

Rainbow Bend HOA

Board of Directors Meeting Minutes

November 25, 2025

Board Present

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

Management

Terri Kenyon – Supr. CAM

Membership

On file

Call to Order

The Board of Director's meeting was called to order at 6:10 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 homeowner asked about the audits and taxes for 2022-2025 and was told that the prior CPA had retired and returned the boxes for the 2022 audit at the end of 2023 without performing the audit though the taxes were done. Since that time, the Board and management have been trying to get another CPA to do the work for us. One CPA firm, Jackson & Jackson, stated that they would do so but never provided a proposal after numerous phone calls and emails to them. The firm that has been selected is out of Las Vegas and only provided proposals after numerous attempts over the last couple years. She also asked about three letters of non-compliance from the Ombudsman's office which the Association is working on rectifying.

A homeowner asked why it wasn't disclosed that the Audits and taxes hadn't been completed and was told that it was discussed in several Board meetings. She encouraged the Board to disclose these situations by other means besides just having discussion in Board meetings.

A homeowner that was a prior Board member stated that she had provided a copy of the letter from the ombudsman to management as they had not received one.

A homeowner talked about lack of information provided to the membership that did not regularly attend meetings and asked that the Board improve in providing information to the membership.

A homeowner requested that a list of the people on the Board during 2023 and 2024 be provided to him. Management will email that list to him.

President's Report – President, Glenn Martin read the report on the roof. (attached)

Guest Speaker – Sheriff Mike Cullen reported they now have mental health workers on staff; warned the residents about scams and to be very careful; reported that a evacuation drill is scheduled for December 13, 2025, at 8 AM.

Management Report

Executive Session Report - Terri Kenyon reported that at the executive session held prior to this meeting – the minutes from September 2025 were approved, the Board approved a write off due to the super priority lien law in NRS 116 of \$433.00 and reviewed a payment plan request.

Litigation Update – None.

Legal Expenses – None in September 2025.

Unanimous Consent Matters Approved by Board for Ratification – None.

Expenses Approved since the last meeting – Management approved \$1106.69 to purchase a new kitchen sink, faucet and garbage disposal and also a printer repair.

Board /Committee Reports

ARB Report – None.

RV Committee Report – No report.

Budget & Finance Committee Report – Davie Phillips reported that the committee is done meeting until spring.

Community Landscape Report – The fall clean up is done including removing leaves from the streets.

Communications & Event Committee Report – Janice reminded the membership that the Ugly Sweater party is scheduled for December 13th and that the paint party held in November was another success.

Clubhouse Int/Ext & Recreation Area – No report.

Governing Documents Committee – Davie Phillips reported that the committee is working on a binder that would include the documents and forms.

Approval of Minutes – *Glenn Martin made a motion to approve the September and October 2025 meeting minutes as written; Diana Vick seconded the motion which was carried unanimously.*

Financial Reports – Management reported that the August and September financials were completed but due to an issue with downloading the pdfs due to their unusual size, AppFolio has advised management to unclose those months, undo the reconciliations and redo the reports.

Review of Bank Statements – Postponed

Opening a new Operating bank account at First Independent Bank and name the signers on the account. The representative from the bank was ill on the day management was supposed to meet with them. A new meeting will be scheduled after she returns to work.

Unfinished Business

Roof Repair – Completed. But the roof over the pool area was inspected by CTR Roofing and 8 holes were noted. There is no visible mold, but the deck below is rotten and needs to be replaced.

Articles of Incorporation, Bylaws and CCRs Amendments – *Glenn Martin made a motion to extend the deadline for the ballots to March 31st, 2026; Dave Neidert seconded the motion which was carried unanimously.* The Board asked the governing documents committee to get the proper information out to the membership to encourage the members to vote. The prior distributed ballots may be used.

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

Pool Tables – Postponed.

Committee Appointments – *Glenn Martin made a motion to appoint Joe Bettencourt to the Landscape Committee.; Dave Neidert seconded the motion which was carried unanimously.*

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

Common Area Parking Rules & Implementation of Parking Pass Requirement – The Board had approved the purchase of the parking passes up to \$1700.00 (less is expected to be needed), however the Board is waiting on the rules and regulations to be approved and the form that will be needed to be created and approved.

ARB Appointment – *Glenn Martin made a motion to remove Diana Vick from the ARB; David Neidert seconded the motion which was carried unanimously. Glenn Martin made a motion to appoint Joe Bettencourt to the ARB; Diana Vick seconded the motion which was carried unanimously.*

New Business –

Rules & Regulations – Postponed.

Removal of Walls surrounding Lot B exterior parking area – After discussion, *Glenn Martin made a motion to approve the removal of the walls as they are a safety hazard in high winds; Diana Vick seconded the motion which was carried unanimously.*

ASP Proposal – *Dave Neidert made a motion to approve the proposals to replace the spa and rectify the gas line and venting issues of \$2,142.51 and \$9,453.63 to be reimbursed by NVEnergy; Glenn Martin seconded the motion which was carried unanimously.*

Correspondence – None.

Next Meeting Date & Agenda Items

The next meeting is scheduled for January 27, 2026.

Community Announcement Forum

Rainbow Bend Country Club –Bingo will be held on December 6th; the children’s Christmas party will be held on December 20th; and the New Year’s Eve event will be held on December 31st.

Other – Lisa Holleman informed the membership that the issue of the parcel on the Washoe side of the river has a hearing scheduled for December 4th which will be available online. See Facebook for more information.

Membership Open Forum – A homeowner thanked the Board for tying up the loose ends.

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 7:10 pm.*

Respectfully Submitted,


Terri Kenyon, Recording Secretary


George Angel, Board Secretary
Dave Weidart Member