

Rainbow Bend HOA

Board of Directors Meeting Minutes

June 27, 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

via gotomeeting

Membership

On file

Call to Order

The Board of Director's meeting was called to order at 6:12 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 – Ken Jones – 207 – asked if the pool light was part of the prior pool light problem. Jennifer Agnew explained that if it is just the bulb, then it's our issue, but if it's more than that, then it's a warranty issue. Asked about the reserve project timeline and was informed that the contract wasn't signed until April 25th, the invoice for the down payment was received and a check was issued.

Management Report

Executive Session Report - Terri Kenyon reported in the executive session the Board discussed personnel documents; scheduled a drive through; approved inviting the patrol to attend the next CERT training and paying the personnel for their time to do so; and a potential violation was discussed.

Litigation Update - None.

Unanimous Consent Matters Approved by Board for Ratification - None

Expenses Approved since the last meeting – Management approved ASP pool contractor expense of \$363.28 for a pool light repair and authorized a spa leak repair also.

Other – None.

Board /Committee Reports

ARB Report

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

RV Committee Report

Bob Holleman reported sprayed for weeds last week; spaces are marked out; grey net has been received to install between the RV fence & the residences.

Budget Committee Report – None.

Community Landscape Committee

F. Jay Harrell reported that the landscape met yesterday. F. Jay Harrell informed the membership that anyone that volunteers to do some manual labor, such as fixing a drip system on the common area, would be covered under the HOAs insurance. He clarified that if anyone volunteered to work on a neighbor's lot, they would NOT be covered by this insurance. There is a broken bench on the picnic table and the gazebo needs to be painted at the park near the GCID.

Communications & Event Committee Report – Tabled until later in the meeting.

Clubhouse Int/Ext & Recreation Area – Jennifer Agnew sent out an email to the committee to schedule the first meeting, but only one person responded so she will follow up with phone calls.

Governing Documents - The committee is currently reviewing the documents and meets every other Friday. The Bylaws haven't been revised since the developer was involved.

Approval of Minutes

Postponed.

Financial Reports

Postponed.

Review of Bank Statements – Postponed.

Unfinished Business – Action items

Reserve Projects – The Board is waiting for the Design Architect to complete the Project Area Measurements and 3D Renderings. This information will be used by the General Contractor to send out Bid Request Packages to the Sub-Contractors to compile an overall Project Proposal. Stephanie from 54 Four will be scheduling a walk through for further measurements and also meeting with the State and County as needed regarding building codes.

Reserve Study Update – Postponed.

NVEnergy – NVEnergy has been provided with the Board meeting schedule and will be left on the agenda for the purpose of them being able to attend and give an update as needed.

Consulting Attorney regarding Lots A&B – Postponed. A legal opinion was received but requires more time to read and understand. The Board may schedule a meeting with the Attorney to discuss it in more detail.

Key Card System Upgrade/Update – Terri Kenyon has contacted Dean with Guardian Gate regarding obtaining a proposal to upgrade our software and hardware. Additional proposals to include the option to add a fob reader to the back door, to the pool door to the patio and to lots A&B will also be requested.

Storey County Request to use Lots A&B –

Re-Key Clubhouse & Lots A&B to Master Key System – Completed. We now have keys to doors that we were never supplied keys to in Lots A&B. There was additional work that was needed over the proposal we had accepted up to \$1200.00. The total came to \$1364.16 with the additional work. He also made a repair to the front door that we have been having issues with. *F. Jay Harrell made a motion to approve the additional expense. Diana Vick seconded the motion which was carried unanimously.*

Sports Court Resurfacing & Painting - Postponed.

New Business –

Updated Committee Charters – *Jennifer Agnew made a motion to adopt the updated Clubhouse Interior Exterior Charter, Leroy Predmore seconded the motion which was carried unanimously. Jennifer Agnew made a motion to approve the updated Communications Charter; Leroy seconded the motion which was carried unanimously. Jennifer Agnew made a motion to approve the updated community landscape committee charter; Leroy Predmore seconded the motion which carried unanimously*

Updated Volunteer Application – *Jennifer Agnew made a motion to approve the updated volunteer application; Leroy Predmore s Leroy seconded the motion which carried unanimously seconded the motion which was carried unanimously.*

Volunteer Appointments to various Committees - *Jennifer Agnew made a motion to appoint Cassandra McCracken and Michele Primus to the Clubhouse Interior/Exterior Committee, Leroy seconded the motion which was carried unanimously.*

Jennifer Agnew made a motion to appoint Michele Primus to Landscaping Committee; Leroy Predmore seconded the motion which was carried unanimously.

Newsletter Approval- *F. Jay Harrell made a motion to approve the newsletter prepared by the Communications & Event Committee as corrected; Jennifer Agnew seconded, and the motion was carried unanimously.*

Games & BBQ Event – Davie Phillips informed the Board of the Communications & Event Committee is asking for approval to hold a Games and BBQ event on August 26th, 2023, with a nominal charge to cover the costs of the food, etc. *Leroy Predmore made the motion to approve the request; F. Jay Harrell seconded the motion which was carried unanimously.*

Fall Community Yard Sale – *Jennifer Agnew made the motion to approve October 14th, 2023, for the next community yard sale; Leroy Predmore seconded the motion which was carried unanimously.*

Pickle Ball Court Lines – F. Jay Harrell asked about cleaning the court and reapplying the tape by the volunteers as the tape peeled up. The Board had no objections.

Sand Filter Media Replacement- A proposal from ASP was \$1187.74 per sand filter (x2). *F. Jay Harrell made a motion to approve the proposal and to have them replace the sand in both the pool and spa. Diana Vick seconded the motion which was carried unanimously.*

Salt Chlorine Generating System – The Board discussed a proposal received from ASP in the amount of \$2952.29 to change our current bromine system to a salt chlorine generating system for your pool. After discussion, the Board postponed this item to gather further information and since it will require emptying the pool, the Board wanted to wait until the resurfacing of the pool if the Board does decide to change to a salt chlorine system.

A homeowner asked a question if the sand filter system would work with a saltwater system and was told yes it would.

Correspondence

Lot 212 regarding landscaping – Reno Green was informed of the complaint and the issue was addressed.

Next Meeting Date & Agenda Items

The next meeting is scheduled for July 25, 2023, with the Executive Session being held prior. The next hearing executive session may be held July 18, 2023.

Community Announcement Forum

Rainbow Bend Country Club – Bingo is scheduled to be held on July 1st, 2023, and the Luau Potluck event is schedule to be held on July 22nd.

CERT - Held the second Tuesday of the month at 6 PM at the community center.

Other – Waste Management will be holding a luncheon at the landfill on Wednesday, September 6th- more information to follow.

CGID meeting -

Membership Open Forum

A homeowner stated that the landscape person that was using the string trimmer around the trees, rocks, etc. in their yard was cutting the grass down to ½” and going out at least a foot from the tree or rock, which was killing the grass.

A homeowner stated that they were having the same problem. F. Jay Harrell will communicate with Reno Green about this problem.

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 7:58 pm.*

Respectfully Submitted,



Terri Kenyon, Recording Secretary


F. Jay Harrell, Board Secretary