

Rainbow Bend HOA

Board of Directors Meeting Minutes

February 27, 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 6:53 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 thanked the prior Board for their service to the community and also congratulated the new Board members.

Election of Officers – *Jennifer Agnew made a motion to appoint David Neidert as President; David Neidert seconded the motion. The motion did not pass with a vote of Jennifer Agnew and David Neidert voting yes and Daniel Root, Glenn Martin and Diana Vick voting no.*

David Neidert made a motion to appoint Diana Vick as President; Jennifer Agnew seconded the motion which was carried unanimously.

Daniel Root made a motion to appoint Glenn Martin as Vice-President. The motion died for lack of a second.

Jennifer Agnew made a motion to appoint David Neidert as Vice-President; Diana Vick seconded the motion which was carried unanimously.

Diana Vick made a motion to appoint Jennifer Agnew as Treasurer; David Neidert seconded the motion which was carried unanimously.

Jennifer Agnew made a motion to appoint Glenn Martin as Secretary; David Neidert seconded the motion which was carried unanimously.

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

Litigation Update - In August 2023, Rosemarie Austin filed an alternative dispute resolution claim with the Nevada Real Estate Division (NRED) against the Association alleging that the Association unlawfully foreclosed on a home in 2012 which Austin subsequently purchased from the Association in 2014. Austin demanded that the Association refund her purchase price. The parties mediated Ms. Austin's claim on 2/26/24. The mediation was not successful. NRED will issue a closing letter shortly.

Unanimous Consent Matters Approved by Board for Ratification – None.

Expenses Approved since the last meeting – None.

Board /Committee Reports

ARB Report

Bob Holleman reported that there were several ARB requests received and some were denied.

RV Committee Report – Bob Holleman reported that he is in the process of repairing the fence that blew down and that five posts need to be replaced and there are only two of spaces vacant.

Budget Committee Report – No report.

Community Landscape Committee – No report.

Communications & Event Committee Report – Janice Kraft reported that there will be no events this year and the draft newsletter should be ready next month for Board approval.

Clubhouse Int/Ext & Recreation Area – No report.

Governing Documents – Diana Vick reported that they meet on the 1st and 3rd Fridays of the month at 4:00 PM.

Approval of Minutes – *David Neidert made a motion to accept the January 23, 2024, minutes as written; Jennifer Agnew seconded the motion which was carried unanimously*

Financial Reports – Postponed.

Review of Bank Statements – Postponed.

Unfinished Business – Action items

Reserve Projects – Glenn Martin called a had a committee meeting but did not invite the Board Liaison, Jennifer Agnew. Information will be emailed to all current Board members.

Reserve Study Update – Postponed.

NVEnergy natural gas conversion project – Clint Alverson from NVEnergy was present and reported that the natural gas lines have been installed for phase one and two with the remaining expected to be completed by May 1st, 2024. The schedule is to start the conversion the first week of July going west to east. Brycon will be the company that will be doing the work to convert the appliances from propane to natural gas and they are scheduled to be finished by late October 2024.

Key Card System Upgrade/Update – Postponed.

Storey County Request to use Lots A&B – The Board reviewed the lease prepared by Storey County. *Jennifer Agnew made a motion to have the Board submit any comments or changes by March 5th at 5 PM and then send the lease to our attorney, Donna Zanetti, and our insurance agent for their review. David Neidert seconded the motion which was carried unanimously.*

Sport court Resurfacing & Painting – Postponed until spring.

Timer for Sports Court Lights – Pioneer Electric submitted a bid for \$1375.00. Have Lights Will Travel did not respond to the request for a proposal and Action Electric declined to bid due to staffing shortages. Postponed.

New Business –

Newsletter – Postponed.

Asphalt Sealing & Crack Fill of Sports Court – Management is seeking proposals from Advanced Asphalt, Vega Asphalt, Asphalt Protectors and Sierra Asphalt.

Proposal from LaBeeg – *David Neidert made a motion to accept the proposal to strip and seal the Rainbow Room floor with three layers of wax in the amount of \$1500.00. Diana Vick seconded the motion which was carried unanimously.*

Emcor Proposal to repair the four-roof top heating/cooling units – *Jennifer Agnew made a motion to approve the proposal in the amount of \$3428.00. Diana Vick seconded the motion which was carried unanimously.*

Correspondence – None.

Next Meeting Date & Agenda Items

The next meeting is scheduled for March 26, 2024,

Community Announcement Forum

Rainbow Bend Country Club – Toni Barnes reported that Bingo will be held on March 2nd and the event is scheduled for March 16th.

CERT – Lisa Holleman advised that the meetings will be rotating on Thursdays and to check the website for the dates.

Other – Community Center fund raiser is scheduled for March 23rd at 5 PM in the Rainbow Room.

Membership Open Forum - A homeowner asked that the Board consider purchasing a large TV or something that would allow any attendees through gotomeeting.com. The Board asked that

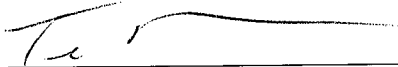
this be added to the agenda.

A homeowner reminded those in attendance that patrol has started chalking tires and that vehicles need to be moved every seven days

A homeowner congratulated the Board members that were elected. She also suggested that the Board start with a clean slate, start over and work together.

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 8:23 pm.

Respectfully Submitted,



Terri Kenyon, Recording Secretary



Glenn Martin, Board Secretary