The motion carried with all in favor.

Committee Charters

Postponed.

Committee Board Assignments

Postponed.

Rainbow Bend Correspondence

Jennifer Agnew made a motion to post Storey County School District flyer in bulletin board. Eric Hartmann seconded the motion. The motion carried with all in favor.

Next Meeting Date & Agenda Items

The next meeting is scheduled for April 20, 2022, with the Executive Session being held prior. Agenda items add RV Committee Appointments to the list of committees.

Membership Open Forum

Homeowner stated that a maintenance crew is needed.

Homeowner asked about irrigation being turned on, and if Elite can blow debris out of xeriscape yards and the problem with speeding.

Homeowner stated reminder to pick up after dogs.

Homeowner stated hasn't seen Sherriff Deputies through community lately.

Homeowner discussed his problem with party room rental.

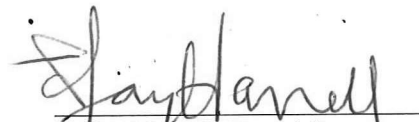
Homeowner stated must be homeowner to be on a committee.

Adjournment

With no further business to discuss, *David Hart moved to adjourn the meeting at 8:44 pm. F. Jay Harrell seconded the motion. The motion carried with all in favor.*

Respectfully Submitted,

Quita deLeon, Recording Secretary



F. Jay Harrell, Board Secretary