

Rainbow Bend HOA

Board of Directors Meeting Minutes

September 26, 2023

Board Present

Leroy Predmore – President
Eric Hartman – Vice President (via phone)
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 6:04 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 why there are no patrol reports; no enforcement of the rules, needs to know if RV renters are paying, why was there deferred maintenance on irrigation with a leak that was discovered on Couleurs that has been leaking for a while; is against creating new rules if the Board isn't going to enforce the current rules.

Management Report

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 – The repair of an irrigation leak on Couleurs was approved.

Expenses Approved since the last meeting – None.

Board /Committee Reports

ARB Report

Lisa Holleman stated that there were seven ARB requests that have been processed and all were approved.

RV Committee Report

Lisa Holleman reported that there are no changes.

Budget Committee Report – Jennifer Agnew reported that she would like to have a budget committee meeting this Saturday afternoon, but she has been unable to reach one of the volunteers.

Community Landscape Committee

Ken Jones reported that more volunteers are still needed.

Communications & Event Committee Report – Janice Kraft reported that she needs the financials May through current and also the May through July minutes. Davie Phillips asked why the newsletter and flyer hadn't gone out yet. Jennifer Agnew reported that there had been an issue with the newsletter, and it should go out in the next day or two. Davie Phillips suggested cancelling the garage sale and cancelling any future events if this can't be done in a timely manner. After discussion, the Board determined that they would proceed with the garage sale & BBQ event.

Clubhouse Int/Ext & Recreation Area – Glenn Martin reported that they are working on a RFP for someone to oversee the contractor.

Governing Documents – Diana Vick reported that she had provided the Board with a draft of the proposed By Laws and also that the committee was working on the rules and regulations.

Approval of Minutes

Postponed

Financial Reports

Jennifer Agnew made a motion to accept the June 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, is missing about 50 percent of what we wanted. FJay Harrell wants Stephanie to provide the Association with blueprints and then prepare our scope of work from them. Jennifer Agnew explained that the contract with 54 Four does not include blueprints. Several homeowners also expressed their opinions regarding the project. *FJay Harrell made a motion to schedule with Stephanie to clarify the issues. Diana Vick seconded the motion which was carried unanimously.*

Reserve Study Update – Postponed.

NVEnergy natural gas conversion project – Postponed.

Consulting Attorney regarding Lots A&B – A non-privileged version of the legal opinion is available for anyone that would like a copy of it.

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

Storey County Request to use Lots A&B – Stacy York is sending out bids in November and asked what the Association wanted for rent. Lisa Holleman reported that they currently pay \$500 per month.

Sports Court Resurfacing & Painting – Postponed until spring.

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

Volunteer Appointments to various committees – *Jennifer Agnew made a motion to appoint Lynn Luhman to the Budget Committee. FJay Harrell seconded the motion which was carried unanimously. Jennifer Agnew made a motion to appoint Kristin Koetje and Philip Gonet to the Clubhouse interior/Exterior & Recreation Area Committee. Leroy Predmore seconded the motion which was carried unanimously.*

New Business –

Eric Hartmann left the meeting at 7:30 PM.

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.*

Timer for sports Court Lights – Management will obtain proposals to install a timer on the sport courts for the lights.

Correspondence - None.

Next Meeting Date & Agenda Items

The next meeting is scheduled for October 24, 2023, with the Executive Session being held prior. The next hearing executive session may be held October 17, 2023, if needed.

Community Announcement Forum

Rainbow Bend Country Club – Bingo will be held on October 7th and event for Halloween on October 28th.

CERT – Thanked the volunteers that helped during Street Vibrations. There will be a first aid class on October 10th at 6:00 pm/

Other – The community garage sale will be held October 14th.

Membership Open Forum

A homeowner mentioned that a solar speed zone sign had been installed by the county.

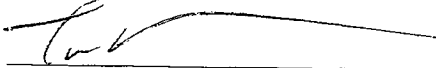
A homeowner stated that they loved living here and had questions on the rules.

A homeowner asked if violations were being sent out and was told yes.

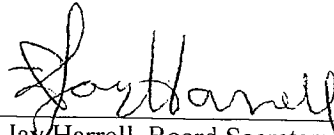
A homeowner talked about the overflow parking area and would like to have four vehicles tagged and towed.

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 8:21 pm.

Respectfully Submitted,



Terri Kenyon, Recording Secretary



F. Jay Harrell, Board Secretary