

# Rainbow Bend HOA

## Board of Directors Meeting Minutes

### March 26, 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 6:11 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** – None.

**President's Report** – President, Diana Vick informed the membership present that there would be a community workshop held on the second Sunday of each month at 3 PM in the library.

**Executive Session Report** - Terri Kenyon reported in the executive session the Board scheduled a drive through; approved the minutes; were informed that Christian was no longer able to work for Rainbow Bend due to his school schedule; reviewed correspondence; and took the appropriate action regarding delinquencies as 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** – A calendar for the Board had been purchased at a cost of \$22.00.

#### **Board /Committee Reports**

**ARB Report** – None.

**RV Committee Report** – None.

**Budget Committee Report** – None.

**Community Landscape Committee** – Ken Jones reported that the gazebo needs to be sanded and painted; the benches at the east park need to be sanded and stained; the benches at the west park have loose bolts; and the 3 picnic tables need to be replaced.

**Communications & Event Committee Report** – Janice Kraft reported that there will be no events planned this year and asked for Board approval of a flyer prepared to ask for volunteers for the various committees. The flyer was approved. The Board asked management to order three replacement picnic tables.

**Clubhouse Int/Ext & Recreation Area** – Jennifer Agnew reported that a walkthrough was conducted with the Board and committee members regarding the design presented from 54 Four.

**Governing Documents** – Tresa Harrell read a report which has been attached to these minutes.

**Approval of Minutes** – *David Neidert made a motion to accept the February 27, 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** – *Jennifer Agnew made a motion to approved the design from 54 Four as*

*presented with the addition of a closet that will be needed to install the boiler in when it is replaced to comply with current codes. David Neidert seconded the motion which was carried unanimously.*

**Reserve Study Update** – The proposal from Better Reserve Consultants, LLC for full reserve studies was reviewed. *Glenn Martin made a motion to check with the Association’s Attorney, Donna Zanetti regarding whether the Board may consolidate the Lot A&B reserve study with the Clubhouse and Common area Reserve Study. Diana Vick seconded the motion, which was carried with Jennifer Agnew voting no and Diana Vick, David Neidert and Glenn Martin voting yes.*

*Jennifer Agnew made a motion to accept the proposal from Better Reserve Consultants, LLC in the amount of \$3,450.00 for full reserve studies. Glenn Martin seconded the motion which was carried unanimously.*

**NVEnergy natural gas conversion project** – Clint Alverson sent an email to Terri Kenyon regarding the conversion project. It read: We are still starting the first week in May on the temporary propane tank installation and first week in July for the conversions. We will need the overflow lot emptied for the temporary tank installation. I have attached the temporary easement document for the dimensions. Also, I have provided the design sheet for the temporary propane location.

**Key Card System Upgrade/Update** – Terri Kenyon reported that Guardian Gate has been on property and that we are waiting on the proposal.

**Storey County Request to use Lots A&B** – The Board is in the process of reviewing the changes to the lease that have been provided by Donna Zanetti, the Association’s Attorney. The Board will make a unanimous decision in writing before the next meeting regarding this item to expedite the process so that Storey County can move forward with occupying lot A.

**Newsletter** – Postponed.

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

**Sports Court Lighting** – *David Neidert made a motion to accept the proposal from Pioneer Electric in the amount of \$1375.00 to install a timer at the sport courts that would enable residents to turn on the lights until 10 PM. Glenn Martin seconded the motion which was carried unanimously.*

#### **New Business**

**Board Liaisons** – *Diana Vick made a motion to appoint Glenn Martin as the liaison for the RV Lot Committee. David Neidert seconded the motion which was carried unanimously.*

The Budget Committee Charter automatically appoints the Board Treasurer as liaison, so Jennifer Agnew is the Budget Committee liaison.

*Jennifer Agnew made a motion to appoint Glenn Martin as the Landscape Committee liaison. Diana Vick seconded the motion which was carried unanimously.*

*Diana Vick made a motion to appoint David Neidert as the Communications Committee liaison. Glenn Martin seconded the motion which was carried unanimously.*

*Diana Vick made a motion to appoint Jennifer Agnew as the Clubhouse Interior-Exterior & Recreation Area Committee liaison. David Neidert seconded the motion which was carried unanimously.*

*Diana Vick made a motion to appoint Diana Vick as the Governing Documents Committee liaison. David Neidert seconded the motion which was carried unanimously.*

**ARB Appointments** – The Meeting was adjourned briefly so that Terri Kenyon could check to see if any ARB applications were placed in the income box at 7:12 PM and reconvened at 7:17 PM. There were none in the box, so this item was postponed. There are two positions available. One that expires in April 2026 and one that expires in April 2027.

**TV System** – Postponed.

**Sauna** – Glenn Martin and Bob Holleman had researched the parts needed for the sauna. *David Neidert made a motion to approve the expense of \$5759.00 to purchase the parts needed to repair the sauna. Glenn Martin seconded the motion which was carried unanimously.*

**Century Glass Proposal to change the pool door to a double door to facilitate the installation of the new ventilation system – Jennifer Agnew made a motion to approve the Century Glass Proposal in the amount of \$12,892.00. Glenn Martin seconded the motion which was carried unanimously.**

**Correspondence** – Correspondence was received from a member that has requested that the red dot in front of their house be changed to green so that the landscapers would include their home when they mow. The member also requested a copy of the landscape contract as they may consider having Reno Green do their whole yard. There was discussion on who paints the dot, and it was said that Reno Green does. Management will contact Reno Green and also send the member a copy of the landscape contract.

**Next Meeting Date & Agenda Items**

The next meeting is scheduled for April 23, 2024. The Board has asked that the following items be added to the agenda – Changing the Committee Charters so that committee members serve for two years; Committee Member Appointments and Bulletin Board Policy.

**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 23<sup>rd</sup> at 5 PM in the Rainbow Room.

**Membership Open Forum -**

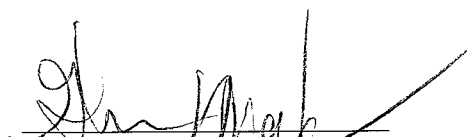
A homeowner congratulated the new Board members on being elected to the Board. He also reminded them that they have a fiduciary duty to the Association, need to maintain and increase the property values and that he has confidence in the new Board.

A homeowner asked when the Rainbow room floor would be polished. He was told that management is currently coordinating with the cleaning company to schedule this when the room will not be in use for a couple of days.

**Adjournment** With no further business to discuss, *David Neidert moved to adjourn the meeting Jennifer Agnew seconded the motion. The motion was carried with all in favor at 7:48 pm.*

Respectfully Submitted,

  
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Terri Kenyon, Recording Secretary

  
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Glenn Martin, Board Secretary

Tresa Harrell

133 Bleu

Chairperson of the Governing Documents Committee

The Rainbow Bend HOA Governing Documents Committee is working diligently on making needed changes and updates to our CC&Rs, Rules and Regulations and By-Laws to bring them into compliance with state and federal laws.

In addition, the Governing Documents Committee is looking at the possibility of putting together an unpaid, for-credit internship for Rainbow Bend, Storey County, high school students. Internships are not just about earning money; they're about learning, networking, discovering interests and exploring opportunities that align with them! Most importantly, internships are a community service that provides experience which can help with college admissions.

There are currently no documents speaking to the idea of internships. The Governing Documents Committee would need to investigate and make suggestions to the HOA Board for acceptance.