

Rainbow Bend HOA

Board of Directors Meeting Minutes

August 22, 2023

Board Present

Leroy Predmore – President
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 6:13 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 – None.

Management Report

Executive Session Report - Terri Kenyon reported in the executive session the Board held hearings; scheduled a drive through; reviewed delinquencies and took the appropriate action per NRS 116 and the governing documents. Personnel paperwork was also discussed.

Litigation Update - None.

Unanimous Consent Matters Approved by Board for Ratification – None.

Expenses Approved since the last meeting – Management approved replacement of the pool pump.

Board /Committee Reports

ARB Report

Lisa Holleman stated that fourteen ARB requests have been processed. Eleven were approved and three were denied.

RV Committee Report

Lisa Holleman reported that the RV area is now fully screened, the trash has been picked up, and the weeding has been done.

Budget Committee Report – None.

Community Landscape Committee

Ken Jones reported that the need to schedule a meeting. September 1st at 3 pm was determined to be the next meeting. He stated that more volunteers were needed.

Communications & Event Committee Report – Jennifer Agnew reported that the newsletter was delayed; that the Games & BBQ event will be held on August 26th in the Rainbow Room and that the flyer for this event and the newsletter will be going out soon. Jennifer Agnew reminded everyone to check the website frequently as it is updated often.

Clubhouse Int/Ext & Recreation Area – Jennifer Agnew asked if FJay Harrell could get the left-over tape that was used on the pickle ball court so that the hopscotch and the four-square game that is on the concrete area between the pool exterior area and the tennis courts could be taped so that they can be used during the games and BBQ event. FJay Harrell said that he would contact Chris.

Governing Documents – The Committee is meeting regularly to work on the governing document revisions. David Neidert stated that the By-Laws revision was ready for the Board to review.

Approval of Minutes

FJay Harrell made a motion to approve the July 25, 2023, minutes as written. Leroy Predmore seconded the motion which was carried unanimously.

Financial Reports

Jennifer Agnew made a motion to accept the May 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 Design Architect, Stephanie Nash with 54 Four Design had submitted the design plans but there seems to be some confusion on what is needed and what is considered optional. The Board will schedule a workshop with Stephanie to go over the plans and the workshop will be open to the community.

Reserve Study Update – Postponed.

NVEnergy natural gas conversion project – Clint from NVEnergy was present and explained that they were having issues with contractor availability so the project has been postponed to the spring or approximately May 2024.

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 had informed the Board that the Building Department has walked through lots A&B and they are waiting to see what they determine regarding the Fire Marshall requirements for a fire system, firewalls, HVAC, alarms, electrical, etc.

Sports Court Resurfacing & Painting – The vendor will not be available to bid on this until the spring. *FJay Harrel made a motion to allow painting the pickle ball court in place of the tape that is currently being used. Diana Vick seconded the motion which was carried unanimously.*

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

New Business –

Insurance Renewal – After review, *Leroy Predmore made motion to renew the insurance and obtain cyber insurance as required under Senate Bill 378; Jennifer Agnew seconded the motion, which was carried unanimously.*

Cyber Insurance – Terri Kenyon explained that Senate Bill 378 which was passed into law, requires that the Association obtain cyber insurance in the amount of \$1,000,000.00 minimum. This was addressed under Insurance Renewal.

Men's Locker Room Toilet – The Board asked management to obtain proposals.

Vehicle/Parking Rules – Parking Rules were discussed, and the matter was turned over to the Governing Documents Committee.

Lot B Parking Area – This subject was discussed, specifically regarding the legal opinion that had been received. We have the ability to use Lot B, only if it is not being used by Lot A. Part of the discussion included potentially allowing vehicles that weigh over 1 ton to be able to park in this area in the future, but this would exclude tractor trailers.

Lot A&B Committee Charter – The Board reviewed the Charter prepared by FJay Harrell.

FJay Harrel made a motion to adopt the charter. After some discussion, FJay Harrel withdrew his original motion. 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.

Correspondence - None.

Next Meeting Date & Agenda Items

The next meeting is scheduled for September 26, 2023, with the Executive Session being held prior. The next hearing executive session may be held September 19, 2023, if needed.

Community Announcement Forum

Rainbow Bend Country Club – Bingo will be held on September 2nd.

CERT – There will be an event on September 11th to honor the fallen of 9.11.2001.

Other – Game & BBQ event will be held on August 26th from 2 pm to 6 pm.

Membership Open Forum

A homeowner stated that if Eric Hartman cannot make the Board meetings he should resign.


A homeowner stated that he felt that the Board should not vote on anything unless all five Board members are present.

A homeowner commented that the Board meetings are supposed to start at 6 pm and that the Board should end their executive session earlier so that we can start at 6 pm.

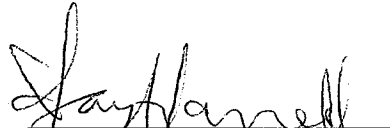
A homeowner wanted to post a sign that prohibits weapons in the clubhouse.

Adjournment With no further business to discuss, *Leroy Predmore moved to adjourn the meeting FJay Harrell seconded the motion. The motion was carried with all in favor at 8:14 pm.*

Respectfully Submitted,



Terri Kenyon, Recording Secretary


F. Jay Harrell, Board Secretary