

Rainbow Bend HOA

Board of Directors Meeting Minutes

June 25, 2024

Board Present

Diana Vick – President
David Neidert – Vice-President
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 6:07 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.

NV Energy – natural gas conversion – Clint Alverson from NVEnergy and a representative from Brycon was present to report that the conversion project was broken down into 42 phases and a map would be provided so that it could be posted on the website. The conversion project is scheduled to start on July 22nd. Information will be either mailed or provided via door hangers in the upcoming week.

Membership Open Forum –

A homeowner asked what was planned on the pool area remodel, stated that the financials haven't been available since last year and said that the website was nice. She was told that there are financials available on the website through February 2024 at this time and that we are waiting on proposals for the pool remodel area but that it included the pool area and locker rooms with other possible optional add-ons. Minutes are also available on the website.

A homeowner asked about the financials and was also told that they are available through February 2024 on the website. Management said that she would get the financials for March through May to the communications committee within the week so that they could also be posted on the website. A homeowner questioned the legal expenses.

Another homeowner questioned the legal expenses.

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 held prior to this meeting, the Board scheduled a drive through; approved the minutes; discussed violations and reviewed correspondence regarding delinquencies and violations.

Litigation Update – None.

Legal Expenses – Management reported that there was none in the month of May 2024.

Unanimous Consent Matters Approved by Board for Ratification – None.

Expenses Approved since the last meeting – Management approved the purchase of "emergency exit alarm will sound" decals since we have been having issues with people opening the emergency exit doors in the pool area.

Board /Committee Reports

ARB Report – Bob Holleman reported that a cease-and-desist notice was provided to a homeowner that was painting but had not applied for approval to the ARB.

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

Budget Committee Report – None.

Community Landscape Committee – Ken Jones announced that F Jay Harrell was the new chairman of the community landscape committee.

Communications & Event Committee Report – Janice Kraft reported that the community garage sale went well. She also reported that the tech training days have been going well and that two have been held so far with approximately 20 people attending. Janice also reported that Tresa Harrel is working on a scheduling a presentation regarding homesteading. Janice asked Cassandra McCracken to inform the members regarding a possible Halloween party for the kids in the community. Cassandra reported that if the party can be put together that it would include crafts, contests, snacks and drinks. Janice Kraft reported that the car and motorcycle show was cancelled due to a lack of interest.

Clubhouse Int/Ext & Recreation Area – Jennifer Agnew reported that a meeting needs to be scheduled.

Governing Documents – Diana Vick reported that the Bylaws have been completed for Board review and that they are working on the rules and regulations.

Approval of Minutes – *Diana Vick made a motion to approve the minutes for the April 23, 2024, and May 28, 2024, board meetings; Glenn Martin seconded the motion which was carried unanimously.*

Financial Reports – Postponed.

Review of Bank Statements – Postponed.

Unfinished Business

Reserve Projects – *Daniel Root made a motion accept the plans submitted so that Diamond G could go out to bid on the pool area/remodel project; Jennifer Agnew seconded the motion which was carried unanimously.*

Reserve Study Full Study – After the May 2024 Board meeting, Diana Vick had called management and instructed her not to proceed with the reserve study proposal that had been accepted as it had been determined that the Board actually wanted a different reserve study than the one provided in the proposal from Better Reserve Studies. *After further discussion, Glenn Martin made a motion to rescind the approval of the reserve study proposal from the May 28th, 2024, Board meeting; Diana Vick seconded the motion which was carried unanimously.* The Board instructed management to obtain a proposal from Better Reserve Studies which would combine the regular common area items and lot A & B into one reserve study and to have a second reserve study for the RV lot separately.

NV Energy – natural gas conversion – See page 1.

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 – The picnic table order from Home Depot was cancelled by Home Depot due to damage in transit. Management will order it once again.

Sauna Repair – The correct controller is scheduled to arrive tomorrow. Management will contact Pioneer Electric to schedule installation of the controller.

Double Doors in Pool Area – Completed.

Committee Appointments – None.

Lot B Parking Usage – Postponed.

Handyman – Postponed.

Installation of door between clubhouse & lot A – Daniel Root is consulting with Brush Bros Painting for a proposal. He will also be coordinating with the Storey County Building Department.

Parking Area Striping & Handicap Space Painting – Completed.

Clubhouse Area Committee Charter – *Glenn Martin made a motion to replace the Clubhouse interior/Exterior & Recreation Area Committee Charter with the Clubhouse Area committee Charter (which is the same but with a change in name). Diana Vick seconded the motion which was carried with a vote of Diana Vick, Glenn Martin, Daniel Root and David Neider in favor and Jennifer Agnew opposed.*

Jennifer Agnew made a motion to appoint all ten of the current committee members to the new committee; David Neider seconded the motion which did not carry with a vote of Jennifer Agnew and David Neider in favor; Daniel Root, Glenn Martin and Diana Vick opposed. Glenn Martin made a motion to appoint F. Jay Harrell, Ken Jones, Bob Holleman, Lisa Holleman, Daniel Philips, Davie Philips, Emily Hall, Michele Primus and Dale Primus; Daniel Root seconded the motion which was passed by a vote of Diana Vick, Glenn Martin, Daniel Root and David Neider in favor and Jennifer Agnew opposed. Jennifer Agnew stated that the behavior of the committee members against other committee members should be addressed by the Board and asked why committee member was being excluded from the committee. Daniel Root stated that he had several committee members complaining about one committee member and that for the good of the committee the committee members must be able to work together.

Glenn Martin made a motion to appoint Daneil Root as the committee liaison; Diana Vick seconded the motion which was passed by a vote of Diana Vick, Glenn Martin, Daniel Root and David Neider in favor and Jennifer Agnew opposed.

Reno Green spider mite proposal – *Daniel Root made a motion to accept the proposal from Reno Green in the amount of \$650.00; Jennifer Agnew seconded the motion which was carried unanimously.*

ASP Proposal – spa light – *Jennifer Agnew made a motion to accept the proposal from ASP to replace the spa light fixture in the amount of \$1421.82; Diana Vick seconded the motion which was carried unanimously.*

Fitguard Proposal to repair two treadmills – *Glenn Martin made a motion to accept the proposal from Fitguard in the amount of \$2246.44 to repair two of the treadmills; Diana Vick seconded the motion which was carried unanimously.*

New Business – None.

Correspondence – None.

Next Meeting Date & Agenda Items

The next meeting is scheduled for July 23, 2024. Bylaw approval will be added to the next agenda.

Community Announcement Forum

Rainbow Bend Country Club – Dave Hart reported that Bingo will be held on July 7th and the Potluck Luau event will be held July 20th.

Other – None.

Membership Open Forum -

A homeowner asked about the Reno Green Contract and stated that they thought it was all inclusive. They were told that many items were added to be included but some items like the spider mite treatment were not part of the contract.

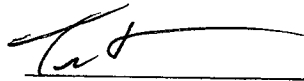
A homeowner reported that the Sherriff was running radar around the community and that it seems to be having a positive result in cutting down on speeding.

A homeowner reported that she had been working with the Sherriff's office regarding drug dealing and that the offenders have moved out of the community.

Adjournment With no further business to discuss, *Diana Vick moved to adjourn the meeting*

David Neidert seconded the motion. The motion was carried with all in favor at 7:43 pm.

Respectfully Submitted,



Terri Kenyon, Recording Secretary



Glenn Martin, Board Secretary