

# Rainbow Bend HOA

## Board of Directors Meeting Minutes

### October 24, 2023

#### Board Present

Leroy Predmore – President  
Eric Hartman – Vice President (absent)  
Jennifer Agnew – Treasurer  
Diana Vick – Board Member  
F Jay Harrell – Secretary

#### Management

Terri Kenyon – Supr. CAM

#### Membership

On file

#### Call to Order

The Board of Director's meeting was called to order at 6:14 pm by President, Leroy Predmore. 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 four Board members in attendance a quorum was established.

Pledge of Allegiance - Recited.

Membership Open Forum – A homeowner asked about the reserve project and was told it would be addressed later in the meeting.

Executive Session Report - Terri Kenyon reported in the executive session the Board scheduled a drive through; reviewed delinquencies and took the appropriate action per NRS 116 and the governing documents.

Litigation Update - None.

Unanimous Consent Matters Approved by Board for Ratification – None

Expenses Approved since the last meeting – Have Lights Will Travel was approved to replace the lightbulbs in some of the parking lights that were out at a cost of \$917.28.

#### Board /Committee Reports

##### ARB Report

Bob Holleman stated that there were several ARB requests that have been processed and all were approved.

##### RV Committee Report

No report.

Budget Committee Report – No report.

##### Community Landscape Committee

Ken Jones reported that they are looking to schedule a meeting in early November.

Communications & Event Committee Report – Janice Kraft reported that the garage sale was a success with a lot of participation. There are no future events scheduled at this time.

Clubhouse Int/Ext & Recreation Area – No report at this time.

Governing Documents – Diana Vick reported that she is waiting on the Board to review the draft of the proposed By Laws.

#### Approval of Minutes

*Leroy Predmore made a motion to approve the August 22, 2023, minutes as written. Diana Vick seconded the motion which was carried unanimously. Jennifer Agnew made a motion to approve the September 15, 2023, minutes as corrected. Leroy Predmore seconded the motion which was carried unanimously.*

#### Financial Reports

*Jennifer Agnew made a motion to accept the August 2023 financial statements as presented pending the year end audit. Leroy Predmore seconded the motion which was carried unanimously.*

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

**Unfinished Business – Action items**

**Reserve Projects** – The Board determined that the scope of work is still not accurate. Stephanie Nash, the design architect, and Mike Grashuis, the contractor, met with the Board. They are reviewing the changes needed at this time and will be sending another draft to the Board for review.

**Reserve Study Update** – Postponed.

**NVEnergy natural gas conversion project** – Postponed.

**Key Card System Upgrade/Update** – Postponed – waiting on a proposal from Guardian Gate.

**Storey County Request to use Lots A&B** – There was a meeting with the county manager but we are still waiting on the Storey County Fire Department for their input.

**Sports Court Resurfacing & Painting** – Postponed until spring.

**Adoption of a policy regarding Posting of Flyers, community Notices, Etc.** – Postponed.

**Permit/Parking Rules** – The Board forwarded this issue to the Governing Documents Committee.

**Lot B Parking Area** – The Board forwarded this issue to the Governing Documents Committee.

**Lot A&B Committee Charter** – *FJay Harrell made a motion to adopt the amended version of the Charter, Diana Vick seconded the motion. FJay Harrel and Diana Vick voted in favor; Jennifer Agnew and Leroy Predmore voted against. The motion did not carry.*

*Jennifer Agnew made a motion to remove this item from the agenda until the significant changes are made as discussed in prior meetings; Leroy Predmore seconded the motion. FJay Harrel and Diana Vick voted against. Jennifer Agnew and Leroy Predmore voted in favor. The motion did not carry.*

**Timer for sports Court Lights** – Management will obtain proposals to install a timer on the sport courts for the lights from Pioneer Electric and Action Electric, both companies are familiar with Rainbow Bend.

**2024 Budget Adoption** – After discussion, *Leroy Predmore made a motion to adopt the budget as presented; Jennifer Agnew seconded. Jennifer Agnew, Leroy Predmore and FJay Harrel voted in favor. Diana Vick opposed. The motion carried.*

**Correspondence** - None.

**Next Meeting Date & Agenda Items**

The next meeting is scheduled for November 28, 2023, with the Executive Session being held prior.

**Community Announcement Forum**

**Rainbow Bend Country Club** – Bingo will be held on November 4th and event for Halloween on October 28th.

**CERT** – CERT is currently looking to reschedule their meetings from the second Tuesday of the month.

**Other** – The food pantry is on the second and fourth Thursdays of the month.

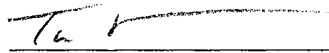
**Membership Open Forum**

A homeowner mentioned someone that appears to be running a cord to the Spectrum cable box illegally. They were told that the Board was aware of the situation.

A homeowner stated that he hoped the budget included an increase in cleaning expense so that we could have the floor in the Rainbow Room stripped and then apply three coats of polish.

**Adjournment** With no further business to discuss, *Leroy Predmore moved to adjourn the meeting Diana Vick seconded the motion. The motion was carried with all in favor at 7:28 pm.*

Respectfully Submitted.

  
\_\_\_\_\_  
Terri Kenyon, Recording Secretary

  
\_\_\_\_\_  
F. Jay Harrell, Board Secretary