

Rainbow Bend HOA

Board of Directors Meeting Minutes

June 24, 2025

Board Present

Glenn Martin – President
Diana Vick – Vice President
George Angel – Secretary
David Neidert – Board Member

Management

Terri Kenyon – Supr. CAM

Membership

On file

Call to Order

The Board of Director's meeting was called to order at 6:03 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 four Board members in attendance a quorum was established.

Pledge of Allegiance – Recited.

Membership Open Forum – A homeowner asked about the broken pipe to the spa and stated that she had been told it was a deliberate act and asked if a police report had been filed.

A homeowner expressed concern regarding landscaper issues such as excessive weeds in the common area and that the landscapers are weed whacking too close to the new trees and are actually cutting into the bark. Glenn Martin told him that a meeting is going to be set up with the landscaper to address these and other concerns very soon.

A homeowner asked the Board to consider changing the hours that the clubhouse is accessible to the homeowners since patrol is not on site 24 hours and since there has been an increase in issues since the pool was re-opened.

A homeowner stated that he had seen the video of the person that damaged the spa and stated that he also thought it was intentional and that a police report should be filed. Terri Kenyon questioned how he had been able to see the video since this is prohibited under the surveillance policy which only allows access to the Board members, management and patrol? She also stated that she had seen the video also and that it appeared to her that it was a child that broke it unintentionally. The sheriff's office will be contacted in the morning to view the matter, create a police report and if the Sheriff deems necessary, take further action.

A homeowner stated that in her opinion the old sound system worked better than the new one and suggested that the Board considering holding onto the old sound system instead of selling it.

Appointment of Board member & Update of Bank Signers – Postponed.

President's Report – President, Glenn Martin reported that the pool project was complete, and the pool opened on June 7th. The total cost of the project was \$745,000.00. He thanked Dan Root and the Clubhouse Committee for all their hard work.

The Reserve budget calls for us to recapture \$300,000.00 over the next 5 years. We are working with our financial advisor at Edward Jones to implement proper investment and timely payments to hopefully reduce the time it takes to capture this money.

A large number of key cards were found to be in the possession of non-owners and have been deactivated. If your card does not work, see Patrol to reactivate. The homeowner is responsible for any damage to the clubhouse by users of their card so please don't give your card to family and friends.

We are also in need of more volunteers to serve on the committees.

Guest Speaker – Sheriff Mike Cullen addressed the membership regarding parking in the streets (which are all red zones) and suggested that more no parking signs be installed so that the Sheriff's

Office may address this issue.

Management Report

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

Litigation Update – None.

Legal Expenses – Management reported that \$777 was spent in May 2025 regarding the amendment to the governing documents.

Unanimous Consent Matters Approved by Board for Ratification – None.

Expenses Approved since the last meeting – Management approved calling a plumber to unclog a toilet.

Board /Committee Reports

ARB Report – Lisa Holleman stated that there were about 7 approvals.

RV Committee Report – Lisa Holleman stated that there was only 1 spot left vacant at the moment.

Budget & Finance Committee Report – Davie Phillips reported that meetings are held on the first and third Wednesday of the month at 4 pm in the Board Room or library. She also requested a copy of the signed minutes from April so that she could close the Greater Nevada Credit Union account.

Community Landscape Report – The Committee is currently scheduling a meeting with the landscapers to discuss a few issues.

Communications & Event Committee Report – Janice Kraft reported that the yard sale was a success and that the committee is working on the next newsletter. She also reported that information was available on the website regarding the propane to natural gas conversion for those that still have some issues, the status of the bird houses along the river and thanked the Board and committee members for their work.

Clubhouse Int/Ext & Recreation Area – Michelle Primus reported that she will be resigning from the committee once the pool project is completed and the pool is open.

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.

The Committee is working on a wish list.

Approval of Minutes – *Diana Vick made a motion to approve the April 22, 2025, and May 27, 2025, minutes as written, George Angel seconded the motion which was carried unanimously.*

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

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

Opening new Operating bank account at Greater Nevada Credit Union – *Glenn Martin made a motion to close the Greater Nevada Credit Union account as their fees were much higher than originally reported to the Board. David Neidert seconded the motion which was carried unanimously.*

Opening a new Operating bank account at First Independent Bank and name the signers on the account. Terri Kenyon will be scheduling an appointment with the representative at First Independent bank to obtain information on a new account, the free check scanner for deposits and to obtain any paperwork needed to open an account.

Unfinished Business

Reserve Study Full Study Postponed.

Roof Inspection– The report has been received and is currently being reviewed by the Board. We will also ask for proposals based on the reports.

Articles of Incorporation, Bylaws and CCRs Amendments – Postponed.

Committee Appointments – *Glenn Martin made a motion to appoint Peggy Frantz to the Budget and Clubhouse Committee; Dave Neidert seconded, and the motion was passed unanimously.*

New Business -

Cypress Removal – Glenn Martin made a motion to approve the removal of the common area cypress so that the homeowner could install their fence, Diana Vick seconded the motion which was carried unanimously.

Selling the Maintenance Truck – After discussion, Glenn Martin made a motion to assign the task to the Budget and Finance Committee to advertise and facilitate the sale of the truck which is estimated to have a value of \$10,000.00 with any proceeds being deposited into the reserve account; Diana Vick seconded the motion which was carried unanimously.

Selling the Old Sound System – Glenn Martin made a motion to assign the task to the Budget and Finance Committee to advertise and facilitate the sale of the old sound system; Diana Vick seconded the motion which was carried unanimously.

Communications Committee Request for approval of possible upcoming events – Glenn Martin made a motion to approve a paint party on August 15, 2025; Community Yard Sale on September 27, 2025; Trick or Treat at the clubhouse on October 3, 2025; Ugly Sweater Holiday Party on December 13, 2025; and Meet the Candidates on February 11, 2026; Diana Vick seconded the motion which was carried unanimously.

New clubhouse Rental Form and Fees – Glenn Martin made a motion to approve the new form and the new fees; Diana Vick seconded the motion which was carried unanimously.

Board Liaisons – Glenn Martin made a motion to appoint the liaisons as follows: Dave Neidert – Communications Committee; Diana Vick – Governing Documents Committee; Glenn Martin – Landscape and RV Committees; Diana Vick – Clubhouse Committee and Davie Phillips (as Treasurer) to the Budget Committee; Diana Vick seconded the motion which was carried unanimously.

Correspondence – None.

Next Meeting Date & Agenda Items

The next meeting is scheduled for July 22, 2025. Agenda items – Petty Cash Policy.

Community Announcement Forum

Rainbow Bend Country Club – Dave Hart reported that Bingo will be held on July 5th and the event will be held on July 19th.

Other – The River Cleanup will be held on September 28th.

Membership Open Forum – A homeowner asked about the batteries used on the current sound system and was told that we use rechargeable batteries.

Adjournment With no further business to discuss, Glenn Martin moved to adjourn the meeting Diana Vick seconded the motion. The motion was carried with all in favor at 7:06 pm.

Respectfully Submitted,



Terri Kenyon, Recording Secretary



George Angel, Board Secretary