

Rainbow Bend HOA

Board of Directors Meeting Minutes

September 27, 2022

Board Present

Eric Hartmann - President
Jennifer Agnew – Treasurer
F. Jay Harrell – Secretary

Management

Terri Kenyon SCAM
Christy Detwiler Remley- Provisional

Membership

List on file

Call to Order

The Board of Director's meeting was called to order at 6:02pm by President, Eric Hartmann. 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.

Pledge of Allegiance

Recited.

President's Report

President Eric Hartmann stated that there have been a lot of complaints about homeless camp across the river. Eric Hartmann stated that the Board is working very closely with the Sheriff and the illegal mailbox has been removed along with the tow rope. Eric Hartmann also has expressed concern about speeding in the neighborhood. Eric Hartmann stated he would reach out to the Sheriff's department to see if they could patrol in the morning when everyone is heading to work.

Membership Open Forum

Janice Kraft at 317 stated she was happy that the Board has approved the Newsletter.
Diana Vick at 207 stated that when the landscapers are mowing, they are hitting the rock border and knocking rocks into the grass and not putting them back.
Valorie Osserman at 125 stated her lawn is not being mowed. Management will check into it.
Toni Blauvelt at 238 stated there is not consistency on the mowing.
Leroy Predmore at 291 stated that he thinks the landscaping crew is doing a good job.

Appointment of Board Member

Diana Vick and Leroy Predmore turned in candidate statements.
Eric Hartmann motioned to appoint Leroy Predmore to the Board of Directors. Jennifer Agnew seconded the motion. The motion was carried.

Management Report

Executive Session Report

Violation Discussion

Legal Discussion – Lots A & B

Approved the minutes.

Hearing Discussion – Board has taken appropriate action per the rules and regulations.

Unanimous Consent Matters Approved by Board for Ratification

None

Expenses Approved Since Last Board Meeting

None

Board /Committee Reports

ARB Report

Bob Holleman reported that 10-12 approvals.

RV Committee Report

Bob Holleman reported possible dump station, fencing company has stated they will get to the

fence repair when they get to them. Next meeting Bob will have an RFP for the dump station and an RFP for the fencing on the west side.

Approval of Minutes

Jennifer Agnew made a motion to approve the August 23, 2022 Board of Directors meeting minutes as written. Leroy Predmore seconded the motion carried with all in favor.

Financial Reports

The Board may approve financials thru July 2022 subject to an annual audit. Jennifer Agnew stated the Board has reviewed and motioned to accept them as written pending the year end audit. F. Jay Harrell seconded the motion carried with all in favor.

Review of Bank Statements

The Board has received the bank statements

Reserve Projects

The Board may approve transferring \$175,000.00 or another amount into the new CIT bank account for reserve funds. Jennifer Agnew motioned to transfer \$175,000.00 from the Enterprise bank account to the CIT bank account F. Jay Harrell seconded the motion, carried with all in favor.

Unfinished Business – Action items

A. Reserve Projects – The RFP's have been mailed out to the 13 companies at the recommendation of the Committee. The Board may accept proposal for clubhouse/pool area renovations. Only one contractor replied. Management recommended that the Board hire a architect to complete drawings for the clubhouse/pool renovations. Once this is done Management will send out RFP's with the drawings.

B. Committee Member Appointments & Committee Board Assignments

The Board may appoint additional members to serve on the committees.

Budget Committee

No applications.

Community Landscape Committee

No applications.

Clubhouse Interior/Exterior & Recreation Area Committee

No applications.

Communications Committee

No applications

C. Possible Tree Replacement RFP provided by the Landscape Committee

The Board may view or discuss future tree replacement plans and approve an RFP as corrected. F. Jay Harrell motioned to approve the tree replacement RFP Eric Hartmann seconded pending corrections. Leroy Predmore abstained. The motion passed.

D. Possible Xeriscape/Parking Rock Area Rehabilitation Project. The Board may view and discuss xeriscape/parking area rehabilitation plans. Postponed

E. Lots A & B Committee Charter Adoption – Board may review and adopt charter. Postponed.

New Business – Action Items

A. Newsletter Approval – The Board may approve a newsletter. Jennifer Agnew motioned to approve the newsletter pending corrections Eric Hartmann seconded the motion, the motion was carried with all in favor.

B. Sexual Harassment Class – The board may approve the legal expense of up to \$4200.00 to have the Association's attorney prepare, have approved by HUD and teach a class on sexual harassment as required by the HUD settlement. F. Jay Harrell made the motion to negotiate with HUD to hold a one-hour class vs. the required three-hour class Leroy Predmore seconded. Jennifer Agnew abstained the motion passed.

Next Meeting Date & Agenda Items

The next meeting is scheduled for October 25, 2022, with the Executive Session being held prior. The next hearing executive session will be held October 18, 2022. On that agenda will be RFP approval for RV fence, RV dump station, Edward Jones ladder plan & liquid asset analysis.

Update Reserve Study. Budget adoption.

Community Announcement Forum

Rainbow Bend Country Club – Bingo on Saturday October 1, 2022. Halloween event on October 22, 2022.


Membership Open Forum

A homeowner inquired about the lack of homeowner's present at the meetings.

A homeowner recommended hanging a banner for Board Meetings.

Adjournment With no further business to discuss, Eric Hartmann moved to adjourn the meeting Jennifer Agnew seconded the motion. The motion was carried with all in favor. *at 7:25pm.*

Respectfully Submitted,


Terri Kenyon, Recording Secretary


F. Jay Harrell, Board Secretary