

Rainbow Bend Homeowners' Association, Inc.

Board of Directors' Meeting Agenda & Notice

March 31, 2026, at 6:00 PM

In person at: Rainbow Bend Clubhouse 500 Bleu de Clair, Sparks NV

Or

Microsoft Teams meeting

Join: <https://teams.microsoft.com/meet/24044293727931?p=MwXfkRI8uyRweG1HtD>

Meeting ID: 240 442 937 279 31

Passcode: T4jx3NP6

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Dial in by phone

[+1 773-917-3480](tel:+17739173480),287644945# United States, Chicago

Phone conference ID: 287 644 945#

If an item is not designated as an Action Item; it will be on the agenda for discussion only. The Board may take no action, except in an emergency, unless the agenda informs Owners of what action the Board may take. The Board may refer any issue to a committee or to the Community Manager for investigation and recommendations for future action.

1. **Call to Order/Determination of Quorum – Action Item**
2. **Pledge of Allegiance**
3. **Membership Open Forum for Items Specifically on the Agenda – Discussion**
4. This is the portion of the meeting dedicated to membership input for items on the AGENDA ONLY. If you would like to speak to the Board, this is the time to do so. Each person will be allowed a maximum of three minutes. If necessary, a total open forum period of up to thirty minutes will be allowed. We would like to let everyone know that even though we value membership comments, this is a Board meeting designed to conduct Association business within a reasonable time limit. No member or committee member will be permitted to speak during the meeting unless called upon by the Board. Members cautioned to use proper decorum (as outlined in RRNR (43,19-28, 12th Ed
5. **Appointment of Board Member - Action**
6. **Update of Bank Signatories (if needed) - Action**
7. **President's Report**
8. **Guest Speaker**
7. **Management Report – Report/Discussion/Action**
  - A. Executive Session Report - Report
  - B. Litigation Update (if needed) – Report
  - C. Legal Expenses – February 2026 – None.
  - C. Unanimous Consent Matters Approved by Board
  - D. Expenses Approved since last Board meeting
8. **ARB – Report**
9. **Committee Reports:**
  - A **RV Lot – Report & Possible Action on Maintenance Items**
  - B **Budget & Finance - Report**
  - C **Community Landscape - Report**
  - D **Communications & Events – Report**
  - E **Clubhouse Area Committee - Report**
  - F **Governing Documents - Report**
10. **Approval of Minutes – Action Item**

The Board may approve the Minutes from January 27, 2026.
11. **Financial Reports – Action Item**
  - A **Review of Reports** - The Board may approve Financial Reports through January 2026 subject to the Annual Audit.
  - B **Review of Bank Statements**
12. **UNFINISHED BUSINESS – Action Items**
  - A. **Roof Repair – Update.**
  - B. **Articles of Incorporation, Bylaws and CCRs Amendments – Update.** Mailed & due 03/31/2026. The Board may extend the due date.

- C. **Selling the old sound system** – The Board may approve the sale the old sound systems.
- D. **Pool Table** – Laiq Mir may supply the Board with estimates to replace the pool tables.
- E. **Committee Appointments**– The Board may appoint members to committees.
- F. **CPA Audit/Tax Prep 2022, 2023, 2024 & 2025** – In Process
- G. **Common Area Parking Rules & Implementation of Parking Pass Requirement** – Update
- H. **Rules & Regulations** – Update
- I. **Removal of Walls surrounding Lot B exterior parking area** – Update.
- J. **Increase in Monthly RV Space Fees** – The Board may increase RV Space fees per month.
- K. **Waste Management increase in clubhouse trash cans** - The Board may increase the number of trash cans at the clubhouse or opt for a small dumpster.
- L. **ARB Terms** – The Board will determine which appointees will serve for how many years. Dan Hall's term expires in April 2027. The other two terms expire in April 2026 and April 2028.

### 13. NEW BUSINESS – Action Items

- A. **Clubhouse Committee Request** – The Committee is asking the Board to approve the following events: Saturday, May 30, 2026 - Community Yard Sale - 8 am - 2 pm (Note the Committee will only do 1 community yard sale)  
Friday, June 26, 2026 - Set Up for Saturday, June 27, 2026 - America 250th Birthday Celebration BBQ - 2 pm - 5 pm  
Saturday, August 8, 2026 - Pool Party - 2 pm - 4 pm  
Friday, October 30, 2026, Set Up for Saturday, October 31, 2026 - Trick or Treat Halloween Party - 4 pm - 6 pm  
Friday, December 11, 2026, Set Up - Saturday, December 12, 2026 - Ugly Sweater Holiday Party - with DJ - 5 pm - 8 pm
- B. **HOA Black Utility Trailer** – The Board may take action to acquire the lost title.
- C. **Street Parking** – Update
- D. **Courtesy Notices for Violations** – The Board may approve the use of courtesy notices for violations and the procedure for use.
- E. **Trees** – Storey County Fire Marshall is requesting that the Association take action to have homeowners' trim trees and bushes as they are creating a problem for emergency vehicles.
- F. **AED for Clubhouse** – The Board may authorize the purchase of an AED for the clubhouse.
- G. **Patio Area behind the clubhouse** – The Board will discuss the installation of a ramp where the steps are currently going from the upper to lower patio areas.

#### ➤ **Correspondence**

➤ **Next Meeting Agenda Items** Next meeting date is April 28, 2026.

#### ➤ **Community Announcements**

➤ **RBCC (Rainbow Bend Country Club)**

➤ **Other announcements**

### 14. **Membership Open Forum for Items Not on the Agenda**

This Portion of the meeting is dedicated to membership input for ANY ITEM PERTAINING TO THE ASSOCIATION. No action may be taken at this time, but the Board may decide to add an item to the future agenda.

### 15. **ADJOURNMENT**

Per NRS 116.31083: It is the right of a unit's owner to have a copy of the audio recording, the minutes or a summary of the minutes of the meeting provided to the unit's owner upon request, in electronic format at no charge to the unit's owner or, if the association is unable to provide the copy or summary in electronic format, in paper format at a cost not to exceed 25 cents per page for the first 10 pages, and 10 cents per page thereafter. It is the right of a unit's owner to speak to the Executive Board, unless the Executive Board is meeting in Executive Session

\*\*\*This agenda may be amended up to 24 hours before the meeting, in which event the revised agenda will be available at the meeting. \*\*

Please visit our website at [www.rainbowbendnv.com](http://www.rainbowbendnv.com).