

# Rainbow Bend HOA

## Board of Directors Meeting Minutes

### October 25, 2022

#### **Board Present**

Eric Hartmann – President (absent)  
Maricela Gutierrez Rodriguez – VP  
Jennifer Agnew – Treasurer  
F. Jay Harrell – Secretary  
Leroy Predmore – Director

#### **Management**

Terri Kenyon – Supr CAM

#### **Membership**

List on file

#### **Call to Order**

The Board of Director's meeting was called to order at 6:11 pm by Vice-President, Maricela Gutierrez Rodriguez. 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 of the five Board members present, a quorum was established.

**Pledge of Allegiance** Recited.

**President's Report** - None.

**Membership Open Forum** - None.

**Election of Officers** - *Jennifer Agnew made a motion to appoint Maricela Gutierrez Rodriguez as the Board Vice-President; F. Jay Harrell seconded the motion which carried unanimously.*

#### **Management Report**

##### **Executive Session Report**

Terri Kenyon reported in the executive session the Board reviewed delinquencies per the collection policy, approved executive minutes, reviewed violations, and also reviewed personnel matters.

**Litigation Update** None.

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

**Expenses Approved Since Last Board Meeting** None.

**Other** – Lot 313 asked for approval of a flyer they would like to place in the tubes announcing their free haunted house. *Jennifer Agnew made a motion to approve the request. F. Jay Harrell seconded the motion which was carried unanimously.*

*Jennifer Agnew made a motion to approve the RV waiting list form. F. Jay Harrell seconded*

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

##### **ARB Report**

Bob Holleman reported that the ARB has been having issues with members submitting their ARB requests after they have already started their projects. After discussion, it was determined to include this item in the next newsletter. The ARB and the Board of Directors will also consider implementing a fee for late submittal of ARB requests for the future. This would also be mentioned in the next newsletter and also posted on the website.

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

Bob and Lisa Holleman presented the Board with a map that will be placed in the patrol office that clearly shows which spots are taken, who is in which spot and which spots are vacant. Several RVs were moved now that the effluent waterline project in the RV lot is completed. The list of those moved has been emailed to management.

### **Budget Committee**

Jennifer Agnew reported that the 2023 budget draft has been completed and is ready for adoption. The budget does include a \$5.00 per month increase in fees.

### **Community Landscape Committee**

None at this time.

### **Communications & Events Committee**

Janice Kraft reported that the garage sale was a success. She also reported that the website is the place for residents to go to get the most current information.

### **Approval of Minutes**

*Jennifer Agnew made a motion to approve the September 27, 2022, Board of Directors meeting minutes as written. Maricela Gutierrez Rodriguez seconded the motion. The motion carried with all in favor.*

### **Financial Reports**

*Jennifer Agnew made a motion to accept the September 2022 financial reports subject to the year end audit. F. Jay Harrell seconded the motion which was carried unanimously.*

### **Review of Bank Statements**

The Board received copies of the bank statements for their review.

### **Unfinished Business**

#### **Reserve Projects**

The Board is waiting for proposals. A workshop with a potential contractor is in the process of being scheduled with the Board and the committee.

### **Committee Member Appointments & Committee Board Assignments**

**RV Lot Committee** None.

**Budget Committee** None.

**Community Landscape Committee** None.

**Clubhouse Interior/Exterior & Recreation Area Committee** None.

**Communications & Events Committee** *Maricela Gutierrez Rodriguez made a motion to appoint Cassandra McCracken to the Committee. F. Jay Harrell seconded the motion which carried with three votes yes and Jennifer Agnew abstaining.*

### **Tree Replacement RFP**

After discussion, *Jennifer Agnew made a motion to accept the RFP with a correction; LeRoy Predmore seconded the motion which was carried unanimously.*

### **Xeriscape/Parking Rock Area Rehabilitation RFP**

After discussion, *Jennifer Agnew made a motion to accept the RFP with corrections; Maricela Gutierrez Rodriguez seconded and the motion passed with all in favor.*

### **Lots A&B Committee Charter Adoption**

Postponed.

### **New Business**

#### **Update Bank Signers**

*Jennifer Agnew made a motion to have all five board members as signers of all the bank accounts. F. Jay Harrell seconded the motion. The motion carried with all in favor.*

### **Reimburse Operating account for Patrol Services from the RV operating account**

During discussion, it was determined that the RV Committee would prepare a list of duties and responsibilities for Patrol which would include drive-throughs, walk-throughs, notification of the

RV committee if there are problems, etc. *Jennifer Agnew made a motion to implement a #300.00 per month reimbursement from the RV account to the regular Operating account starting in January 2023 in coordination with the list to be provided by the RV committee. Leroy Predmore seconded the motion which was carried unanimously.*

**Reserve Study Update** - The Board reviewed a proposal from Better Reserve Consultants in the amount of \$1350.00 to update the reserve study. *F. Jay Harrell made a motion to accept the proposal; Leroy Predmore seconded the motion which carried unanimously.*

### **2023 Budget Adoption**

The Board had been provided with the draft budget several days prior to the board meeting. *Maricela Gutierrez Rodriguez made a motion to adopt the 2023 budget as presented. Jennifer Agnew seconded the motion which was carried unanimously.* The budget will be sent to the members for the budget ratification meeting in November.

### **2022 Audit Engagement Letter**

Gene Clawson, the Association's CPA, provided a proposal to prepare the 2022 income taxes for \$295.00 and to perform the 2022 annual audit for \$5295.00. *Maricela Gutierrez Rodriguez made a motion to accept the proposal; Jennifer Agnew seconded, and the motion was carried unanimously.*

### **Vehicles**

The Board discussed this issue. F. Jay Harrell explained that his intention wasn't to replace the patrol car with a golf cart but rather a low-speed vehicle (25-40 mph) and he presented the Board with a description of the proposed vehicle. He also said that he would not recommend selling the truck. Postponed.

### **2020 Audited Financial Statements**

*Maricela Gutierrez Rodriguez made a motion to accept the 2020 audit. Jennifer Agnew seconded the motion which was carried unanimously.*

### **Management Agreement**

The Board had received copies of the proposed management agreement with Kenyon & Associates, Inc. in their Board packages. Rainbow Bend has been on a month-to-month agreement for several months. *Jennifer Agnew made a motion to accept the management agreement with Kenyon & Associates, Inc. Leroy Predmore seconded the motion which was carried unanimously.*

### **Pool Light Repair**

Terri Kenyon reported that this is scheduled for tomorrow, Wednesday at 7:30 AM.

### **Ground Maintenance/Landscaping RFP**

After discussion, *Leroy Predmore made a motion to accept the RFP as corrected; Jennifer Agnew seconded, and the motion passed unanimously.*

### **Banners**

After discussion, *F. Jay Harrell made a motion to approve the cost of \$105.52 plus tax and shipping for the garage sale and board meeting banners; Maricela Gutierrez Rodriguez seconded the motion which was carried unanimously.*

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

The next meeting is scheduled for November 22, 2022, immediately following the Budget Ratification meeting, with the Executive Session being held prior.

Maricela Gutierrez Rodriguez left the meeting at 8:12 pm.

**Community Announcement Forum**

**Rainbow Bend Country Club** – Terri Kenyon reported that bingo will be held on November 5<sup>th</sup> and that no other event is scheduled in November.

**Other** – Lisa Holleman reported the river clean up went well. Washoe-Storey Conservation District (WSCD) had issued an \$8000.00 grant for the next cleanup which should be soon. River cleanups also require approval from the State of Nevada which the WSCD will obtain.

**Patrol Report** - Attached.

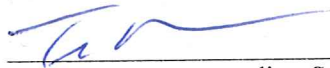
**Membership Open Forum**

A homeowner asked about possibly establishing a help phone line specifically for the Lockwood area. She was advised to contact the county.

**Adjournment**

With no further business to discuss, *Leroy Predmore moved to adjourn the meeting at 8:29 pm. Jennifer Agnew seconded the motion. The motion carried with all in favor.*

Respectfully Submitted,



Terri Kenyon, Recording Secretary

  
E. Jay Harrell, Board Secretary