

Rainbow Bend HOA

Board of Directors Meeting Minutes

April 22, 2025

Board Present

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

Management

Terri Kenyon – Supr. CAM

Membership

On file

Call to Order

The Board of Director's meeting was called to order at 6:14 pm by Board President, Glenn Martin. 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 five Board members in attendance a quorum was established.

Pledge of Allegiance – Recited.

Membership Open Forum – A member asked about the proposed loan.

Election of Officers – David Neidert explained that he had been elected to serve as Treasurer at a prior meeting and he did not wish to serve in that position. *Dave Neidert made a motion to appoint Davie Phillips as the Board Treasurer; Glenn Martin seconded the motion which passed unanimously, but will require George Angel to also agree as per the Bylaws stipulation that if any person other than a Board member serve as Treasurer, it must be by unanimous vote of the full Board of Directors.* Management will communicate with George Angel to see if he agrees.

Update of Bank Signers – *Glenn Martin made a motion to have Glenn Martin, Diana Vick, George Angel, David Neidert and Davie Phillips as bank signers on all bank accounts; Diana Vick seconded the motion which was carried unanimously.*

President's Report – None.

Guest Speaker – Mike Cullen, Storey County Sherriif, spoke regarding K9 use in regards to drugs; homeless issues; speeding tickets and red zone parking being addressed and a legal issue regarding a deputy which has been arrested and is in the Carson City jail.

Management Report

Executive Session Report - Terri Kenyon reported in the executive session held prior to this meeting, the Board scheduled a drive through; discussed violations, approved minutes and took appropriate action on delinquencies.

Litigation Update – None.

Legal Expenses – Management reported that none was spent in March 2025.

Unanimous Consent Matters Approved by Board for Ratification – None.

Expenses Approved since the last meeting – Management approved an expense for Fitguard to repair the hoist at a cost of \$312.39.

Board /Committee Reports

ARB Report – Lisa Holleman reported that she had sent out an updated ARB spreadsheet to the Board and management. She also reminded members that you must contact the ARB regarding front yard fencing.

RV Committee Report – Lisa Holleman reported that there have been several new renters and move outs; and that they are in the process of repairs to the fences due to wind damage.

Budget & Finance Committee Report – Davie Phillips reported that after the new bank account had been opened at Greater Nevada Credit Union, items that had been reported by the bank to be

at no cost, now come with significant fees. She is in the process of exploring other local banks.
Community Landscape Report – Terri Kenyon reported that we have received the MSDS sheet for the weed & feed and that the irrigation repairs are scheduled for tomorrow.

Communications & Event Committee Report – Janice Kraft reported they are now working on the May garage sale and that the flyers will be delivered on Thursday to the tubes.

Clubhouse Int/Ext & Recreation Area – Michelle Primus reported that the pavers are done and that the pool area looks great.

Governing Documents Committee – Davie Phillips reported that meetings are held on the first and third Friday of each month at 4 PM in the Board Room or library.

Approval of Minutes – *Diana Vick made a motion to accept the February 25, 2025 and March 25, 2025 minutes as written; Glenn Martin seconded the motion which was carried unanimously.*

Financial Reports – *Glenn Martin made a motion to approve the financial reports through January 2025; Diana Vick seconded the motion which carried unanimously.*

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

Opening new Operating bank account at Greater Nevada Credit Union – Discussed under Budget & Finance Committee Report

Unfinished Business

Reserve Projects – Nothing new to report.

Reserve Study Full Study – We are waiting for the final draft.

NV Energy – natural gas conversion – None.

Sign – Remove as the sign has been repaired.

New Business

Roof Inspection – *Glenn Martin made a motion to accept the proposal from Donovan Contracting for \$1200.00 to inspect the roof and provide a report; David Neidert seconded the motion which was carried with a vote of Glenn Martin, Diana Vick and David Neidert in favor and Daniel Root opposed.*

Gutter Repair & Cleaning – *Diana Vick made a motion to accept the proposal from Donovan Contracting to clean and repair the gutters in the amount of \$2365.00; Glenn Martin seconded the motion which carried with a vote of Glenn Martin, Diana Vick and David Neidert in favor and Daniel Root opposed.*

Official Rainbow Bend Facebook Page – *Glenn Martin made a motion approve the creation of an official Rainbow Bend Facebook page to be created and maintained by the Communications and Events Committee; Diana Vick seconded the motion which was carried unanimously.*

Culligan Water Softener Lot A Proposal to install a carbon filter with chemical Feed for odor control – *Diana Vick made a motion accept the proposal in the amount of \$7983.54; David Neidert seconded the motion which was carried with a vote of Glenn Martin, Diana Vick and David Neidert in favor and Daniel Root opposed.*

Culligan Water Maintenance Proposal – *Glenn Martin made a motion accept the maintenance contract in the amount of \$89.60 monthly; David Neidert seconded the motion which was carried unanimously.*

Articles of Incorporation, Bylaws and CCRs Amendments – *Glenn Martin made a motion approve the proposed changes, send them out to the membership for a vote with a due date of June 24, 2025; Diana Vick seconded the motion which was carried unanimously.*

Possible Loan to Fund the Reserve Account and Projects – Discussion was had regarding whether a loan would be preferred as opposed to a reserve assessment. More information is being obtained regarding a possible loan.

Approval of Colors and materials for the pool project – The Board had approved the colors and materials at the meeting in February 2025 so as not to delay the pool project. *Glenn Martin*

made a motion to accept the colors and materials as reported on in the February 25th, 2025 meeting minutes; Diana Vick seconded the motion which was carried unanimously.

ARB Member Appointment - *Glenn Martin made a motion to appoint Bob Holleman to serve a 3-year term; David Neidert seconded the motion which was carried unanimously.*

Committee Appointments – Any applications received will be forwarded to the committee chairs for their recommendation on whether to appoint or not.

Painting at no cost in lieu of allowing vendor to use an office in lot A for 3 years – *Diana Vick made a motion to allow Brush Bros Painting's owner to use an office in lot A in exchange for painting the gym, lot A interior (once vacant) and the pool furniture; Glenn Martin seconded the motion which was carried unanimously.*

Correspondence – None.

Next Meeting Date & Agenda Items

The next meeting is scheduled for May 27, 2025. Agenda items – Agenda distribution procedure

Community Announcement Forum

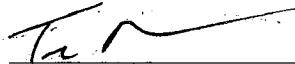
Rainbow Bend Country Club – Dave Hart reported that Bingo will be held on May 3rd and the event will be on May 17th in honor of Mother's Day. Moms are free.

Other – Dan Root asked for volunteers to watch the pool water fill up on Saturday.

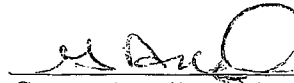
Membership Open Forum – A homeowner mentioned that the beavers were starting to gnaw on the trees along the river and suggested that they be wrapped in wire to prevent damage to the trees..

Adjournment With no further business to discuss, *Glenn Martin moved to adjourn the meeting Daniel Root seconded the motion. The motion was carried with all in favor at 7:05 pm.*

Respectfully Submitted,



Terri Kenyon, Recording Secretary



George Angel, Board Secretary