

Rainbow Bend HOA

Board of Directors Meeting Minutes

March 31, 2026

Board Present

Lisa Holleman - President
David Neidert – Vice-President
Glenn Martin – Treasurer
Daniel Root – Board Member via phone
Dave Hart – Board Member

Management

Terri Kenyon – Supr. CAM via phone

Membership

On file

Call to Order

The Board of Director's meeting was called to order at 6:15 pm by Board President, Lisa Holleman. The meeting was held in person, in the Rainbow Room, 500 Ave de la Bleu de Clair Sparks, Nevada. Due to a technical issue with the sound system, the meeting was not held online. With four of four Board members in attendance a quorum was established. It was announced that Diana Vick had resigned from the Board of Directors.

Pledge of Allegiance – Recited.

Membership Open Forum – A homeowner asked about the legal opinion regarding the parking area behind the walls that the Board is looking into removing.

Appointment of Board Member – Lisa *Holleman made a motion to appoint Dave Hart to the Board of Directors; Glenn Martin seconded the motion. After discussion, Glenn made a motion to rescind the prior motion, Dave Neidert seconded the motion which carried unanimously.* After further discussion and listening to the three applicants (Jennifer Agnew, Dave Hart and Rosie Austin), *Lisa Holleman made a motion to appoint Dave Hart to the Board of Directors, Glenn Martin seconded the motion which was carried unanimously.*

President's Report –

Guest Speaker – None.

Management Report – None. Terri Kenyon apologized for not attending the meeting in person due to illness.

Board /Committee Reports

ARB Report – None.

RV Committee Report – No report.

Budget & Finance Committee Report – Glenn Martin spoke about the lack of interest earned from 2016-2024 due to the reserve funds being held in a money market at Edward Jones which earned an average of .08% interest. He also informed that Board that he and Davie Phillips, the Budget & Finance Committee chairperson, had met with US Bank regarding transferring bank accounts and that a meeting would be scheduled to meet with the representatives from US Bank to acquire more information.

Community Landscape Report – Glenn Martin informed the membership that the landscaping company, Green Diamond Landscape had gone above and beyond by cleaning up leaves from the street which was not part of their contract. He stated that if anyone had any landscaping issues, that they could contact the landscaping company directly and that the contact information was on the website. He clarified that it is patrol that changes the landscape service dots to be either red or green depending on the homeowner's preference.

Communications & Event Committee Report – Janice Kraft reported on the events the Committee would like to have approved under item new business.

✓ Clubhouse Int/Ext & Recreation Area – Davie Phillips reported that the committee is working

on signage and that all work in the clubhouse should be done by skilled workers, not homeowners, in her opinion. Davie Phillips asked about the boxes that had been taken to the dump and not shredded. Lisa Holleman answered that she had spoken to the Real Estate Division which told her that if she took the records to the dump and supervised the unloading at the dump, that it would not be a violation of law. Lisa Holleman stated that all that was taken to the dump were the old patrol reports and all other documents were sorted and put into storage. Bob Holleman stated that there was no fan above the stove, but there was a fire suppression system. He will be checking with Summit Fire regarding who removed the fan and if one could be installed with the current fire suppression system.

Governing Documents Committee – Davie Phillips reported that the committee is still working on a binder that would include the documents and forms and that they plan on addressing the CCR's next.

Approval of Minutes – *Dave Neidert made a motion to approve the January 27, 2026, minutes as written; Glenn Martin seconded the motion which carried with a vote of four in favor with Dave Hart abstaining.*

Financial Reports – *Glenn Martin made a motion to approve the financial reports through December 2025; Dave Neidert seconded the motion which was carried with a vote of three in favor with Lisa Holleman and Dave Hart abstaining.*

Review of Bank Statements – The Board of Directors received copies of the bank statements for their review.

Unfinished Business

Roof Repair – Glenn Martin and Daniel Root explained that there were three holes around the air vents however no mold was found. The moisture that has been getting in the roof from below has rotted the plywood. Preliminary estimates were approximately \$113,000.00, which needs to be done in 12-18 months, at which time new estimates will be obtained. The new dehumidifier was installed at a cost of approximately \$150,000.00, and no more moisture is entering the roof area, however it is crucial that annual roof inspections and repairs take place.

Articles of Incorporation, Bylaws and CCRs Amendments – The Board asked the Governing Documents committee to prepare a letter to be sent out to the membership regarding the Articles of Incorporation, Bylaws and CCRs amendments which will need approval from the Board prior to being sent out to the membership. The documents will also be sent with the cover letter. *Dave Neidert made a motion to extend the voting deadline to September 30th, 2026; Glenn Martin seconded the motion which was carried unanimously.*

Selling the Old Sound System – Postponed. We are working on pricing.

Pool Tables – Postponed.

Committee Appointments – The Board provided Janice Kraft and Davie Phillips with the committee applications so that they may present those volunteers to their committees do determine whether they recommend the Board appoint the volunteers to the committees or not.

CPA Audit/Tax Prep 2022-2025 – In progress.

Common Area Parking Rules & Implementation of Parking Pass Requirement – Postponed.

Rules & Regulations – Postponed.

Removal of Walls surrounding Lot B exterior parking area – *Glenn Martin made a motion to approve Scougal Rubber removing the walls at no cost to the Association and Scougal Rubber retains the walls; Dave Hart seconded the motion which was carried unanimously.*

A power outage caused the meeting to prepare for ending the meeting.

New Business –

Communication Committee Request – *Glenn Martin made a motion to approve the Yard sale on May 30, 2026; America 250th Birthday Celebration BBQ on June 26, 2026;; Pool party on August 8, 2026;; Open house on April 25, 2026;; Trick or Treat Halloween party on October 30, 2026 and the Ugly Sweater Holiday party on December 11, 2026 to include a DJ. Dave*

Neidert seconded the motion which was carried unanimously.

HOA Black Utility Trailer – *Glenn Martin made a motion to approve Lisa Holleman obtaining the lost title from the DMV. Daniel Root seconded the motion which was carried unanimously.*

Correspondence – None.

Next Meeting Date & Agenda Items

The next meeting is scheduled for February 24, 2026. ARB terms and RV fee increase.

Community Announcement Forum

Rainbow Bend Country Club –Bingo will be held on February 7th; the Super Bowl party will be held on February 8th.

Other – Lisa Holleman informed the membership that the Candidate BBQ for Storey County Candidates will be held on April 19th, 2026, at Peri Park.

Daniel Root stated that he is a snowbird and when returning to Rainbow Bend, he had noted quite a few violations in the community.

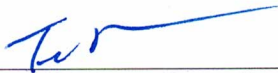
Terri Kenyon reported that she had been in communication with the Storey County Fire Marshall regarding the red zone street parking. She had informed him of the steps being taken by the CGID, but he may send her some flyers to place in the tubes.

Membership Open Forum – None.

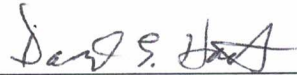
Adjournment With no further business to discuss due to the power outage, *Dave Neidert moved to adjourn the meeting*

Glenn Martin seconded the motion. The motion was carried with all in favor at 7:56 pm.

Respectfully Submitted,



Terri Kenyon, Recording Secretary



Board Secretary