

# Rainbow Bend HOA

## Board of Directors Meeting Minutes

### July 23, 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 6:10 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 read a statement which is attached to these minutes.

A homeowner stated that the statement read was misinformation and is one-sided and that the sheriff's office had already stated that it was a none issue, and the matter had been closed.

A homeowner commenting on the above two homeowner statements stated that the daughter of a homeowner had used the F word and that she was told that they are now mortal enemies.

Another homeowner stated that someone had been issued a key card under their address. The Board will investigate. The homeowner also asked about landscaping issues of other members in regard to violations. The violation process was explained to them.

A homeowner asked about parking lot B being opened to the community.

**President's Report** – President, Diana Vick reminded the membership that the patrol office is for official business only and that only authorized personnel such as patrol, the Board members and ARB members are not permitted to enter the patrol office.

#### **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 \$24.00 regarding an old litigation that HUD will not close in the month of June 2024.

**Unanimous Consent Matters Approved by Board for Ratification** – None.

**Expenses Approved since the last meeting** – Management approved the purchase of bags for National Night Out which was \$613.42 for 500 bags and also the replacement of a leaking hose bib on the clubhouse by Jet Drain for \$993.00.

#### **Board /Committee Reports**

**ARB Report** – Lisa Holleman reported that most of the requests they are processing are regarding either painting or horse fencing.

**RV Committee Report** – Lisa Holleman stated that she was not in favor of allowing commercial vehicles into the RV lot as commercial vehicles are not owned or insured by the owner of a lot but by the company which is against the rules and regulations. Bob Holleman stated that in his opinion the black tire truck should be cited and towed.

**Budget Committee Report – None.**

**Community Landscape Committee –** F Jay Harrell stated that there was nothing new to report at this time.

**Communications & Event Committee Report –** Janet Kraft reported that the next meeting is scheduled for August 2<sup>nd</sup>. The committee is working on the next newsletter. She also stated that unless the Board objected to it, the bags that were purchased for National Night Out would be available for the welcome packages. The Board did not object. Janice also reported that the tech classes are going well and that about 25 people are attending. Janice also reported that there will be a homestead event on August 28<sup>th</sup> at 10:30 AM.

**Clubhouse Int/Ext & Recreation Area –** Michelle Primus reported that the committee and some of the Board members had met with Mike from Diamond G and that he said that the bids should start arriving in September/October. The committee is picking paint colors for the Rainbow Room, kitchen and exercise room.

**Governing Documents –** Diana Vick reported that they are working on the rules and regulations.

*Glenn Martin made a motion to forward the completed Bylaws to Donna Zanetti for review and input; David Neidert seconded the motion which was carried by a vote of Diana Vick, Glenn Martin, David Neidert and Daniel Root in favor and with Jennifer Agnew opposed.*

**Approval of Minutes –** Postponed.

**Financial Reports –** *Jennifer Agnew made a motion to approve the financial reports through May 2024; Diana Vick seconded the motion which was carried by a vote of Diana Vick, David Neider, Jennifer Agnew and Daniel Root in favor and with Glenn Martin opposed.*

**Review of Bank Statements –** The Board has received copies of the bank statements for their review.

#### **Unfinished Business**

**Reserve Projects –** The Board is waiting for proposals.

**Reserve Study Full Study –***Diana Vick made a motion to rescind the approval of the reserve study proposal from Better Reserve Studies in the amount of \$4350.00 for two separate reserve studies with the RV lot separate from all else; Glenn Martin seconded the motion which was carried unanimously.*

**NV Energy – natural gas conversion –** The Board reviewed an email from Clint Alverson that stated that Brycon and Custom Aire will be on site on July 29-31 to replace the rooftop HVAC units. The parking lot by the sewer plant is still not available.

**Key Card System Upgrade/Update –** Postponed.

**Sport Court Resurfacing & Painting –** Postponed.

**Asphalt Sealing & Crack Fill of Sports Court –** Postponed.

**Committee Appointments –** *Diana Vick made a motion to remove Cassandra McCracken from all committees until she turns 18; Glenn Martin seconded.* After discussion and comments from members and Deputy Vargas (Storey County Sheriff's Office), *Glenn Martin rescinded his second. The motion died for a lack of a second.*

**Picnic Tables –** On order.

**Sauna Repair –** The sauna repair is complete.

**Double Doors in Pool Area –** Completed.

**Committee Appointments –** None.

**Lot B Parking Usage –** Postponed.

**Handyman –** Management reported that they had contacted the two handyman services that had been forwarded to her but that neither carries worker's compensation. Postponed.

**Installation of door between clubhouse & lot A –** Daniel Root reported that he had verbal proposal of \$500.00 from Brush Bros for the installation and paint labor only. Daniel Root reported that he is waiting on Storey County for their input.

#### **New Business**

**Addendum to Management Contract –** *Glenn Martin made a motion to increase the expenditure amount that management may authorized from \$1500.00 to \$3000.00; David*

*Neidert seconded the motion which was carried unanimously.*

*Re-Appointment of Officers - Daniel Root made a motion to appoint Glenn Martin as Treasurer and Jennifer Agnew as Secretary; Diana Vick seconded the motion. Jennifer Agnew stated that she would not serve as secretary. Daniel Root rescinded his motion and Diana Vick rescinded her second to the motion.*

*Daniel Root made a motion to appoint Glenn Martin as Treasurer; Diana Vick seconded the motion which was carried by a vote of Diana Vick, Glenn Martin and Daniel Root in favor and Jennifer Agnew and David Neidert opposed. Management will review the governing documents to determine if the secretary position can be held by an officer that holds another officer position and consult the Association's attorney if needed.*

*Change to Budget Committee Name a& Charter – Glenn Martin made a motion to change the Budget Committee to the Budget & Finance Committee with the Charter change to include just the change in the name; Daniel Root seconded the motion which was carried by unanimous vote.*

*RV Lot Variance & Acceptance of Variance Lease and/or Lot B parking lease – Postponed. Communications & Events Committee Halloween Party Date Approval – Daniel Root made a motion to approve Friday, October 25, 2024, for the Halloween Party; Glenn Martin seconded the motion which was carried unanimously.*

#### **Correspondence –**

There was correspondence from Edward Jones Financial Advisor John Spears that informed the Board that he was in the process of getting ready to retire and that Ally Johnson would be taking his place.

There was correspondence from Janice Kraft asking about hosting an art party event that would be open to the community with no more than 20-24 guests at a cost of \$35.00 per person to cover the art supplies. The Board agreed that since it was open to the community, there would be no deposit or rent required.

#### **Next Meeting Date & Agenda Items**

The next meeting is scheduled for August 27, 2024. Bylaws and Appointment of Secretary.

#### **Community Announcement Forum**

**Rainbow Bend Country Club** – Dave Hart reported that Bingo will be held on August 3rd and the event will be held August 17th.

**Other** – Davie Phillips reported that the Senior Center BBQ Fundraiser will be held August 26<sup>th</sup>.

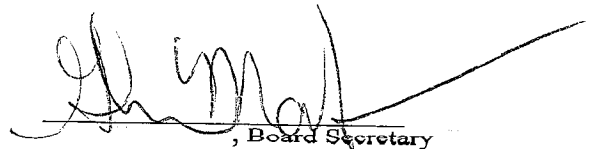
#### **Membership Open Forum - None**

**Adjournment** With no further business to discuss, *David Neidert moved to adjourn the meeting Daniel Root seconded the motion. The motion was carried with all in favor at 8:26 pm.*

Respectfully Submitted,



Terri Kenyon, Recording Secretary

  
, Board Secretary