

Rainbow Bend HOA

Board of Directors Meeting Minutes

November 28, 2023

Board Present

Leroy Predmore – President (absent)
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 6:32 pm by Board Member, 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 three Board members in attendance a quorum was established.

Pledge of Allegiance - Recited.

Membership Open Forum – A homeowner asked about cleaning the river area and was told that a lot is involved to be able to do anything on the riverbank and that you have to have permission from the State of Nevada and also the Indian Colony.

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 – None.

Board /Committee Reports

ARB Report

Glenn Martin reported that there were two ARB requests that have been approved. He asked that hearing notices be sent to homeowners that do not obtain prior approval from the ARB and that the Board assess fines to those homeowners at the hearing.

RV Committee Report - No report

Budget Committee Report – No report

Community Landscape Committee - Ken Jones reported that donations for materials had been received and that for a resident that wants to help to please fill out a volunteer application so that they can be approved by the Board. Weather permitting. The rocks and drip lines behind the clubhouse will be addressed soon.

Communications & Event Committee Report – Janice Kraft reported that the website is updated constantly.

Clubhouse Int/Ext & Recreation Area – No report

Governing Documents – Diana Vick reported that the next meeting is scheduled for January 5th, 2024, at 4 PM.

Approval of Minutes - Postponed

Financial Reports – Postponed.

Review of Bank Statements – Postponed.

Unfinished Business – Action items

Reserve Projects – Jennifer Agnew reported that the drawings received from Stephanie Nash are still not corrected. She will continue to work with Stephanie until the drawings are correct.

Reserve Study Update – Postponed.

NVEnergy natural gas conversion project – Postponed.

Key Card System Upgrade/Update – Postponed – waiting on a proposal from Guardian Gate. It has been determined that our current system is obsolete, and materials are no longer available. The key cards will no longer be available and the new system, once approved and installed will utilize fobs instead of key cards.

Storey County Request to use Lots A&B – Stacy York had informed the Board that \$500.00 per month in rent was acceptable. Storey County’s legal team will prepare a lease and submit it to the Association for approval. The Board will forward the least to our attorney for review prior to acceptance of the lease. They are looking at March 2024 for a possible move in date.

Sports Court Resurfacing & Painting – Postponed until spring.

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

Lot A&B Committee Charter –*FJay Harrell made a motion to adopt the Charter as originally presented, Diana Vick seconded the motion. FJay Harrel and Diana Vick voted in favor; Jennifer Agnew voted against. The motion did not carry as the Association’s Bylaws, section 5.4 require an affirmative vote of at least three Board members on any action taken in a meeting.*

New Business –

Timer for sports Court Lights – Postponed. Have lights will travel will also be asked to provide a proposal.

Reno Green 2024 Contract – *F Jay Harrell made a motion to accept a contract with Reno Green Landscaping for the 2024 season which would have a 3% increase from 2023 and add \$2500 to include some other areas. Diana Vick seconded the motion. After discussion, F Jay Harrell rescinded his motion and Diana Vick rescinded her second.*

Jennifer Agnew made a motion to accept a contract with Reno Green Landscaping for the 2024 season with a 3% increase from the 2023 rate. F Jay Harrell seconded the motion which carried with a vote of all in favor.

Ventilation System Contract - Postponed.

Correspondence - None.

Next Meeting Date & Agenda Items

The next meeting is scheduled for January 23, 2024, with the Executive Session being held prior.

Community Announcement Forum

Rainbow Bend Country Club – Bingo will be held on December 2nd and the event is scheduled for December 16th.

CERT – None.

Other – None.

Membership Open Forum None.

Adjournment With no further business to discuss, *Jennifer Agnew moved to adjourn the meeting F Jay Harrell seconded the motion. The motion was carried with all in favor at 7:51 pm.*

Respectfully Submitted,



Terri Kenyon, Recording Secretary



F Jay Harrell, Board Secretary