

Rainbow Bend HOA

Board of Directors Meeting Minutes

January 24, 2023

Board Present

Eric Hartmann – President
Maricela Gutierrez Rodriguez – VP
Jennifer Agnew – Treasurer
F. Jay Harrell – Secretary
Leroy Predmore – Director

Management

Terri Kenyon – Supr CAM

Membership

List on file

Call to Order

The Board of Director's meeting was called to order at 6:12 pm by President, Eric Hartmann. 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 five of the five Board members present, a quorum was established.

Pledge of Allegiance – Recited.

President's Report – Eric Hartmann invited the new Storey County Sherriff, Michael Cullen, to speak to the membership.

Patrol Report – None.

Membership Open Forum - None.

Management Report

Executive Session Report

Terri Kenyon reported in the executive session the Board reviewed delinquencies per the collection policy and approved executive minutes.

Litigation Update None.

Unanimous Consent Matters Approved by Board for Ratification None.

Expenses Approved Since Last Board Meeting None.

Other – Terri Kenyon reported that she had a proposal from ASP to replace the pool pump keypad controller. *Leroy Predmore made a motion to accept the proposal from ASP in the amount of \$649.46. F. Jay Harrell seconded the motion which was carried unanimously.*

Board /Committee Reports

ARB Report

None.

RV Committee Report

Bob Holleman reported that the committee is working on spacing and double checking who's in which spot. He also reported that the light pole fell down and the committee is looking into solar lighting as a replacement.

Budget Committee

None.

Community Landscape Committee

None at this time. Proposals will be opened later in the meeting.

Communications & Events Committee

Janice Kraft reported that the website is being updated frequently and encouraged members to refer to it.

Approval of Minutes

Leroy Predmore made a motion to approve the October 2022 Board meeting minutes as presented; Eric Hartmann seconded and the motion was carried unanimously. Jennifer Agnew made a motion to approve the November 2022 Board meeting minutes as presented; Maricela Gutierrez Rodriguez seconded the motion, and it was carried unanimously.

Financial Reports

Jennifer Agnew made a motion to accept the November 2022 financial report pending the year end audit; Leroy Predmore seconded, and the motion was carried unanimously.

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

Unfinished Business

Reserve Projects

Design/Construction Report regarding Clubhouse Project - The Board instructed management to inform the contractor that the budget is between \$275,000.00 and \$300,000.00.

Xeriscape/Parking Rock Area Rehabilitation – The Board opened a proposal from Legends. No other proposals were received on this item. This item was postponed so that the Board had adequate time to review the proposal and attempt to obtain a second one.

Tree Replacement RFP – Postponed.

Reserve Study Update – In process, postponed.

Vehicles – Postponed.

Grounds Maintenance /Landscape Proposals – The Board opened 3 proposals – T&T Landscape bid \$135,300.00; Reno Green bid \$154,992.00, and Legends bid \$137,340.00. This item was postponed so that the Board had adequate time to review the proposals received.

Lot A&B Committee Charter- Postponed.

New Business

2021 Audit In process- postponed.

NV Energy guest - Postponed.

307 Ocheltree/Garrison - The homeowner asked the Board to consider waiving their fines as they had heard that the Board had done so occasionally for other homeowners. Deliberation of this item will be done in executive session as per NRS 116.

Possible scheduling of regular workshops regarding the Clubhouse Reserve Project – Postponed.

Candidates Night – F. *Jay Harrell made a motion to hold candidates meet and greet on Sunday, February 5th at 1:00 pm. Maricela Gutierrez Rodriguez seconded, and the motion was carried unanimously.*

Candidates Night Light Refreshment – Janice Kraft requested that the Board approve \$25.00 to supply light refreshments. *Eric Hartmann made a motion to give the Communication Committee \$25.00 for light refreshments. Leroy Predmore seconded the motion which was carried unanimously.*

New Homeowner Orientation Event hosted quarterly – F. *Jay Harrell made a motion to approve the Communications Committee request to hold quarterly events to provide information to new homeowners. Jennifer Agnew seconded the motion which was carried unanimously.*

Next Meeting Date & Agenda Items

The next meeting is scheduled for February 28, 2023 and will also be the date of the annual meeting. The 2021 audit, bank signers and election of officers will be added to the next agenda.

Community Announcement Forum

Rainbow Bend Country Club – It was reported that Bingo is scheduled for February 4th and

that the event/dinner will be held on February 18th.

Other – None.

Membership Open Forum

A homeowner asked about the NVEnergy propane project and when it will be completed. They were advised to contact NVEnergy but also that NVEnergy was invited to this meeting but that they needed to reschedule.

Adjournment

With no further business to discuss, *Eric Hartmann moved to adjourn the meeting at 7:33 pm. Jennifer Agnew seconded the motion. The motion carried with all in favor.*

Respectfully Submitted,

Terri Kenyon, Recording Secretary

F. Jay Harrell, Board Secretary