

Rainbow Bend HOA
Board of Directors Meeting Minutes
June 28, 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 6:12 p.m. by President, Eric Hartmann. 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

Eric Hartmann reported that he was receiving numerous complaints regarding dog owners not having their dogs on a leash and also not picking up their dog's feces. He requested that everyone be more respectful of the other residents regarding these matters.

Membership Open Forum

A homeowner stated that the landscapers had mowed their lawn on their watering day which was Tuesday and that they have now painted a red dot to stop the mowing service.

A homeowner complimented the landscape company.

A homeowner complained that the landscape company did not return to blow off the grass left behind on their sidewalk or driveway, so they have painted a red dot to stop the mowing service.

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 discussed a personnel matter.

Litigation Update

None.

Unanimous Consent Matters Approved by Board for Ratification

None.

Expenses Approved Since Last Board Meeting

None.

Other

None.

Board /Committee Reports

ARB Report - Bob Holleman reported fifteen to sixteen new ARB requests have been or are in the process of approval.

Patrol Report – None.

RV Committee Report - Beth Philpot reported that the committee will be meeting in the first or second week of July.

Landscape Committee Report – None.

Clubhouse & Recreation Facilities Committee Report – Tresa Harrell reported that the committee had met and were working on the RFP for the clubhouse remodel reserve project.

Communications Committee Report – None.

Budget Committee Report – None.

Approval of Minutes

Jennifer Agnew made a motion to approve the May 24th, 2022, Board of Directors meeting minutes as corrected. F. Jay Harrell seconded the motion. The motion carried with all in favor.

Financial Reports

Jennifer Agnew made a motion to approve the financials through May 2022. Eric Hartmann 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

Postponed. The Clubhouse & Recreation Facilities Committee is currently working on the RFP.

Committee Member Appointments and Committee Board Assignments

RV Lot Committee – No Action.

Budget Committee *Jennifer Agnew made a motion to appoint Tresa Harrell and Katrina Hartmann to the Budget Committee. Eric Hartmann seconded the motion which carried with all in favor.*

Community Landscape Committee – *Jennifer Agnew made a motion to appoint F. Jay Harrell as the Board liaison. F. Jay Harrell seconded the motion which carried unanimously. Jennifer Agnew made a motion to appoint Ken Jones and Tresa Harrell to the committee. Eric Hartmann seconded, and the motion passed unanimously.*

Clubhouse Interior/Exterior & Recreation Area Committee – No Action.

Communications Committee *Jennifer Agnew made a motion to appoint Janice Kraft to the committee. Eric Hartmann seconded, and the motion carried unanimously.*

New Business

HOA Information Tubes – After discussion, *Jennifer Agnew made a motion to prepare a flyer that would include Board member information and other important information such as contact information for the Storey County Sheriff's Office, the CGID, etc. which would then be distributed in the tubes after the Board had approved the flyer draft. Eric Hartmann seconded which carried unanimously.*

Removal of "No Dogs" signs from the parks – After discussion, *f. Jay Harrell made a motion to remove the "no dogs allowed" signs from the parks. Jennifer Agnew seconded. Eric Hartmann, F. Jay Harrell, David Hart, and Jennifer Agnew voted in favor and Beth Philpot voted no. The motion carried.* A homeowner suggested that the Board replace those signs with signs that reminded dog owners that a leash is required and that they need to clean up dog feces. The Board agreed to that suggestion.

Gym Equipment Age Restrictions After discussion regarding age restrictions for the equipment per the manufacturer(s), *Eric Hartmann made a motion to change the age limit to fourteen (14) and under require adult supervision to use the equipment and those age 15 and older may use the equipment without restrictions. F. Jay Harrell seconded, and the motion carried unanimously.*

Trash Can Enclosure After discussion, F. Jay Harrell agreed to obtain 3 proposals to install a trash can enclosure for the clubhouse trashcans.

Installation of a Gate at the End of the Pool Patio After discussion, F. Jay Harrell agreed to obtain 3 proposals to install a gate at the end of the patio enclosure.

Home Depot Buyer's Card Policy During discussion it was recommended that the policy have a \$500.00 per month purchase limit with any possible overages to be pre-approved by the Board. Postponed.

Rescission of the prior sexual harassment policy & adoption of the new HUD approved sexual harassment policy *F. Jay Harrell made a motion to rescind the prior approved sexual harassment policy. David Hart seconded, and the motion passed unanimously. Eric Hartmann made a motion to adopt the new HUD approved sexual harassment policy. Jennifer Agnew seconded, and the motion passed unanimously.*

Rainbow Bend Correspondence

The Board reviewed correspondence from a homeowner that requested that his xeriscape yard and any other yards that did not have lawns be serviced by the landscapers by blowing debris off of their yards. It was noted that the CCR's and Rules & Regulations call for the maintenance of "lawns", not yards and that it specifically calls for mowing, aerating, and edging of lawns. For this reason, the Board cannot approve the owner's request. It was also mentioned that blowing debris into the streets would potentially be an issue for the CGID and it is assumed that owners would not want debris blown into their walkways and driveways. Management was instructed to write a letter to the homeowner with this information and inform him that the Board may not, per the governing documents, approve his request.

Next Meeting Date & Agenda Items

The next meeting is scheduled for July 26th, 2022, with the Executive Session being held prior. The next hearing executive session will be held July 19th, 2022, if needed. Agenda items to be added include discussion on whether the Board will place signs along the river warning of the presence of poison hemlock. The Board requested that management contact the association's attorney to inquire as to whether this is advisable or not.

Community Announcement Forum

Dave Hart reported that RBCC Bingo will be held on July 9th and that there was no event scheduled in July.

Beth Philpot reported that the garage sale was successful. Katrina Hartmann suggested that it would have been more successful if maps of homes participating were handed out at the entrance. Beth Philpot answered that it had been considered but that due to the high temperatures, no one wanted to sit out in the heat all day. Jennifer Agnew suggested that the communications committee take over this item in the future as it falls into the description of the committee's responsibilities. The next garage sale will be held in the fall.

Ken Jones thanked Dave Hart for his service on the Board.

Jennifer Agnew stated that the car show held at the community center on June 18th was a success.

Jennifer Agnew reported on the death of Kim Marvin, a past Board member, and a man very involved in the community. His memorial service will be held Thursday, June 30th at 10 AM at the South Reno Baptist Church for anyone interested in attending.

Lisa Holleman reported on the death of Doris Kimberlin who was also very involved in the community.

Dave Hart announced his resignation from the Board of Directors.


Membership Open Forum

- A homeowner asked about the effluent pipeline. He was told that the TRI-GID was going to use the easement already held by the CGID.
- A homeowner asked whether the Board had any intention of hiring any maintenance personnel.
- A homeowner asked about a home that had a lot of debris and other items in their front yard and was considered an eye sore. She was informed that the Board and management are prohibited from speaking about another homeowner per NRS 116 (state law) but the violation process was explained from the first notice of violation to the District Court Process using Nevada Chapter 38.
- A homeowner thanked David Budish for all his hard work in getting the ramp into the community maintained by the state and Washoe County.
- A homeowner mentioned that they had recently dialed 911 on their cell phone and it had actually connected them with the Storey County call center.
- A homeowner asked if the committee members were covered under the Association insurance policy and was told that they were.

Adjournment

With no further business to discuss, *Jennifer Agnew moved to adjourn the meeting at 7:58 pm to reconvene the Executive Session. Eric Hartmann seconded the motion. The motion carried with all in favor.*

Respectfully Submitted,


Terri Kenyon, Recording Secretary


F. Jay Harrell, Board Secretary