

**Rainbow Bend Homeowners Association**  
*2026* ~~2025~~ **Annual Homeowner's Meeting**  
**February 24, 2026, at 6 PM**

**In person at: Rainbow Bend Clubhouse 500 Bleu de Clair, Sparks NV**  
**Or**  
**Microsoft Teams meeting**

**Join:** <https://teams.microsoft.com/meet/27216205947812?p=aTRvoLWSUqslnS5tOg>

Meeting ID: 272 162 059 478 12

Passcode: GY3wW3kE

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**Dial in by phone**

+1 773-917-3480,612903242# United States, Chicago

Phone conference ID: 612 903 242#

1. CALL TO ORDER - President
2. ROLL CALL Action
3. PLEDGE OF ALLEGIANCE
4. MEMBERSHIP FORUM (Members Right to Speak) Members Forum is a period devoted to comments by members and discussion of those comments. Except in emergencies, no action may be taken upon a matter raised under this item of the agenda. Members are respectfully requested to limit their comments to 3 minutes.
5. COUNTING OF THE BALLOTS & ELECTION RESULTS ↓  
Ballots will be counted and the election results for ~~8~~ positions will be announced during meeting. Volunteers will be needed to open and count the ballots. Action
5. APPROVAL OF NOVEMBER 25, 2025, BUDGET RATIFICATION MEETING MINUTES Action
6. APPROVAL OF FEBRUARY 25, 2025, ANNUAL MEETING MINUTES Action
7. ADJOURNMENT: Action

A quorum is not needed in order to conduct this business.

All homeowners have a right to have a copy of the minutes or a summary of the minutes of this meeting distributed to him upon request if he pays to the association the cost of making the distribution. (NRS.116.3108 Section 2(a))

*Corrected copy  
by C&E Committee jr*

**Rainbow Bend Homeowners Association**

**2025 Annual Homeowner's Meeting**

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RAINBOW BEND HOMEOWNERS ASSOCIATION  
CANDIDACY DISCLOSURE STATEMENT

(Please Print or Type)

Name Jennifer Agnew  
Address 97 Ave de la Bleu de Clair, Sparks NV 89434  
(Street) (City) (State) (Zip)

Are you a unit owner? .....  Yes  No  
(NOTE: NRS 116.31034(1) states: Except as otherwise provided in subsection 5 of NRS 116.312, not later than the termination of any period of declarant's control, the unit's owners shall elect an executive board of at least three members, all of whom must be unit's owners.)

NRS 116.31034 (9) (a) & (b) and NRS 116.31034 (10) (a) & (b) states the following:

- 9. Each person who is nominated as a candidate for membership on the executive board pursuant to subsection 4 or 5 must:
  - (a) Make a good faith effort to disclose any financial, business, professional or personal relationship or interest that would result or would appear to a reasonable person to result in a potential conflict of interest for the candidate if the candidate were to be elected to serve as a member of the executive board; and
  - (b) Disclose whether the candidate is a member in good standing. For the purposes of this paragraph, a candidate shall not be deemed to be in "good standing" if the candidate has any unpaid and past due assessments or construction penalties that are required to be paid to the association.
- 10. Except as otherwise provided in subsections 10 and 11, unless a person is appointed by the declarant:
  - (a) A person may not be a candidate for or member of the executive board or an officer of the association if:
    - (1) The person resides in a unit with, is married to, is domestic partners with, or is related by blood, adoption or marriage within the third degree of consanguinity or affinity to another person who is also a member of the executive board or is an officer of the association;
    - (2) The person stands to gain any personal profit or compensation of any kind from a matter before the executive board of the association; or
    - (3) The person, the person's spouse or the person's parent or child, by blood, marriage or adoption, performs the duties of a community manager for that association.
  - (b) A person may not be a candidate for or member of the executive board of a master association or an officer of that master association if the person, the person's spouse or the person's parent or child, by blood, marriage or adoption, performs the duties of a community manager for:
    - (1) That master association; or
    - (2) Any association that is subject to the governing documents of that master association.

Please use the following lines to respond to the statutory requirements pursuant to NRS 116.31034 (9) (a)  
Attach additional sheets, if necessary:

I do not have any conflicts of interest.

I am a candidate in good standing pursuant to NRS 116.31034(9) (b): .....  Yes  No  
If no, please explain:

\_\_\_\_\_

Please indicate all that apply to your relation to any board members, officer(s) of the association or community managers:

- |                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>I am:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Residing within the same unit as a board member or officer.</li> <li><input type="checkbox"/> Married to a board member or officer.</li> <li><input type="checkbox"/> Domestic partners with a board member or officer.</li> <li><input checked="" type="checkbox"/> None of the above</li> </ul> | <p>Related to a board member by:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Blood</li> <li><input type="checkbox"/> Adoption</li> <li><input type="checkbox"/> Marriage within the third degree of consanguinity</li> <li><input type="checkbox"/> Affinity to another person</li> <li><input checked="" type="checkbox"/> None of the above</li> </ul> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

The candidate must make all disclosures required pursuant to this subsection in writing to the association with his or her candidacy information. Except as otherwise provided in this subsection, the association shall distribute the disclosures, on behalf of the candidate, to each member of the association with the ballot or, in the event ballots are not prepared and mailed pursuant to subsection 6, in the next regular mailing of the association. The association is not obligated to distribute any disclosure pursuant to this subsection if the disclosure contains information that is believed to be defamatory, libelous or profane.

Any additional information provided by the candidate for the executive board is voluntary and is not a requirement under NRS 116.31034.

Jennifer Agnew 01/24/2020  
Signature of candidate Date

# Jennifer Agnew

## Dedicated to Transparency, Accountability, and Fiscal Responsibility

I have lived in Rainbow Bend for 19 years and have previously served on your Board of Directors. My goal has always been simple: fair treatment of all homeowners, open communication, and responsible spending. I am running for the Board again because I am concerned about the current direction of our association – specifically regarding "behind-the-scenes" decision-making and unprofessional, irresponsible fiscal management of our money.

**Prioritizing Needs Over Wants** Our HOA recently spent nearly \$40,000 on a new sound and projection system. While additional technology is nice, I voted against this because our existing system functioned properly. At the time we were facing the pool area remodel, spending five figures on non-essential electronics is not the "homeowner-first" leadership Rainbow Bend deserves.

**Upholding the Law** Transparency is a legal requirement under Nevada State Law. During the pool project, I was part of a unanimous, Board-approved decision to include locker room remodels and concrete flooring. That legal vote was later overturned outside of a public meeting without Board approval. This resulted in:

- **Costly Errors:** The installation of expensive pavers that require specialized professional cleaning and lack a proper warranty for our environment.
- **Misinformation:** Inconsistent explanations regarding the flooring choice and the salt chlorine system that was never actually installed.

**Financial Impact:** I believe this pattern of irresponsible spending is the true driver behind our new \$10/month Special Reserve Assessment, despite attempts by current leadership to shift the blame elsewhere.

### **Respectful Leadership**

At a recent "Special Meeting," when a homeowner questioned the threatening tone of the ballot letters sent to residents, the Board President's response was, "It got you here." You deserve a Board that treats you as a stakeholder, not an adversary. I will advocate for clear, honest communication – free from "gotcha" tactics and confusing ballot measures regarding loans and governing documents.

**My Qualifications** I bring a diverse professional background in real estate finance, IT, and facilities management. I currently serve as the Fiduciary Agent for a \$1.5M Family Trust. My commitment to this community is backed by education; I've earned the Advanced DCAL (Dedicated Community Association Leader) designation and have completed over 150 HOA training workshops.

I am asking for your vote so that I can bring professionalism, legal compliance, and common sense back to our Board of Directors.

Contact me anytime: (775) 453-6644 • [jennifer.agnew.89434@gmail.com](mailto:jennifer.agnew.89434@gmail.com)

*Thank you for your consideration!*

RAINBOW BEND HOMEOWNERS ASSOCIATION  
 CANDIDACY DISCLOSURE STATEMENT

Name Leisa HALLERMAN  
 Address 517 Colgate La Coltrant Court Apt. 114 59434  
 (City) (State) (Zip)

Are you a unit owner?  Yes  No  
(NOTE: NRS 116.31034(1) states that if the association is not a unit owner, the association shall elect an executive board of at least three members.)

NRS 116.31034 (9) (a) & (b) and NRS 116.31034 (10) (a) & (b) states the following:

9. Each person who is a candidate for membership on the executive board of the association pursuant to subsection 4 or 5 must:
  - (a) Make a good faith disclosure of any financial, business, professional, or personal relationship or interest that would result or would appear to result in a potential conflict of interest for the candidate if the candidate were to be elected to serve as a member of the executive board; and
  - (b) Disclose whether the candidate is a member in good standing. For the purposes of this paragraph, a candidate shall not be deemed to be in "good standing" if the candidate has any unpaid and past due assessments or contributions that are required to be paid to the association.
10. Except as otherwise provided in subsections 10 and 11, unless a person is appointed to the declaration:
  - (a) A person may be a candidate for or member of the executive board or an officer of the association if:
    - (1) The person, directly or indirectly, is married to, is domestic partner with, or is related by blood, adoption or marriage within the third degree of consanguinity or affinity to another person who is also a member of the executive board or is an officer of the association;
    - (2) The person stands to gain any personal profit or compensation of any kind from any matter before the executive board of the association; or
    - (3) The person is a parent or child, by blood, marriage or adoption, of a person who performs the duties of a community manager for that association.
  - (b) A person may not be a candidate for or member of the executive board, an officer or an officer of that master association of the person, the person's spouse or the person's parent or child, by blood, marriage or adoption, if the person performs the duties of a community manager for:
    - (1) That master association; or
    - (2) Any association that is subject to the governing documents of that master association.

Please use the following lines to respond to the statutory requirements pursuant to NRS 116.31034 (9) (a)  
 Attach additional sheets, if necessary:

I am a candidate in good standing pursuant to NRS 116.31034(9) (b):  Yes  No  
 If no, please explain:

Please indicate all that apply to your relation to any board members, officer(s) of the association or community managers:

- |                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>I am:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Residing with the same unit as a board member or officer.</li> <li><input type="checkbox"/> Married to a board member or officer.</li> <li><input type="checkbox"/> Domestic partner with a board member or officer.</li> <li><input checked="" type="checkbox"/> None of the above.</li> </ul> | <p>Related to a board member by:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Blood</li> <li><input type="checkbox"/> Adoption</li> <li><input type="checkbox"/> Marriage within the third degree of consanguinity</li> <li><input type="checkbox"/> Affinity to another person</li> <li><input checked="" type="checkbox"/> None of the above.</li> </ul> |
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The candidate must make all disclosures required pursuant to this subsection in writing to the association with his or her candidacy information. Except as otherwise provided in this subsection, the association shall distribute the disclosures, on behalf of the candidate, to each member of the association with the ballot or, in the event ballots are not prepared and mailed pursuant to subsection 6, in the next regular mailing of the association. The association is not obligated to distribute any disclosure pursuant to this subsection if the disclosure contains information that is believed to be defamatory, libelous or profane.

Any additional information provided by the candidate for the executive board is voluntary and is not a requirement under NRS 116.31034.

Leisa Hallerman  
 Signature of Candidate

Date

Lisa Holleman: Why I want to serve on the Rainbow Bend HOA Board of Directors

*I was asked this question when I was deciding to submit an application for the HOA Board:*

**Why do you want to be on the board?** My immediate response was:

I want to see that EVERY homeowner who asks a question gets a fairly quick response to that question. Even if that response to the question is "I don't know the answer, but I will find out and get back to you as soon as I can". And then GET that person an answer! Even if it is one they don't like, or get them to a person who CAN answer the question. I just feel that if a homeowner takes the time to ask a question... they deserve an answer from one of the people they elected to "know things" for them.

I want to see our HOA management do the same. Whether it be our financial, legal, landscaping, buildings, emergency resources, rules & regulations, RV or parking concerns, if you need an answer – you deserve a response. EVERY homeowner has this right. I am not expecting that I personally will know every answer. But I will find out who DOES and CAN and WILL get you that answer. We have several great committees within our HOA management. Committees that make the strongest effort possible to keep their eyes on what is needed and what is happening. Committees that either know the answers, or will find the answers to your questions.

That is my first mission. To be available to those who need an answer or help. I have never been shy about putting out my cell number & email. They are on and answered 7 days a week from 6 am to 8pm. (Except for Sunday mornings before 10). I plan to be the clubhouse as much as possible seeking answers myself and learning more about what is best for our community.

My 2<sup>nd</sup> "mission" on the board would be to help all of our community here, which does include LCC, grow closer as a community. I want to work with Storey County Emergency Management, our Sheriff, and whatever other county organizations are involved here in Lockwood to build a closer stronger and safer community unit. I want to build on the incredible kindness, generosity and talent we have here so share with those who are less able to do for themselves. (Most of those who are "less able" today were the volunteers and workhorses that built this community in the past 30 years.) The more we remind ourselves that we are a family / community – the more we can all come together to make our homes, our streets, and our lives, happier, more comfortable and safer for all of us. "Bad guys" will learn that Lockwood is not a comfortable place for them to be or take advantage of.

So, That's basically it. This is why I want to serve on our Board of directors. I have no "hidden agenda", no resentment, anger, or guilts for anyone who has ever served as a volunteer here. (Truthfully, I ONLY have appreciation and great respect for every single person who has stepped up to the plate, as a volunteer in any capacity, in the past.) I have no interest in "discovering" or "blaming" past volunteers for "who did or didn't do what" in the past. The past is done & gone. The only reason I want to learn about our past is to build a better tomorrow. Look forward not back. For those of you who do know me, and as I think I have shown for the past 10+ years I have lived here, I am a hard worker and a believer in getting a job done in the very best way possible. I am not a BSer and I "operate" under 1 rule... "love one another as He loves me". I will be up front and honest with you. I will do everything that I can to make you glad you elected me. And I will protect your money, your home, and your way of life here as if it were my own. Because it is mine too.

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RAINBOW BEND HOMEOWNERS ASSOCIATION  
CANDIDACY DISCLOSURE STATEMENT  
(Please Print or Type)

Name Glenn Martin  
Address 217 Celeste De La Cueva Sp. All NV 89434  
(Street) (City) (State) (Zip)

Are you a unit owner?  Yes  No  
(NOTE: NRS 116.31034(1) states: Except as otherwise provided in subsection 5 of NRS 116.212, not later than the termination of any period of declarant's control, the unit's owners shall elect an executive board of at least three members, all of whom must be unit owners.)

NRS 116.31034 (9) (a) & (b) and NRS 116.31034 (10) (a) & (b) states the following:

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    - (2) The person stands to gain any personal profit or compensation of any kind from a master before the executive board of the association; or
    - (3) The person, the person's spouse or the person's parent or child, by blood, marriage or adoption, performs the duties of a community manager for that association.
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    - (1) That master association; or
    - (2) Any association that is subject to the governing documents of that master association.

Please use the following lines to respond to the statutory requirements pursuant to NRS 116.31034 (9) (a)  
Attach additional sheets, if necessary:

\_\_\_\_\_

I am a candidate in good standing pursuant to NRS 116.31034(9) (b):  Yes  No  
If no, please explain:

\_\_\_\_\_

Please indicate all that apply to your relation to any board members, officer(s) of the association or community managers:

- I am:
- Residing within the same unit as a board member or officer.
  - Married to a board member or officer.
  - Domestic partners with a board member or officer.
  - None of the above

- Related to a board member by:
- Blood
  - Adoption
  - Marriage within the third degree of consanguinity
  - Affinity to another person
  - None of the above

The candidate must make all disclosures required pursuant to this subsection in writing to the association with his or her candidacy information. Except as otherwise provided in this subsection, the association shall distribute the disclosures, on behalf of the candidate, to each member of the association with the ballot or, in the event ballots are not prepared and mailed pursuant to subsection 6, in the next regular mailing of the association. The association is not obligated to distribute any disclosure pursuant to this subsection if the disclosure contains information that is believed to be defamatory, libelous or profane.

Any additional information provided by the candidate for the executive board is voluntary and is not a requirement under NRS 116.31034.

Glenn Martin 1-12-26  
Signature of Candidate Date

RAINBOW BEND HOMEOWNERS ASSOCIATION  
CANDIDACY DISCLOSURE STATEMENT  
(Please Print or Type)

Name David Nelden

Address 330 Rue De La Jaune, Sparks, NV 89434  
(Street) (City) (State) (Zip)

Are you a unit owner?  Yes  No  
(NOTE: NRS 116.31034(1) states: Except as otherwise provided in subsection 5 of NRS 116.212, not later than the termination of any period of declarant's control, the unit's owners shall elect an executive board of at least three members, all of whom must be unit's owners.)

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Attach additional sheets, if necessary:

\_\_\_\_\_

\_\_\_\_\_

I am a candidate in good standing pursuant to NRS 116.31034(9) (b):  Yes  No  
If no, please explain:


\_\_\_\_\_

Please indicate all that apply to your relation to any board members, officer(s) of the association or community managers:

- |                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>I am:</p> <ul style="list-style-type: none"><li><input type="checkbox"/> Residing within the same unit as a board member or officer.</li><li><input type="checkbox"/> Married to a board member or officer.</li><li><input type="checkbox"/> Domestic partners with a board member or officer.</li><li><input checked="" type="checkbox"/> None of the above</li></ul> | <p>Related to a board member by:</p> <ul style="list-style-type: none"><li><input type="checkbox"/> Blood</li><li><input type="checkbox"/> Adoption</li><li><input type="checkbox"/> Marriage within the third degree of consanguinity</li><li><input type="checkbox"/> Affinity to another person</li><li><input checked="" type="checkbox"/> None of the above</li></ul> |
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 Signature of candidate  
January 23, 2028 Date

RAINBOW BEND HOMEOWNERS ASSOCIATION  
CANDIDACY DISCLOSURE STATEMENT  
(Please Print or Type)

Name DANIEL O. ROOT IV

Address 259 AVE DE LA DEVERAUX SPARKS NV 89434  
(Street) (City) (State) (Zip)

Are you a unit owner? YES  Yes  No

(NOTE: NRS 116.31034(1) states: Except as otherwise provided in subsection 5 of NRS 116.212, not later than the termination of any period of declarant's control, the unit's owners shall elect an executive board of at least three members, all of whom must be unit's owners.)

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    - (1) The person resides in a unit with, is married to, is domestic partners with, or is related by blood, adoption or marriage within the third degree of consanguinity or affinity to another person who is also a member of the executive board or is an officer of the association;
    - (2) The person stands to gain any personal profit or compensation of any kind from a matter before the executive board of the association; or
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    - (1) That master association; or
    - (2) Any association that is subject to the governing documents of that master association.

Please use the following lines to respond to the statutory requirements pursuant to NRS 116.31034 (9) (a)

Attach additional sheets, if necessary:  
I WILL HAVE NO CONFLICT OF INTEREST

I am a candidate in good standing pursuant to NRS 116.31034(9) (b):  Yes  No

If no, please explain:  
\_\_\_\_\_

Please indicate all that apply to your relation to any board members, officer(s) of the association or community managers:

- |                                                                                      |                                                                            |
|--------------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| I am:                                                                                | Related to a board member by:                                              |
| <input type="checkbox"/> Residing within the same unit as a board member or officer. | <input type="checkbox"/> Blood                                             |
| <input type="checkbox"/> Married to a board member or officer.                       | <input type="checkbox"/> Adoption                                          |
| <input type="checkbox"/> Domestic partners with a board member or officer.           | <input type="checkbox"/> Marriage within the third degree of consanguinity |
| <input checked="" type="checkbox"/> None of the above                                | <input type="checkbox"/> Affinity to another person                        |
|                                                                                      | <input checked="" type="checkbox"/> None of the above                      |

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Any additional information provided by the candidate for the executive board is voluntary and is not a requirement under NRS 116.31034.

Daniel O. Root IV  
Signature of candidate

1-24-2026  
Date

Daniel O. Root IV

I have decided to run for the Rainbow Bend HOA Board for the 2026-2028 terms.

My wife Susan and I moved to this Great Community September 20 , 2020 and lived in Sparks since 1995. We have enjoyed meeting the Residents of our Community and taking part in many activities that are offered. We need Board Members that represent "The People" of Rainbow Bend and NOT abuse their power when it comes to getting Items done. A Board of 5 should always have open minds towards each other and not decide because there is a majority of 3 that get their way. I will always represent the Homeowners and Rainbow Bends best interest. The Board needs to take EVERY HOMEOWNERS concerns seriously and not giving answers to their questions is not how a HOA should be run. We have such an AWESOME Community to share with each other, but Politics seem to stand in the way. I am NOT a Politician and never will be. Yes we have rules to abide by, and I will make sure that happens, but we need to HELP all that live in Rainbow Bend with their concerns.

I currently work for Gale Building Products out of Sparks and my Wife runs our Business, Champion Awards and Engraving. I have been in the Construction Industry since 1973. The following is my profile:

Handy Fair Building Center Fairfield, Ca: Store Manager

Square Deal Builders Supply Sparks, Nv: Vice President of Operations and Human Resources

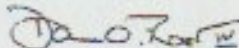
B & C Builders Supply Sparks, Nv: General Manager of Operations

Gale Building Products Sparks, Nv: Estimator and Sales

I live in Rainbow Bend 7 months a year. I will be able to attend HOA and Committee Meetings via Zoom

I know that all Homeowners issues cannot be fixed in a timely matter, but I will give it MY BEST!!!!

Thank you, Dan Root



Rainbow Bend HOA  
Annual Membership Meeting  
February 24, 2026, at 6:00pm  
To be held via gotomeeting

SECRET VOTING BALLOT

This is a Secret Ballot and may only be opened at the Annual Membership Meeting.  
This ballot will be your only opportunity to vote on Board members.

Rainbow Bend HOA has four (4) positions available on the Board of Directors for three (3) 2-year terms and one (1) 1-year term.

The following are your nominees in alphabetical order by last name:

- VOID
- Jennifer Agnew
  - Lisa Holleman
  - Glenn Martin
  - David Neidert
  - Daniel Root
- DO NOT COPY

**Procedure for return of the Secret Ballot:**

Please clearly mark up to four (4) selections above. If more than four nominees are selected, your ballot will be invalid.

FOR YOUR VOTE TO BE VALID, YOU MUST PLACE THIS BALLOT IN THE SMALL ENVELOPE MARKED "SECRET BALLOT" THEN SEAL AND RETURN IT IN THE LARGER SELF-ADDRESSED, STAMPED ENVELOPE MARKED "ELECTION MATERIAL". **DO NOT REMOVE THE RETURN ADDRESS STICKER WITH YOUR NAME ON IT AS THIS IS NEEDED TO VERIFY THE VALIDITY OF YOUR VOTE.** BALLOTS ARE REMOVED FROM THE SELF-ADDRESSED STAMPED ENVELOPE PRIOR TO THE COUNTING OF YOUR BALLOT TO MAINTAIN THAT YOUR BALLOT IS SECRET.

Ballots can be mailed in or hand-delivered at 6490 S McCarran Blvd, Building F, Suite 50, Reno, NV 89509 but must be received no later than 5:00 PM on February 23, 2026. You may also bring your ballot to the annual meeting, but it must be delivered by 6:00 PM. **Ballots must be in the self-addressed, stamped envelope to be counted.**

Only homeowners in good standing with the Association will be allowed to cast their vote. The Board of Directors must first conduct a hearing to determine if a member is "not in good standing" as per NRS 116.31031.

**BALLOTS SUBMITTED INCORRECTLY WILL NOT BE COUNTED**

If you have any questions on the voting procedure, please call Kenyon & Associates, Inc. at 775-674-8000.

# Rainbow Bend HOA

## Annual Membership Meeting Minutes

February 25, 2025

### BOARD

Diana Vick – President  
David Neidert – Vice-President (absent)  
Glenn Martin – Treasurer  
Daniel Root – Board Member  
Jennifer Agnew – Board Member (absent)

### MANAGEMENT

Terri Kenyon – Supr. CAM

### Members

On file

### Call to Order/Roll Call

The Annual Meeting was called to order at 6:05 p.m. by President, Diana Vick. The meeting was held via gotomeeting.com and in person in the Rainbow Room at 500 Bleu de Clair, Sparks, Nevada.

### Pledge of Allegiance

The Pledge of Allegiance was recited.

### Membership Open Forum

None.

### Election of Board of Directors

The election was uncontested; however F Jay Harrell had sent an email rescinding his nomination, so Diana Vick was elected to a two-year term and there is one vacancy on the Board of Directors.

### Approval of the November 26, 2024, Budget Ratification Meeting Minutes

*Glenn Martin made a motion to accept the 2024 Budget Ratification meeting minutes as written; Janice Kraft seconded the motion which was carried unanimously.*

### Approval of the February 27, 2024, Annual Meeting Minutes

*Glenn Martin made a motion to accept the 2024 Annual meeting minutes as written; George Angel seconded the motion which was carried unanimously.*

### Adjournment

*Glenn Martin a motion to adjourn the annual meeting at 6:08 p.m. as there was no further business to discuss. George Angel seconded the motion. The motion carried with all in favor.*

Respectfully Submitted,

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Terri Kenyon  
Recording Secretary

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George Angel  
Board Secretary

# Rainbow Bend HOA

Budget Ratification Meeting Minutes  
November 25, 2025

## BOARD

Glenn Martin – President  
Diana Vick – Vice President  
George Angel – Secretary (absent)  
David Neidert – Board Member  
Daniel Root – Board Member via phone

## MANAGEMENT

Terri Kenyon – Supr. CAM

## Members

On file

## Call to Order/Roll Call

The Annual Meeting was called to order at 6:06 p.m. by President, Glenn Martin. The meeting was held via gotomeeting.com and in person in the Rainbow Room at 500 Bleu de Clair, Sparks, Nevada.

## Membership Open Forum

A homeowner thanked the budget committee for all of their hard work.

## 2026 Budget Ratification

Per NRS 116.31152, with less than a majority of unit owners present to reject the budget, the budget is ratified.

## Adjournment

*Glenn Martin a motion to adjourn the annual meeting at 6:09 p.m. as there was no further business to discuss. Diana Vick seconded the motion. The motion carried with all in favor.*

Respectfully Submitted,

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Terri Kenyon  
Recording Secretary

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Board Member