

# Rainbow Bend HOA

## Board of Directors Meeting Minutes

### March 28, 2023

#### Board Present

Leroy Predmore – President  
Eric Hartman – Vice President  
Jennifer Agnew – Treasurer  
Diana Vick – Board Member  
F Jay Harrell – Secretary

#### Management

Terri Kenyon – Supr. CAM  
Melissa Turner – Admin Assistant

#### Membership

On file

#### Call to Order

The Board of Director's meeting was called to order at 6:12pm 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 all five Board members in attendance a quorum was established.

Pledge of Allegiance - Recited.

President's Report - No presidents report

Membership Open Forum - None

#### 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. It was also reported that a new patrol officer had been hired onto the staff at \$18.00 per hour and that the Board had also increased the pay rate of the other patrol officers to \$18.00 per hour.

**Litigation Update** - None.

**Unanimous Consent Matters Approved by Board for Ratification** - The Board had unanimously approved the spring cleanup proposal from Reno Green and the newsletter section regarding the CGID.

**Expenses Approved since the last meeting** – None.

**Other** – Open House is April 30, 2023, and garage sale is June 3<sup>rd</sup>. *Jennifer made the motion to approve the dates of the open house and the date of the garage sale; Eric Hartmann seconded, and the motion was carried with all in favor.*

#### Board /Committee Reports

##### **ARB Report**

Bob Holleman stated that two ARB requests had been approved.

##### **RV Committee Report**

Bob Holleman reported that the RV Committee would be meeting next week.

**Budget Committee Report** – None.

**Communications & Event Committee Report** – Janice Kraft reported that the newsletter was being drafted and would be sent out soon.

#### Approval of Minutes

*Jennifer Agnew made a motion to approve the February 28, 2023, Board of Directors meeting minutes as written. F. Jay Harrell seconded the motion which was carried with a vote of all in favor.*

#### Financial Reports

*Jennifer Agnew stated the Board has reviewed the February 2023 financial reports and*

*motioned to accept them as presented pending the year end audit. Leroy Predmore seconded the motion which was carried with a vote of all in favor.*

**Review of Bank Statements** - The Board has received the bank statements for their review. The Board had also signed the paperwork to update the signers on the Enterprise Bank accounts.

**Unfinished Business – Action items**

**Reserve Projects** – Postponed.

**Design/Construction Report regarding Clubhouse Project** – Postponed.

**Tree Replacement Proposals**

The Board reviewed the proposal for replacement of 8 trees, 2 bushes and updating the drip system. The cost was \$22,500.00. *F. Jay Harrell made a motion to remove this item from future agendas; Jennifer Agnew seconded the motion which was carried unanimously.*

**Reserve Study Update** - Postponed.

**Vehicles** – *F. Jay Harrell made a motion to remove this item from future agendas; Leroy Predmore seconded the motion which was carried unanimously.*

**Possible Xeriscape/Parking Rock Area Rehabilitation Project** - After reviewing the proposal; *F. Jay Harrell made a motion to remove this item from future agendas; Leroy Predmore seconded the motion which was carried unanimously.*

**Lot A&B Committee Charter** – There was discussion regarding whether lot A&B is common area or not. After discussion, *LeRoy Predmore made a motion to postpone this item and add consult the attorney regarding this matter to the next agenda, Jennifer Agnew seconded the motion which carried with a vote of Leroy Predmore, Jennifer Agnew and Eric Hartmann in favor, F. Jay Harrell and Diana Vick opposed. Motion carries.*

**NVEnergy** – Chet from NVEnergy was present and explained the project and answered questions. The conversion from propane to natural gas is anticipated to be complete by the fall.

**Possible scheduling of regular workshops regarding the clubhouse reserve project** – Postponed.

**ARB Applications** – The applications are due 4/20/2023.

**Committee Liaison Appointments** – Postponed.

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

**Purchase of Audio Equipment** – After discussion, *F. Jay Harrell made a motion to purchase the equipment at a cost of \$5362.94 plus shipping and taxes; Leroy Predmore seconded the motion which was carried unanimously.*

**New Business –**

**Governing Documents Committee Charter** – Postponed.

**Appointment of Governing Documents Committee Board Liaison** – Postponed.

**RBCC Request to be permitted to set up a day early before events** – After discussion, *F. Jay Harrell made a motion to allow the RBCC to set up a day earlier before events provided that no one had reserved the clubhouse on that day; Diana Vick seconded the motion which was carried unanimously.*

**Information tubes in Rainbow Bend** – This item is to be removed from future agendas. There are members of the community that will install tubes for residents when requested.

**ARB proposed change to rules regarding temporary front fences due to the horses-** After discussion, *Jennifer Agnew made a motion to accept the ARB's recommendation on the specific style and size (36" in height) of the temporary fences that may be installed with an expiration date of one year; Eric Hartmann seconded, and the motion was carried unanimously.*

**CGID Street Cleaning** – This item was addressed at the CGID meeting and will be removed from future agendas.

**Fitguard Proposal** – *Jennifer Agnew made a motion to accept the proposal to repair the recumbent bike and hoist Multistation in the amount of \$1221.12; Leroy Predmore seconded the motion, and the motion was carried unanimously.*

**Newsletter Approval** – This was approved via 5.5 of the Bylaws in between the February and March Board meetings and had been mailed to the members already.

**Next Meeting Date & Agenda Items**

The next meeting is scheduled for April 25, 2023, with the Executive Session being held prior. The next hearing executive session will be held April 18, 2023. Add Consult the Attorney regarding lot A&B and Charter Policy Resolution will be added to the next agenda.

**Community Announcement Forum**

**Rainbow Bend Country Club** – Bingo is scheduled to be held on April 1<sup>st</sup>. There is no event scheduled in April.

**Other** – None.

**Membership Open Forum**

None.

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

Respectfully Submitted,



Terri Kenyon, Recording Secretary

  
Jay Harrell, Board Secretary