

# Rainbow Bend HOA

## Board of Directors Meeting Minutes

### May 24, 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

#### **Membership**

List on file

#### **Call to Order**

The Board of Director's meeting was called to order at 6:08 p.m. by Vice-President, Beth Philpot. 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**

None.

#### **Membership Open Forum**

A homeowner asked about the Fuel Card Agenda item and was told that the fuel card companies contacted so far require a Board Member to personally guarantee payment so one hasn't been obtained.

A homeowner complimented the landscape company.

A homeowner complained that the landscape company left clumps of grass behind and never blew out their walkway or driveway.

A homeowner stated some yards weren't being mowed at all and that they were leaving patches of grass not mowed.

A homeowner said they were very happy with the landscapers.

A homeowner asked what the watering days were for odd numbered lots and was told it is Tuesday, Thursday and Saturday.

A homeowner said they were happy with the landscapers.

#### **Management Report**

##### **Executive Session Report**

Terri Kenyon reported in the last two executive sessions the Board reviewed delinquencies per the collection policy, approved executive minutes, reviewed violations, held hearings and assessed fines as per the rules & regulations.

##### **Litigation Update**

None.

##### **Unanimous Consent Matters Approved by Board for Ratification**

The Board approved providing NVEnergy with key cards to use our restrooms during the conversion to natural gas process. The Board also approved the flyers regarding aeration and fertilization.

##### **Expenses Approved Since Last Board Meeting**

Lee Joseph was given approval to fix the leak on the spa.

##### **Other**

None.

## **Board /Committee Reports**

**Patrol Report** – None.

### **ARB Report**

Bob Holleman reported seven new ARB requests and five were approved.

### **RV Committee Report**

Merilee Miller reported there is one person on the waiting list.

## **Approval of Minutes**

*F. Jay Harrell made a motion to approve the April 2022 Board of Directors meeting minutes as corrected. Jennifer Agnew seconded the motion. The motion carried with all in favor. Beth Philpot made a motion to approve the October 2021 Board of Directors meeting minutes as presented. Jennifer Agnew seconded the motion. The motion carried with all in favor.*

## **Financial Reports**

*Jennifer Agnew made a motion to approve the financials through April 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.

### **Transfer of Funds from RV Operating Account to RV Reserve Account**

*Jennifer Agnew made a motion to transfer \$3000.00 from the RV operating account to the RV reserve account. Beth Philpot seconded the motion which carried with all in favor.*

## **Unfinished Business**

### **Reserve Projects**

This item is on hold until the committee meets and reports back to the Board.

### **Effluent Pipeline Construction**

Terri Kenyon explained that the Board had approved the location that the TRI-GID will run the effluent pipeline to the Long Valley Creek and tie into the area that there is already an easement for utilities. The TRI-GID will need to obtain ARB approval for this also. Since the TRI-GID decided to route the pipeline along the easement, they no longer need approval from the members for an easement. This item will be removed from the agenda.

### **Employee Fuel Card for Employees**

This item will be removed from the agenda.

## **New Business**

### **Committee Member Appointments and Committee Board Assignments**

The Board reviewed the committee applications.

### **RV Lot Committee**

*Jennifer Agnew made a motion to appoint all six applicants to the RV Committee which includes Jayson Legott, Larry Austin, John Miller, Merilee Miller, Robert Holleman and Lisa Holleman. F. Jay Harrell seconded the motion. Dave Hart stated that he did not think appointing Jayson Legott to the committee was a good idea as Jayson is not a homeowner. Eric Hartmann, Jennifer Agnew, and F. Jay Harrell voted yes. Dave Hart and Beth Philpot voted no. The motion carried. Beth Philpot made a motion to appoint herself as RV Committee Board liaison. Dave Hart seconded the motion which carried unanimously.*

**Budget Committee** There were no applicants, so this item is postponed to the next meeting.

**Community Landscape Committee** There were no applicants, so this item is postponed to the next meeting.

### **Clubhouse Interior/Exterior & Recreation Area Committee**

*F. Jay Harrell made a motion to appoint the three applicants to the Clubhouse Committee*

*which includes Tres Harrell, Glenn Martin, and Diana Vick. Dave Hart seconded, and the motion carried unanimously. Eric Hartmann made a motion to appoint himself as the Clubhouse Committee Board Liaison. Beth Philpot seconded, and the motion carried unanimously.*

#### **Communications Committee**

*Dave Hart made a motion to appoint the two applicants to the Communications Committee which includes F. Jay Harrell and Marcela Gutierrez Rodriguez. Beth Philpot seconded the motion which carried unanimously. Jennifer Agnew made a motion to appoint herself as the Communications Committee Liaison. Beth Philpot seconded, and the motion carried unanimously.*

#### **Appoint ARB Secretary**

*Jennifer Agnew made a motion to appoint Lisa Holleman as the ARB secretary. F. Jay Harrell seconded, and the motion carried unanimously.*

#### **Sexual Harassment Policy**

*Beth Philpot made a motion to adopt the sexual harassment policy as prepared by the Association's Attorney. Eric Hartmann seconded, and the motion carried unanimously.*

#### **Policy for flyers for the RBCC, School and Senior Center**

Postponed.

#### **Board Education/CAI Membership**

Jennifer Agnew explained that the current membership we have with CAI allows for up to ten memberships and suggested that the Board approve adding committee members that may be interested in obtaining CAI membership be allowed. After discussion, *Beth Philpot made a motion to allow any committee members that want to join CAI be allowed to provided that we stay within our allotted membership number so that there are no further costs to the Association. F. Jay Harrell seconded, and the motion carried unanimously.*

#### **Rainbow Bend Correspondence**

None.

#### **Next Meeting Date & Agenda Items**

The next meeting is scheduled for June 28, 2022, with the Executive Session being held prior. The next hearing executive session will be held June 21st, 2022, if needed. Agenda items to be added include approval of a Board member request to place his contact information in the tubes and possible removal of the "no dogs allowed" signs from the parks.

#### **Community Announcement Forum**

Dave Hart reported that after the RBCC very successful Veteran's potluck the balloons were donated to the VA.

A homeowner reported that the garage sale will be held on June 11<sup>th</sup> & 12<sup>th</sup> and that we had invited the LCC to join. The sale hours will be 8 AM to 3 PM.

#### **Membership Open Forum**

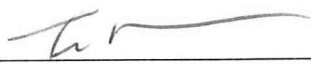
- A homeowner asked about the effluent pipeline and whether the TRI-GID was still going to reimburse the Association for legal expenses. They were told that it was unlikely.
- A homeowner presented the Board with a copy of a courtesy notice he had received from his Association in Arizona and recommended that the Board consider adopting something similar. He further stated that he was disappointed that not all of the Board members attend the RBCC functions and stated that the Board is tearing the community apart. He also suggested that the Board consider placing a banner at the front entrance on meeting days to remind residents of the Board meetings.
- A homeowner asked where the pipeline was going to go and was told that it would go along the current easement which also includes the area below the bridge.
- A homeowner notified the membership that the Louise Peri Park bathrooms were now

- open.
- Board member Jennifer Agnew stated that she doesn't attend the RBCC events because her daughter is not welcome to most events due to her age and that she also has other prior commitments.

**Adjournment**

With no further business to discuss, *Beth Philpot moved to adjourn the meeting at 7:16 pm. Dave Hart seconded the motion. The motion carried with all in favor.*

Respectfully Submitted,

  
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Terri Kenyon, Recording Secretary

  
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F. Jay Harrell, Board Secretary