

Rainbow Bend HOA

Board of Directors Meeting Minutes

April 23, 2024

Board Present

Diana Vick – President

David Neidert – Vice-President (via gotomeeting)

Jennifer Agnew – Treasurer

Glenn Martin – Secretary

Daniel Root – Board Member

Management

Terri Kenyon – Supr. CAM

Membership

On file

Call to Order

The Board of Director's meeting was called to order at 6:13 pm by Board President, Diana Vick. 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. With all five Board members in attendance a quorum was established.

Pledge of Allegiance - Recited.

Membership Open Forum –

A homeowner thanked the Board for having the Rainbow Room floor polished and recommended that the floor be buffed every three to four weeks.

President's Report – President, Diana Vick stated that the workshop with the homeowners went well.

NVEnergy natural gas conversion project – Clint Alverson was present and informed the membership that the temporary tank would be delivered on May 1st and that the conversion process is scheduled for the 1st of July.

Management Report

Executive Session Report - Terri Kenyon reported in the executive session the Board scheduled a drive through; approved the minutes; and reviewed delinquencies.

Litigation Update – None.

Litigation Expenses – Management reported that the Association has spent \$6,568.81 on litigation expenses through January 2024.

Unanimous Consent Matters Approved by Board for Ratification – The Board unanimously approved replacing the pool heater in the amount of \$7556.14.

Expenses Approved since the last meeting – Management approved ASP (pool company) work on the spa heater.

Board /Committee Reports

ARB Report – Lisa Holleman reported that she had sent a updated ARB report to the Board and management.

RV Committee Report – Lisa Holleman said that she had an updated list to give to management and that she would like to schedule a meeting with Terri Kenyon.

Budget Committee Report – None.

Community Landscape Committee – None.

Communications & Event Committee Report – Janice Kraft provided the Board with the flyer for the garage sale for review and approval.

Clubhouse Int/Ext & Recreation Area – None.

Governing Documents – The governing documents committee meets on the first and third Friday of each month at 4:00 PM.

Approval of Minutes – *Diana Vick made a motion to accept the March 26, 2024, minutes as*

written; Jennifer Agnew seconded the motion which was carried unanimously
Financial Reports – *Jennifer Agnew made a motion to accept the financial reports through January 2024; Diana Vick seconded the motion which was carried unanimously.*

Review of Bank Statements – The Board has reviewed the bank statements.

Unfinished Business – Action items

Reserve Projects – The Board will schedule a meeting with Mike from Diamond G. The topic of potentially hiring a project manager was postponed.

Reserve Study Update – This was tabled until item 14G (Reserve Study Consolidation).

NV Energy – natural gas conversion – This was held earlier in the meeting.

Key Card System Upgrade/Update – Postponed.

Storey County Request to use Lots A&B – Postponed.

Newsletter – Postponed.

Asphalt Sealing & Crack Fill of Sports Court – Postponed.

Sports Court Lighting – Completed.

ARB Appointments – The three applicants were Fjay Harrell, Steve Jerzylo, and Daniel Hall. *Jennifer Agnew made a motion to appoint Steve Jerzylo to the 3-year position and Daniel Hall to the 2-year position. Diana Vick seconded the motion which was carried by a vote of Diana Vick, Glenn Martin, Dave Neidert and Jennifer Agnew in favor and Daniel Root opposed.*

New Business

Update of Committee Charters/Resolution – *Diana Vick made a motion to change the charter/Resolution to be that committee members are appointed for two years. Daniel Root seconded the motion which was carried unanimously.*

Committee Appointments –

RV Committee – *Glenn Martin made a motion to appoint Bob Holleman, Lisa Holleman, Fjay Harrell, Daiel Hall and Steve Jerzylo to the RV Committee; Diana Vick seconded the motion which was carried unanimously.*

Budget Committee – *Glenn Martin made a motion to appoint Tresa Harrell, Fjay Harrell, Peggy Frantz and Davie Phillips to the Budget Committee; Diana Vick seconded the motion which was carried unanimously.*

Landscape Committee – *Glenn Martin made a motion to appoint Bob Holleman, Lisa Holleman, Davie Phillips; Fjay Harrell and Ken Jones to the Landscape Committee; Diana Vick seconded the motion which was carried unanimously.*

Communications Committee – *Glenn Martin made a motion to appoint Lisa Holleman; Tresa Harrell, Carol Roe, Janice Kraft and Cassandra McCracken to the Communications Committee; Jennifer Agnew seconded the motion. Daniel Root questioned whether a minor should be appointed to a committee and was concerned about any liability it may create. After further discussion, the motion was carried with a vote of Diana Vick, Glenn Martin, Dave Neidert and Jennifer Agnew in favor and Daniel Root opposed.*

Clubhouse Interior/Exterior & Recreation Area Committee – *Glenn Martin made a motion to appoint Ken Jones, Emily Hall, Daniel Phillips, Fjay Harrell, Davie Phillips, Bob Holleman, Lisa Holleman and Cassandra McCracken to the Committee with the provision that there is nothing in the law that prohibits appointing a minor to the committee; Diana Vick seconded the motion which was carried with a vote of Diana Vick, Glenn Martin, Dave Neidert and Jennifer Agnew in favor and Daniel Root opposed.*

Governing Documents Committee – *Glenn Martin made a motion to appoint Tresa Harrell, Lisa Holleman, Davie Phillips, Fjay Harrell and Ken Jones to the Governing Documents Committee; Daniel Root seconded the motion which was carried unanimously.*

Bulletin Board Policy – Postponed.

Picnic Table Replacement – Management provided the Board with an estimate of \$1093.00 per table plus tax and shipping costs. *Diana Vick made a motion to approve the purchase of 2 picnic tables; Daniel Root seconded the motion which was carried with a vote of Diana Vick, Glenn Martin, Dave Neidert and Daniel Root in favor and Jennifer Agnew opposed.*

Gazebo Repair/Painting – The Board reviewed a proposal from Brush Bros Painting LLC in the

amount of \$1800.00 to repair and paint the gazebo. *Diana Vick made a motion to accept the proposal from Brush Bros Painting LLC in the amount of \$1800.00; Daniel Root seconded the motion which was carried unanimously.*

Awnings Lot A – *Diana Vick made a motion to accept the proposal to replace the awnings on lot A from Leo's Awnings in the amount of \$2760.76 for three awnings; Daniel Root seconded the motion which was carried unanimously.*

Reserve Study Consolidation – Postponed.

Clubhouse Interior/Exterior/ Recreation/Lot A&B Charter – Postponed.

Additional Lighting for the Clubhouse Parking Area – Postponed.

Handicap Parking – After discussion, *Diana Vick made a motion to make all the parking spacings directly in front of the clubhouse main entrance handicap spots with a loading zone in the middle; Daniel Root seconded the motion which was carried unanimously.*

Community Management RFP – Postponed.

Correspondence – None.

Next Meeting Date & Agenda Items

The next meeting is scheduled for May 28, 2024.

Community Announcement Forum

Rainbow Bend Country Club – Dave Hart thanked the Board for having the Rainbow Room floor polished. He reported that Bingo will be held on May 4th and the Armed Forces Day event will be on May 18th.

CERT – None.

Other – Candidate BBQ for candidates of any position up for election this year will be held on Sunday, April 28th from noon to 3 pm.

Membership Open Forum -


A homeowner asked about the violation status of her neighbor who had weeds, dog feces and a pond full of algae. She was told that NRS 116 prohibits the Board and management from discussing another owner with her.

A resident said that she felt attached because some members don't like her parents; that while she was not yet 18, she felt disrespected and asked why that would change when she turned 18; and that a lot of homeowners are not involved and that the Board should open their minds.

A homeowner commented on horse fence violations.

Adjournment With no further business to discuss, *Glenn Martin moved to adjourn the meeting Diana Vick seconded the motion. The motion was carried with all in favor at 8:40 pm.*

Respectfully Submitted,


Terri Kenyon, Recording Secretary


Glenn Martin, Board Secretary