

Rainbow Bend HOA

Board of Directors Meeting Minutes

February 28, 2023

Board Present

Leroy Predmore – President
Eric Hartmann – VP (absent)
Jennifer Agnew – Treasurer
F. Jay Harrell – Secretary
Diana Vick – Director

Management

Terri Kenyon – Supr CAM

Membership

List on file

Call to Order

The Board of Director's meeting was called to order at 7:21 pm by Treasurer, Jennifer Agnew. 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 of the five Board members present, a quorum was established.

Pledge of Allegiance – Recited during the annual meeting.

Membership Open Forum - None.

Appointment of Officers – *F. Jay Harrell made a motion to appoint Leroy Predmore as President; Jennifer Agnew seconded the motion which was carried unanimously. F. Jay Harrell made a motion to appoint Jennifer Agnew as Treasurer; Leroy Predmore seconded, and the motion was carried unanimously. Jennifer Agnew made a motion to appoint F. Jay Harrell as Secretary; Leroy Predmore seconded the motion which was carried unanimously. Jennifer Agnew made a motion to appoint Eric Hartmann as Vice-President; F. Jay Harrell seconded the motion which was carried unanimously.*

Update of Bank Signers – *Jennifer Agnew made a motion to have all five Board members as signers on the bank accounts and Edward Jones account; Leroy Predmore seconded the motion which was carried unanimously.*

President's Report – None.

Patrol Report – Terri Kenyon read the patrol report (attached).

Management Report

Executive Session Report

Terri Kenyon reported in the executive session the Board reviewed delinquencies as took action as per the collection policy and approved executive minutes. Correspondence was also reviewed, and action was taken in accordance with NRS 116 and the governing documents.

Litigation Update None.

Unanimous Consent Matters Approved by Board for Ratification - The Board of Directors had approved sending a matter regarding a homeowner to the Association's Attorney, Donna Zanetti.

Expenses Approved Since Last Board Meeting None.

Other – None.

Board /Committee Reports

ARB Report - Two applications received and were denied.

RV Committee Report - There are currently 8 vacancies, and the Committee is still working on solar lighting and a camera system that also works on solar.

Budget Committee - None.

Community Landscape Committee - None at this time.

Communications & Events Committee – The Committee is working on a newsletter and updating the website.

Approval of Minutes

Leroy Predmore made a motion to approve the January 2023 Board meeting minutes as presented; /f. Jay Harrell seconded and the motion was carried unanimously

Financial Reports

Jennifer Agnew made a motion to accept the December 2022 and January 2023 financial reports pending the year end audit; F. Jay Harrell 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 received an email from the contractor, Mike Grashuis with Diamond G Construction, Inc., which stated that the cost for all the items on the Committees wish list would cost between \$642,000 to \$650,000. The Board would like to schedule a meeting with the contractor to do a walk through and separate the must-haves from the possible options. Terri Kenyon will contact Mike Grashuis and see if he will be available on either March 15th or 16th.

Tree Replacement RFP – Postponed.

Reserve Study Update – In process, postponed.

Vehicles – Postponed.

Grounds Maintenance /Landscape Proposals – After discussion; *Jennifer Agnew made a motion to approve the contract with Reno Green Landscaping in the amount of \$154,992.00 annually; Leroy Predmore seconded the motion. Jennifer Agnew and LeRoy Predmore voted yes, and F. Jay Harrel and Diana Vick voted no. No action. After further discussion, F. Jay Harrel asked that a roll call vote be carried out on the prior motion made by Jennifer Agnew to award the contract to Reno Green Landscaping which Leroy Predmore had seconded. All four Board members voted yes, and the original motion was carried.*

Xeriscape/Parking Rock Area Rehabilitation – F. Jay Harrell stated that he would contact Reno Green Landscaping and ask for a proposal for this project. The proposal received prior from Legends Landscaping was only valid if they received the maintenance/landscape contract which they did not. Postponed.

Lot A&B Committee Charter- Postponed.

2021 Audit – *Jennifer Agnew made a motion to approve the 2021 audit; Diana Vick seconded the motion which was carried unanimously.*

NVEnergy guest - Postponed.

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

New Business

ARB Applications – Terri Kenyon reported that the ARB applications would be sent out to be due back by the March 2023 Board meeting.

Committee Liaison Appointments – Postponed.

Committee Liaison for the Lot A&B Committee – Postponed.

Purchase of Audio Equipment – Postponed.

Next Meeting Date &Agenda Items

The next meeting is scheduled for March 28, 2023.

Community Announcement Forum

Rainbow Bend Country Club – It was reported that Bingo is scheduled for March 4th and that the event/dinner for St. Patrick’s Day will be held on March 18th.

Other – None.

Membership Open Forum

A homeowner reported that the first Communications Committee Open House for members will be held on April 30th and the garage sale date is June 3rd.

Adjournment

With no further business to discuss, *Jennifer Agnew moved to adjourn the meeting at 8:11 pm. Leroy Predmore seconded the motion. The motion carried with all in favor.*

Respectfully Submitted,

Terri Kenyon, Recording Secretary

F. Jay Harrell, Board Secretary