

Rainbow Bend HOA

Board of Directors Meeting Minutes

July 26, 2022

Board Present

Eric Hartmann - President
Beth Philpot – V. President (absent)
Jennifer Agnew – Treasurer
F. Jay Harrell – Secretary
Maricela Gutierrez Rodriguez – Director (7:07pm present)

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 6:11pm 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

President Eric Hartmann stated to the membership there had been leaks in the RV lot, a few sprinkler issues. The construction on the pipeline project will start Monday.

Membership Open Forum

A homeowner stated to replace pool light, timer and the removal frayed wiring and the breaker box. What is the ETA? Or wait for a rebuild.

Jennifer Agnew Board Member stated the pool light fixture needs replaced. There is another issue the breaker box needs repaired/replaced. The quote is \$600-\$800 dollars there is also a piece broken in the timer. The pool needs to be opened as soon as possible.

A homeowner asked to the drain the pool to repair fixture.

F. Jay Harrell board member stated to get pool open until construction work begins.

A homeowner also stated about the A & B buildings not being commercial zoned, since HOA owns it. Use it for storage when construction project starts.

Jennifer Agnew Board Member stated that CC&R's specifies commercial zoned. The Board would need to seek legal opinion.

Appointment of Board Member

Tabled.

Management Report

Executive Session Report

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

Litigation Update

None.

Unanimous Consent Matters Approved by Board for Ratification

The Board Ratified TRI-GID Pipeline issues including the RV lot moving of RV's, settlement agreement, etc. Lee Joseph repair/replace the pool light was approved in the amount \$1078.18.

Expenses Approved Since Last Board Meeting

None at this time.

Other

Jennifer Agnew made a motion to approve the RV waiting list form. F. Jay Harrell seconded

the motion, the motion carried unanimously.

Board /Committee Reports

ARB Report

Bob Holleman reported that 38 ARB projects are completed.

Patrol Report

None at this time.

RV Committee Report

Bob Holleman reported all RVs were moved and Q & D Construction will begin Monday.

Approval of Minutes

Jennifer Agnew made a motion to approve the June 28, 2022 Board of Directors meeting minutes as written. F. Jay Harrell seconded the motion. The motion carried with all in favor.

Financial Reports

Postponed.

Review of Bank Statements

Postponed.

Unfinished Business

Reserve Projects

Eric Hartmann made a motion to approve the RFP put together by the Clubhouse Committee. Jennifer Agnew seconded the motion. The motion carried with all in favor.

Trashcan Enclosure

Postponed, will be combined with next line item.

Installation of gate at the end of the pool patio

Postponed.

Home Depot Buyer's Card Policy

Jennifer Agnew made a motion to approve the Board of Directors Home Depot Credit Card Policy. F. Jay Harrell seconded the motion. The motion carried with all in favor.

Committee Member Appointments & Committee Board Assignments

RV Lot Committee

Eric Hartmann made a motion to rescind Beth Philpot from the RV Committee liaison. F. Jay Harrell seconded the motion. The motion carried with all in favor. Eric Hartmann made a motion to appoint F. Jay Harrell as the RV Committee liaison. Jennifer Agnew seconded the motion. The motion carried with all in favor.

Budget Committee

No report at this time.

Community Landscape Committee

F. Jay Harrell made a motion to appoint Bob and Lisa Holleman to the Landscape Committee. Eric Hartmann seconded the motion. The motion carried with all in favor.

Clubhouse Interior/Exterior & Recreation Area Committee

Eric Hartmann made a motion to appoint Ken Jones to the Clubhouse Interior/Exterior & Recreation Committee. F. Jay Harrell seconded the motion. The motion carried with all in favor.

Communications Committee

No report at this time.

New Business

Rescission of Agenda Format & Meeting Length Policy & Replacement with New Policy

Jennifer Agnew made a motion to rescind the 2005 Agenda and Meeting Format Policy. F. Jay Harrell seconded the motion. The motion carried with all in favor. Jennifer Agnew made a motion to adopt the new Agenda, Format and Meeting Length Policy. Eric Hartmann seconded the motion. The motion carried with all in favor.

Rekey of Clubhouse to a Master Key System

Eric Hartmann made a motion to set the clubhouse to a master key system not to exceed \$700.00. Jennifer Agnew seconded the motion. The motion carried with all in favor.

Authorization for Management to Retain Electrician to Install New Breaker Needed for

Pool Light

Jennifer Agnew made a motion to accept Pioneer Electric quote in the amount of \$1000.00. F. Jay Harrell seconded the motion. The motion carried with all in favor.

Appointment of Board Member

Jennifer Agnew made a motion to appoint Maricela Gutierrez Rodriguez to the Board of Directors. Eric Hartmann seconded the motion. The motion carried with all in favor.

Next Meeting Date & Agenda Items

The next meeting is scheduled for August 23, 2022, with the Executive Session being held prior. The next hearing executive session will be held August 16, 2022.

Community Announcement Forum

Rainbow Bend Country Club - Dave Hart reported that RBCC Bingo will be held August 6th, and the Ice Cream Social will be August 20, 2022.

Other – Lisa Holleman reported trying to make arrangement to clear hemlock in the pipeline project that is overgrown lot that is behind the 5-6 houses in that area. GID and Waste Management will be providing dumpsters no dates yet.

Membership Open Forum

A homeowner stated Agenda distributed in tubes in incorrect, upset no patrol report.

A homeowner asked Terri Kenyon if Jennifer Agnew was an employee in your office. Terri Kenyon responded “No”.


A homeowner stated the RV storage area needs violations and clean-up. The RV Committee needs help to address items then repair and work with board liaison to complete.

A homeowner stated they would like to be introduced to the new board member. Maricela Gutierrez Rodriguez stated she’s lived in the community for 3 years. She has a lot of nonprofit experience, to help the community to stay up with the standards and following the rules.

Adjournment

With no further business to discuss, *Eric Hartmann moved to adjourn the meeting at 7:14pm. F. Jay Harrell seconded the motion. The motion carried with all in favor.*

Respectfully Submitted,


Quita deLeon, Recording Secretary


F. Jay Harrell, Board Secretary