

Rainbow Bend HOA

Board of Directors Meeting Minutes

August 23, 2022

Board Present

Eric Hartmann – President (absent)
Jennifer Agnew – Treasurer
F. Jay Harrell – Secretary
Maricela Gutierrez Rodriguez – 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 6:17pm by the Director, Maricela Gutierrez Rodriguez. 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

No report at this time.

Membership Open Forum

Homeowner stated that landscaping company did a beautiful job cleaning up around the clubhouse, also asked about the pool service, is Scott no longer maintaining the pool.

Jennifer Agnew stated the Association has two patrol personnel Dave and Larry. There are possibly two open positions. The Board hired a pool service.

Homeowner asked why weren't the homeowners informed that there is no day patrol?

Terri Kenyon stated that Board is not required to notify homeowners, in the future the Board may send out notifications.

Homeowner asked how to get the pool balls? Call F. Jay Harrell to retrieve the equipment.

Homeowner asked if they can have office person and patrol?

F. Jay Harrell stated they can't afford those costs.

Homeowner asked if any companies have responded to the pool remodel project.

Terri Kenyon stated that there has been one submission, but they were not available for the walk through on a Saturday.

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, also reviewed personnel matters.

Litigation Update

None.

Unanimous Consent Matters Approved by Board

The Board unanimously approved ASP Pool Service Contract \$1,950.00 per month plus chemicals. The clubhouse weed removal and clean up with T&T Lawns proposal \$994,00, and the increased amount for Alpine Lock & Key quote \$758.66.

Expenses Approved Since Last Board Meeting

Pool service and weed removal.

Other

The Board is in discussion regarding job posting and hourly wages for two patrol positions not approved at this time to direct management to place ad.

Board /Committee Reports

ARB Report

Bob Holleman made a report regarding approvals and the waterline/RV park monitoring pipeline project.

Patrol Report

None this time.

RV Committee Report

Bob Holleman reported trying to get permission to clean up the ditch area near project.

Approval of Minutes

Jennifer Agnew made a motion to approve the July 26, 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

The RFPs have been mailed out to the 10 companies at the recommendation of the Committee. The Board is waiting on responses. At this time only one response and not available to do a Saturday walk through.

Trashcan Enclosure/Gate at the End of Pool Patio

Remove from Agenda.

Committee Member Appointments & Committee Board Assignments

RV Lot Committee

No report at this time.

Budget Committee

No report at this time.

Community Landscape Committee

No report at this time.

Clubhouse Interior/Exterior & Recreation Area Committee

No report at this time.

Communications Committee

Jennifer Agnew made a motion to appoint Maricela Gutierrez Rodriguez as second board liaison. F. Jay Harrell seconded the motion. The motion carried with all in favor.

New Business

Community Garage Sale - Approval of Date Oct. 15, 2022

F. Jay Harrell made a motion to approve October 15, 2022 community garage sale date.

Jennifer Agnew seconded the motion. The motion carried with all in favor.

Possible Tree Replacement RFP provided by Landscape Committee

Postponed. The Board needed more time to review RFP.

Possible Xeriscape/Parking Rock Area Rehabilitation Project

Postponed.

Insurance Renewal Policies

Jennifer Agnew made a motion to accept the general liability insurance plan. F. Jay Harrell seconded the motion. The motion carried with all in favor. F. Jay Harrell made a motion to accept the workers compensation insurance plan. Jennifer Agnew seconded the motion. The motion carried with all in favor. Jennifer Agnew made a motion to accept the Directors and Officers insurance plan. Maricela Gutierrez Rodriguez seconded the motion. The motion carried with all in favor.

Lots A & B Committee Charter Adoption

Postponed.

Next Meeting Date & Agenda Items

The next meeting is scheduled for September 27, 2022, with the Executive Session being held prior. The next hearing executive session will be held September 20, 2022.

Community Announcement Forum

Rainbow Bend Country Club - RBCC Bingo will be held September 10, 2022

Other – Community Garage Sale is scheduled October 15, 2022.

Membership Open Forum

A homeowner stated regarding the weed and feed being done.

A homeowner discussed the need for a second patrol employee. Or combine maintenance and patrol employee. The Board is still discussing.

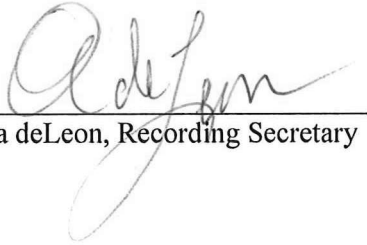
A homeowner stated that they have removed all the hemlock.

A homeowner discussed signing a waiver, why not a possibility.

Adjournment

With no further business to discuss, *Maricela Gutierrez Rodriguez moved to adjourn the meeting at 7:31pm. Jennifer Agnew seconded the motion. The motion carried with all in favor.*

Respectfully Submitted,



Quita deLeon, Recording Secretary



F. Jay Harrell, Board Secretary