

# Rainbow Bend HOA

## Board of Directors Meeting Minutes

### May 23, 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 6:09 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.

**President's Report** – President Leroy Predmore invited Sheriff Mike Cullen to speak. Sheriff Cullen explained that during the construction work being done at the substation, temporarily residents may go to the Tri-Center off USA Parkway at 1705 Peru. There will be no fingerprints processed at the Lockwood substation however, if needed the Sheriff will send someone to your home, but everything else will remain the same once the Lockwood substation is re-opened.

#### **Management Report**

**Executive Session Report** - Terri Kenyon reported in the executive session the Board discussed personnel documents; scheduled a drive through; and a potential violation was discussed.

**Litigation Update** - None.

**Unanimous Consent Matters Approved by Board for Ratification** – None.

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

**Other** – Christian (patrol) will be gone for at least two weeks to perform his army reserve duties.

#### **Board /Committee Reports**

##### **ARB Report**

Lisa Holleman stated that a few requests have been submitted including quite a few painting projects.

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

Bob Holleman reported sprayed for weeds; spaces are marked out; solar light project is progressing; slates in the fence are completed; there are four empty spots.

**Budget Committee Report** – None.

##### **Community Landscape Committee**

F. Jay Harrell reported that they are working to update the drip system and that all the new trees that were planted are growing.

**Communications & Event Committee Report** – Jennifer Agnew reported that the open house was successful; and that the garage sale is scheduled to be held on June 3<sup>rd</sup>.

**Clubhouse Int/Ext & Recreation Area** – waiting for a proposal.

#### **Approval of Minutes**

*Leroy Predmore made a motion to accept the March 28, 2023, and April 25, 2023, minutes as*

written; Jennifer Agnew seconded the motion which was carried unanimously.

### **Financial Reports**

*Jennifer Agnew made a motion to accept the financials through April 2023 as presented pending the year end audit; F. Jay Harrell seconded the motion which was carried unanimously.*

**Review of Bank Statements** – The Board has received copies of the bank statements.

### **Unfinished Business – Action items**

**Reserve Projects** – The Board is waiting for the 54 Four design & drawings.

**Reserve Study Update** – Postponed.

**Lot A&B Committee Charter** – Postponed.

**NVEnergy** – NVEnergy was present at the open house and had reported that they were having subcontractor issues.

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

**Committee Liaison for the Lot A&B Committee** - Postponed

**Volunteer Appointments to various committees** –

Communications & Event Committee – *Jennifer Agnew made a motion to appoint Cassandra McCracken, and Carol Roe to the Communications & Event committee; Leroy Predmore seconded the motion, which was carried unanimously.*

Governing Docs Committee – *F. Jay Harrell made a motion to appoint Glenn Martin, Ken Jones, and Dave Neidert to the Governing Docs Committee; Diana Vick seconded the motion which was carried unanimously.*

**Consulting Attorney regarding Lots A&B** – Postponed.

**Charter Policy Resolution** – *Eric Hartmann made a motion to adopt the Charter Policy Resolution. Leroy Predmore seconded the motion which was carried unanimously.*

### **New Business** –

**Patrol Office Computer Replacement** – A proposal was received from McMaster Consulting in the amount of \$2397.29 which includes the set up. *F. Jay Harrell made a motion to accept the proposal; Eric Hartmann seconded the motion which was carried unanimously.*

**Key Card System Upgrade/Update** – Postponed.

**Storey County Request to use lots A&B** – Contact will be made with Austin regarding this matter. Postponed.

**Rekey Clubhouse & lots A&B to master key system** – A proposal from Alpine Lock & Key was reviewed in the amount of \$989.29 but there had been some locks left off the proposal.

*Jennifer Agnew made a motion to spend up to \$1200.00 to rekey to a master key system; Leroy Predmore seconded, and the motion was carried unanimously.*

**Tennis court/Basketball Court – Resurface & Painting** - Postponed.

**Correspondence** - None.

### **Next Meeting Date & Agenda Items**

The next meeting is scheduled for June 27, 2023, with the Executive Session being held prior.

Add increase in committee members and modification of charters to the next agenda

### **Community Announcement Forum**

**Rainbow Bend Country Club** – Bingo is scheduled to be held on June 3rd, 2023.

**CERT** – Lisa Holleman reported that there are currently 22 members who have been vetted. Peri Road had been approved to be closed when freeway traffic issues cause drivers to detour through our community at a high rate of speed.

**Other** – June 3<sup>rd</sup> is the date for the garage sale and the car show; June 13th there will be a CERT meeting in the community center that begins at 6 PM.

**Membership Open Forum**


None.

**Adjournment** With no further business to discuss, *Leroy Predmore moved to adjourn the meeting*  
*F. Jay Harrell seconded the motion. The motion was carried with all in favor at 7:49 pm.*

Respectfully Submitted,



Terri Kenyon, Recording Secretary



F. Jay Harrell, Board Secretary