

Rainbow Bend HOA

Board of Directors Meeting Minutes

April 25, 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

Membership

On file

Call to Order

The Board of Director's meeting was called to order at 6:03 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 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.

Litigation Update - None.

Unanimous Consent Matters Approved by Board for Ratification - None

Expenses Approved since the last meeting – None.

Other – None.

Board /Committee Reports

ARB Report

Bob Holleman stated that a few ARB requests are being processed.

RV Committee Report

Bob Holleman reported that some syphon valves had been repaired; some trees had been planted; and they are working on solar lighting.

Budget Committee Report – None.

Community Landscape Committee

F. Jay Harrell reported that the donated trees have been planted are being watered.

Communications & Event Committee Report – Janice Kraft reported that the open house will be held on Sunday April 30th and that flyers will go out in May for the garage sale.

Approval of Minutes

Postponed.

Financial Reports

Postponed.

Review of Bank Statements - Postponed

Unfinished Business – Action items

Reserve Projects – Postponed.

Design/Construction Report regarding Clubhouse Project – Postponed.

Lot A&B Committee Charter – *After discussion, F. Harrell made a motion to approve the Lot*

A&B Charter; Diana Vick seconded the motion. F. Jay Harrell and Diana Vick voted yes. Leroy Predmore, Eric Hartman, and Jennifer Agnew voted no. The motion did not carry.
NVEnergy – Terri Kenyon reported that the parking lot near the sewer plant had been cleared for NVEnergy’s staging area.

Possible scheduling of regular workshops regarding the Clubhouse Reserve Project –
Postponed.

ARB Applications – *Jennifer Agnew made a motion to appoint Glenn Martin to the ARB for a 3-year term. Leroy Predmore seconded the motion which was carried unanimously.*

Committee Liaison Appointments – *F. Jay Harrel made a motion to appoint himself as RV Committee liaison; Eric Hartmann seconded the motion which was carried unanimously. The Budget committee charter requires the Treasurer to be the liaison, so no motion was needed. F. – F. Jay Harrel made a motion to appoint himself as Landscape Committee liaison; Eric Hartmann seconded the motion which was carried unanimously. Jennifer Agnew made a motion to appoint herself as Communications Committee liaison; Eric Hartmann seconded the motion which was carried unanimously. Eric Hartmann made a motion to appoint Jennifer Agnew as Clubhouse Interior-Exterior & Recreation Committee liaison; Leroy Predmore seconded the motion which was carried unanimously.*

Committee Liaison for Lot A&B Committee – Postponed.

Governing Documents Committee Charter – *Diana Vick made a motion to adopt it as corrected; Eric Hartmann seconded the motion which was carried unanimously.*

Governing Documents Committee Board Liaison – *F. Jay Harrell made a motion to appoint Diana Vick as Governing Documents Committee Liaison; Eric Hartmann seconded. After discussion, Leroy Predmore, Eric Hartmann, Diana Vick, and F. Jay Harrell voted yes, Jennifer Agnew voted no.*

New Business –

Tennis Court Repaint to include Pickle Ball – After discussion, *F. Jay Harrell made a motion to all a homeowner to put down tape at no cost to the Association to facilitate pickle ball on the tennis courts; Diana Vick seconded the motion which was carried unanimously.*

Volunteer Appointments to Various Committees – *Jennifer Agnew made a motion to appoint Glenn Martin to the Budget committee; Eric Hartmann seconded the motion which was carried unanimously. Jennifer Agnew made a motion to appoint Davie Phillips, Daniel Phillips, Ken Jones, Bob Holleman and Lisa Holleman to the Landscape Committee; Eric Hartmann seconded the motion which was carried unanimously. Jennifer Agnew made a motion to appoint Janice Kraft, Davie Phillips, and Maricela Gutierrez Rodriguez to the Communications & Event committee; Leroy Predmore left the meeting at 7:18 PM. Eric Hartmann seconded the motion which was carried unanimously. Leroy Predmore returned to the meeting at 7:20 PM. F. Jay Harrell made a motion to appoint Davie Phillips, Daniel Phillips, Arthur Puchalski, Glenn Martin, and Ken Jones to the Clubhouse Interior-Exterior & Recreation committee; Eric Hartmann seconded the motion which was carried unanimously.*

Consult Attorney Regarding Lots A&B – After discussion, *Jennifer Agnew made a motion to consult the Association’s Attorney, Donna Zanetti regarding the status of lots A&B common area or Association property status and any other legal issues regarding lots A&B; Eric Hartmann seconded the motion which was carried unanimously.*

Charter Policy Resolution- Postponed.

Update of Drip System – After discussion and review of an email from Lisa Holleman, *F. Jay Harrell made a motion to approve the expenditure of up to \$350.00 for the materials needed for the drip system; Eric Hartmann seconded the motion which was carried unanimously.*

LaBeeg Increase – *F. Jay Harrell made a motion to approve the \$40.00 monthly increase to the LaBeeg cleaning contract; Jennifer Agnew seconded the motion, and the motion was carried unanimously.*

Next Meeting Date & Agenda Items

The next meeting is scheduled for May 23, 2023, with the Executive Session being held prior. The next hearing executive session will be held May 16, 2023. Add Tennis Court Resurface/Painting, Patrol Computer Replacement and Software for the key cards to the next agenda.

Community Announcement Forum

Rainbow Bend Country Club – Bingo is scheduled to be held on May 6th and the Salute to Veteran’s event is schedule to be held on May 20th.

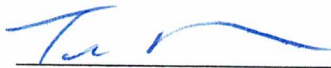
Other – Lisa Holleman reported on the CERT program and stated that the next training session will be held on May 9th at 6 PM. CERT will be added to future agendas under Community Announcement Forum. There will be a pancake breakfast to celebrate Mother’s Day on May 13th. There is a river cleanup scheduled for April 29th at 9 AM. The Open House is scheduled for April 30th. The Food pantry operates every Friday from 10 AM to 12:30 PM in the senior center. The Foodbank mobile harvest is the second Wednesday of the month at the elementary school from 10-11AM. The garage sale is scheduled to be held on June 3rd.

Membership Open Forum

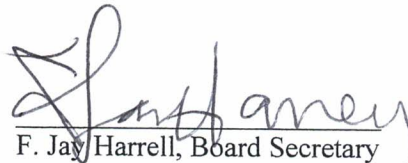
None.

Adjournment With no further business to discuss, *Jennifer Agnew moved to adjourn the meeting Eric Hartmann seconded the motion. The motion was carried with all in favor at 7:57 pm.*

Respectfully Submitted,



Terri Kenyon, Recording Secretary



F. Jay Harrell, Board Secretary