

Rainbow Bend HOA

Board of Directors Meeting Minutes

January 23, 2024

Board Present

Leroy Predmore – President
Diana Vick – Vice-President
Jennifer Agnew – Treasurer
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 6:09 pm by Board 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 all four Board members in attendance a quorum was established.

Pledge of Allegiance - Recited.

Membership Open Forum – A homeowner thanked them for working so hard with only having four Board members instead of five. He thanked F. Jay Harrell for having Emcor come out and making the repair to the dehumidifier. He thanked Terri Kenyon for obtaining bids to replace the dehumidifier. He thanked the members of the various communities for their service.

A homeowner asked how many bids were obtained for landscaping. The Board informed him that the landscape committee was very happy with the current landscaper and asked that the Board retain that landscape committee that was used last year. The Board decided to accept the proposal provided from Reno Green Landscaping at a prior meeting for the 2024 season with a 3% increase in their rate. He was informed that very few complaints were received last season.

A homeowner stated that he would suggest that the Board go out to bid for the landscaping as he was not satisfied with Reno Green.

Executive Session Report - Terri Kenyon reported in the executive session the Board scheduled a drive through; reviewed correspondence; approved the minutes and discussed the change in hours of one of the Patrol personnel.

Litigation Update - None.

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 some painting requests and some concerns regarding the house that burned.

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; the driveway was graded; and there are only a couple of spaces vacant.

Budget Committee Report – No report.

Community Landscape Committee – No report.

Communications & Event Committee Report – Janice Kraft reported she needed the September through November meeting minutes from Terri Kenyon. She reported on the Candidate night that is scheduled for February 4th from 2-4 PM. A flyer regarding Candidates Night will be provided to management to make copies for the committee to pick up at Kenyon's office. *Leroy Predmore made a motion to approve the flyer with the understanding that it may need to be modified if another candidate submits an application prior to the cut off date and*

time; Diana Vick seconded the motion which was carried unanimously.

Clubhouse Int/Ext & Recreation Area – No report

Governing Documents – Diana Vick reported that they are working on the CC&Rs.

Approval of Minutes – *Jennifer Agnew made a motion to accept the October 24, 2023, minutes as written; Leroy Predmore seconded the motion which was carried unanimously.*

Leroy Predmore made a motion to accept the November 28, 2023, minutes as written. Diana Vick seconded the motion which was carried unanimously.

Financial Reports – Postponed.

Review of Bank Statements – Postponed.

Unfinished Business – Action items

Reserve Projects – Jennifer Agnew reported that we will need an additional closet for the boiler that is currently stored in the room with the dehumidifier as the codes have changed and when the boiler needs to be replaced, we will not be able to leave it in that room.

There was discussion regarding the design provided by Stephanie with 54 Four which needs to be reviewed by the Board of Directors and the Clubhouse Int/Ext & Recreation Area Committee so that we can start the request for proposals process. Glenn Martin is the chairman of the committee, and it was asked that he schedule a meeting soon to include the current Board and possibly the candidates so that all may be informed. Glenn Martin stated that the committee hasn't been active and hasn't been kept informed. Jennifer Agnew was hoping that the committee would be willing to meet regarding this matter. Glenn Martin was unaware of who serves on the committee and Terri Kenyon stated she would send him an updated list of committee members. Glenn Martin said he was unaware that Jennifer Agnew was the Board liaison for the committee as appointed at the April 2023 meeting. After further discussion, it was determined that Glenn Martin would schedule the meeting and would notify Terri Kenyon of the meeting information so she is aware when it will take place.

Reserve Study Update – Postponed.

NVEnergy natural gas conversion project – Postponed.

Key Card System Upgrade/Update – Postponed.

Storey County Request to use Lots A&B – Stacy York is working on providing the Board with the draft of the lease agreement. Once the lease is received and approved by the Board it will be sent to the Association's Attorney, Donna Zanetti for review.

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

Lot A&B Committee Charter – Postponed.

Timer for Sports Court Lights – Postponed. Pioneer Electric and Have lights will travel will be asked to provide a proposal. Action Electric said that they did not have the staffing at the moment and could not provide a proposal. Bob Holleman suggesting obtaining proposals to be sealed and crack filled as soon as possible.

Ventilation System Contract – *F. Jay Harrell made a motion to accept the regular maintenance contract submitted from Emcor in the amount of \$2,995 for the first year; \$3,145 for the second year; and \$3,302 for the third year. Diana Vick seconded the motion which was carried unanimously.*

New Business –

Amicus Brief regarding Mass Lands vs NVEnergy – After discussion, *F. Jay Harrell made a motion to approve the Amicus Brief as presented; Diana Vick seconded the motion which carried unanimously.* If Mass Lands were to be successful, then there is a real possibility that Rainbow Bend could have issues moving forward regarding providing utility services. This matter is now at the Nevada Supreme Court as Mass Lands has not been successful in blocking the natural gas line that NVEnergy is constructing so far.

Pool HVAC (ventilation system) Replacement - After discussion, *Leroy Predmore made a motion to accept the proposal from Emcor in the amount of \$152,714.00 to replace the ventilation system; Diana Vick seconded the motion which was carried unanimously.*

Fitguard Proposal – *Jennifer Agnew made a motion to approve the proposal from Fitguard to repair the treadmill and hoist station in the amount of \$1,581.17; Leroy Predmore seconded*

the motion which was carried unanimously.

Reno Green Proposal – *F. Jay Harrell made a motion to NOT approve the proposal to remove the dead trees in the amount \$930.00. Diana Vick seconded the motion which was carried unanimously.*

Correspondence – Lot 212 – Gerald Chadwell - provided a statement he asked be read into the minutes. This was done and the correspondence is a part of the minutes.

Next Meeting Date & Agenda Items

The next meeting is scheduled for February 27, 2024, immediately following the annual meeting with the Executive Session being held prior.

Community Announcement Forum

Rainbow Bend Country Club – Bingo will be held on February 3rd and the event is scheduled for February 17th.

CERT – Lisa Holleman reported that the meetings have been changed to the first Wednesday of each month at 6 PM.

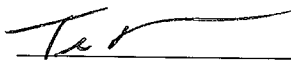
Other – Kyra Taylor announced that an estate planning workshop will be held in the clubhouse on February 5th from 11 AM until 1 PM.

Membership Open Forum - A homeowner stated that there is only one wild horse within the community and if owners want to install a horse fence it needs to be a 24-inch decorative fence and requires ARB approval prior to installation.

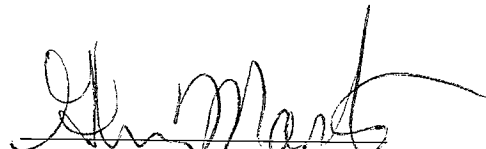
A homeowner complained about another homeowner who is working on cars, running a business out of their home, having a large amount of junk in their front yard and whose trees overhang onto her property.

Adjournment With no further business to discuss, *Leroy Predmore moved to adjourn the meeting Jennifer Agnew seconded the motion. The motion was carried with all in favor at 8:04 pm.*

Respectfully Submitted,



Terri Kenyon, Recording Secretary



Board Secretary