

Rainbow Bend HOA

Board of Directors Meeting Minutes

May 28, 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 6:12 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.

Guest Speaker Sherriff Mike Cullen – Sherriff Cullen informed the members present that Tesla had entered into an agreement with the County that would provide for hiring two additional deputies; that a new app would be coming that would be helpful to the residents of Storey County; that the Sherriff's office is currently working on speeding and those that park on the streets in Rainbow Bend.

Membership Open Forum –

A homeowner asked what the \$1174.32 as other legal expenses was in regards too and if Diana Vick or Jennifer Agnew had ever filed a lawsuit against a current or past Board member. Both Diana Vick and Jennifer Agnew said that no, they had never filed a lawsuit against a current or past Board member.

A homeowner asked what the litigation was about and was told that it was in regard to another owner so therefore the Board and management could not answer her question. She also said that she was looking for ideas on what we can do for the kids in the community.

President's Report – President, Diana Vick reminded the membership that the monthly workshop is held on the second Sunday of each month in the library.

Management Report

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

Litigation Update – None.

Litigation Expenses – Management reported that the Association has spent for the entire year of 2023 through April 2024 - \$15008.35 for 3 litigations, Lot A&B matters - \$5358.50 Other - \$1174.32.

Unanimous Consent Matters Approved by Board for Ratification – The Board unanimously approved replacing the lot A water heater and repairing a leak.

Expenses Approved since the last meeting – Management approved retaining Jet Drain plumbing to address a sewer backup in lot A.

Board /Committee Reports

ARB Report – Lisa Holleman reported that fences to keep out the horses and painting have been approved.

RV Committee Report – Lisa Holleman reported that the weeds have been sprayed.

Budget Committee Report – None.

Community Landscape Committee – Ken Jones reported that the next meeting will be held on Kime 1st at 3 pm.

Communications & Event Committee Report – Janice Kraft reported that a meeting will be held tomorrow regarding the garage sale and that Community Chest will be holding a workshop regarding our website and other tech related issues.

Clubhouse Int/Ext & Recreation Area – Jennifer Agnew reported that she had sent an email to request a meeting with Mike with Diamond G but has not heard back yet.

Governing Documents – Diana Vick reported that the Bylaws have been completed for Board review.

Approval of Minutes – Postponed.

Financial Reports – Postponed.

Review of Bank Statements – Postponed.

Unfinished Business

Reserve Projects – Glenn Martin asked why Jennifer Agnew had met with Mike from Diamond G without Board approval. Jennifer Agnew stated that it was her understanding at the last Board meeting, a meeting was to take place with Mike so that he could fully understand where the closet for the boiler would be located. Glenn Martin also questioned why the newsletter insinuated that Diamond G was our contractor when we had not entered into an agreement or contract with Diamond G. *Glenn Martin made a motion that no single member of a committee or the Board of Directors meet alone with a contractor without inviting the full Board to attend; Diana Vick seconded the motion which was carried unanimously.*

Reserve Study Full Study – *After review of the two proposals received from Better Reserve Studies, Diana Vick made a motion to accept the proposal in the amount of \$3,450.00 for 3 separate reserve studies; Jennifer Agnew seconded the motion which was carried by a vote of Diana Vick, Jennifer Agnew, and David Neidert in favor and Glenn Martin and Daniel Root opposed.*

NV Energy – natural gas conversion – None.

Key Card System Upgrade/Update – Postponed.

Sport Court Resurfacing & Painting – Management reported that a vendor has yet to be found that is willing to resurface the sport court and perhaps the Board may want to consider having the cracks filled by an asphalt company at least temporarily until a vendor can be found that will work in the Reno/Sparks area.

Asphalt Sealing & Crack Fill of Sports Court – Postponed.

Picnic Tables – A picnic table has been ordered through Home Depot and is in transit.

Update of Committee Charters/Resolution – A draft of the Committee Charters Policy Resolution was reviewed. *Jennifer Agnew made a motion to adopt the resolution after adding that a minor must be at least 17 years old, requires parental/guardian written permission and also that the parent/guardian attend any committee meetings at which the minor will be present. Diana Vick seconded the motion which was carried unanimously.*

Committee Appointments –

Communications Committee – *Jennifer Agnew made a motion to appoint Jon Ballard to the communication committee; Diana Vick seconded the motion which was carried unanimously.*

Landscape Committee – *Diana Vick made a motion to appoint Dale Primus and Michele Primus to the Landscape Committee; Jennifer Agnew seconded the motion which was carried unanimously.*

Clubhouse Interior/Exterior/Rec Committee – *Jennifer Agnew made a motion to appoint Dale Primus and Michele Primus to the Clubhouse Interior/Exterior and Recreation Area Committee; Diana Vick seconded the motion which was carried unanimously.*

Bulletin Board Policy – *Jennifer Agnew made a motion to adopt the Bulletin Board Policy as presented; Daniel Root seconded the motion which was carried unanimously.*

Sauna Repair – We are currently waiting on the controller for the sauna.

Double Door Installation – The doors are scheduled to be installed in June.

New Business

Lot B Parking Usage – *Glenn Martin made a motion to allow commercial and/or vehicles over one ton to park in lot B at \$25.00 per month. Diana Vick seconded the motion. After discussion the motion and second were rescinded and moved to the next agenda item.*

Lot B Parking Agreement – *Glenn Martin made a motion to approve the Lot B Parking Agreement and to set the monthly rent at \$25.00. Daniel Root seconded the motion which was carried unanimously.*

Handyman – Postponed.

Installation of Double Door between clubhouse and lot A – Postponed.

Parking Area Striping & Handicap Space Painting – After discussion, *Daniel Root made a motion to have Bob Holleman coordinate the striping and handicap parking paint; Glenn Martin seconded the motion which was carried unanimously.*

Financial Advisor – After discussion, the Board was informed by management that they already have a financial advisor through Edward Jones and that his name is John Spears.

Clubhouse Area Committee Charter – Postponed.

Senior Center /CGID Decals – *Jennifer Agnew made a motion to approve the placement of the decals on lot A's (501) front door; Diana Vick seconded the motion which was carried unanimously.*

Correspondence – None.

Next Meeting Date & Agenda Items

The next meeting is scheduled for June 25, 2024.

Community Announcement Forum

Rainbow Bend Country Club – Dave Hart reported that Bingo will be held on June 1st.

Other – Early voting will be held on June 1st from 10 AM to 2 PM.

On June 1st that weeding will take place along the river in cooperation with Washoe County, Lyon County, and Storey County.

The car and motorcycle show will be held on June 29th.

The community garage sale will be held on June 8th.

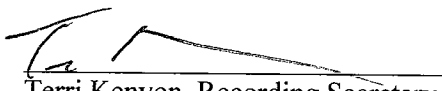
Membership Open Forum -

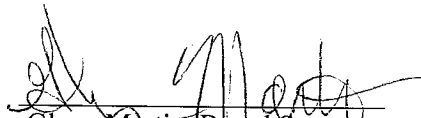
A homeowner asked about the reserve study and was told that it was a full study with an onsite visit.

A homeowner asked about the weeds in the common areas.

Adjournment With no further business to discuss, *Diana Vick moved to adjourn the meeting Daniel Root seconded the motion. The motion was carried with all in favor at 8:23 pm.*

Respectfully Submitted,


Terri Kenyon, Recording Secretary


Glenn Martin, Board Secretary