

1                   **BEFORE THE COMMISSION FOR COMMON-INTEREST**  
2                   **COMMUNITIES AND CONDOMINIUM HOTELS**

3                   **STATE OF NEVADA**

4 SHARATH CHANDRA, Administrator,  
5 REAL ESTATE DIVISION, DEPARTMENT  
6 OF BUSINESS & INDUSTRY, STATE OF  
7 NEVADA,

8                   Petitioner,

9 vs.

10 RAINBOW BEND HOMEOWNERS  
11 ASSOCIATION, (Entity No. C14711-1992),

12                   Respondent.

Case No. 2025-630

**FILED**

FEB 06 2026

NEVADA COMMISSION FOR  
COMMON INTEREST COMMUNITIES  
AND CONDOMINIUM HOTELS

*mjeal 10*

13                   **COMPLAINT FOR DISCIPLINARY**  
14                   **ACTION AND NOTICE OF HEARING**

15           The Real Estate Division of the Department of Business and Industry, State of  
16 Nevada (the "Division"), by and through its counsel, Aaron D. Ford, Attorney General of  
17 the State of Nevada, and William C. Peper, Deputy Attorney General, hereby notifies  
18 RESPONDENTS RAINBOW BEND HOMEOWNERS ASSOCIATION ("RESPONDENT  
19 ASSOCIATION" or "RESPONDENT"), of an administrative hearing before the  
20 Commission for Common-Interest Communities and Condominium Hotels, State of  
21 Nevada, which is to be held pursuant to Chapters 233B and 116 of the Nevada Revised  
22 Statutes ("NRS") and Chapter 116 of the Nevada Administrative Code ("NAC"). The  
23 purpose of the hearing is to consider the allegations stated below and to determine if an  
24 administrative penalty will be imposed on the RESPONDENT pursuant to the provisions  
25 of NRS and NAC including, but not limited to NRS 116.785 and NRS 116.790.

26                   **JURISDICTION AND NOTICE**

27           At all times relevant to this Complaint, RESPONDENT RAINBOW BEND  
28 HOMEOWNERS ASSOCIATION, Entity Number C14711-1992, has been a common-  
interest community located in the unincorporated town of Lockwood, Nevada, and is,  
therefore, subject to the provisions of Chapter 116 of each the Nevada Revised Statutes

1 ("NRS") and the Nevada Administrative Code ("NAC") (hereinafter collectively referred to  
2 as "NRS 116") and are subject to the jurisdiction of the Division, and the Commission for  
3 Common-Interest Communities and Condominium Hotels pursuant to the provisions of  
4 NRS 116.750.

5 **FACTUAL ALLEGATIONS**

6 1. RESPONDENT ASSOCIATION, Entity Number C14711-1992, consists of  
7 four hundred and two (402) single family home units, or lots designated for such units, in  
8 a common interest community located in the unincorporated town of Lockwood, Storey  
9 County, Nevada. **CICCH0001-0006.**

10 2. RESPONDENT ASSOCIATION first registered as a common interest  
11 community with the Division in January, 1993. **CICCH0001-0006.**

12 3. On March 17, 2025, the Division issued a Letter of Non-Compliance to  
13 RESPONDENT ASSOCIATION, regarding the failure to submit a reserve study in  
14 compliance with Nevada law. **CICCH0007.**

15 4. On August 12, 2025, the Division initiated an investigation as to the failure  
16 of the RESPONDENT ASSOCIATION to submit its current Annual Association  
17 Registration form 562 to the Division and Division records reflect that the delinquency  
18 applies to 2024, and now 2025. **CICCH0008.**

19 5. On August 12, 2025, the Division also initiated an investigation as to the  
20 failure of RESPONDENT ASSOCIATION to cause a current reserve study to be  
21 performed; that the last such reserve study had been completed in 2019. **CICCH0007-**  
22 **0008.**

23 6. On September 11, 2025, Investigator Christina Pitch, on behalf of the  
24 Division, sent a letter to RESPONDENT ASSOCIATION, care of RESPONDENT  
25 ASSOCIATION's registered property manager, referencing alleged violations of NRS  
26 116.31158 and NRS 116.31152, and seeking a written response within 10 business days of  
27 the date of the letter. The five board members, according to the last-filed Annual  
28 Association Registration, last filed December 18, 2023, received courtesy copies by mail.

*Big Paul  
Project  
Reserve Study  
System  
writing on  
Extension  
# 700,000*

1 **CICCH0010-0012.**

2 7. On October 24, 2025, Investigator Pitch sent another letter, captioned as a  
3 "SECOND REQUEST," to RESPONDENT ASSOCIATION, care of its registered property  
4 manager. The five board members, according to the last-filed Annual Association  
5 Registration, last filed December 18, 2023, received courtesy copies by mail. **CICCH0013-**  
6 **0015.**

7 8. On November 13, 2025, Ms. Pitch sent another letter, captioned as a "THIRD  
8 REQUEST," to RESPONDENT ASSOCIATION, care of its registered property manager.  
9 The five board members, according to the last-filed Annual Association Registration, last  
10 filed December 18, 2023, received courtesy copies by mail. **CICCH0016-0018.**

11 9. On December 1, 2025, Ms. Pitch sent another letter, captioned "FOURTH  
12 REQUEST," to RESPONDENT ASSOCIATION, care of its registered property manager.  
13 The letter was also sent by U.S. Mail to five new board members, respondents above, as  
14 disclosed by Diana Vick, a recently departed executive board member, including the  
15 following: David Neidert, Daniel Root, Glenn Martin, George Angel and Davie Phillips,  
16 addressed as shown in the letter. **CICCH0019-0021.**

17 10. On December 12, 2025, Ms. Pitch sent another letter, captioned "FIFTH  
18 REQUEST," to RESPONDENT ASSOCIATION, care of its registered property manager.  
19 The letter was also sent by U.S. Mail to five new board members, respondents above, as  
20 disclosed by Diana Vick, a recently departed executive board member, including the  
21 following: David Neidert, Daniel Root, Glenn Martin, George Angel and Davie Phillips,  
22 addressed as shown in the letter. **CICCH0022-0024.**

23 11. No response or reply was made to any of the six (6) Request for Information  
24 letters sent, except for the following phone calls: (1) Phone call on September 16, 2025,  
25 from Diana Vick, identifying herself as a member of the board of directors, and stating  
26 that Ms. Kenyon, the registered property manager was out of town and had been given an  
27 extension until October 11, 2025 to respond; and (2) Phone call on November 25, 2025,  
28 from Diana Vick, stating that there was now a new slate of five directors on the

1 RESPONDENT ASSOCIATION's board, and that the property manager, Terri Kenyon, of  
2 Kenyon & Associates, was not taking care of the association.

3 12. On December 29, 2025, Terry Wheaton, Chief Compliance Audit Investigator  
4 for the Division, issued a 233B letter to RESPONDENT ASSOCIATION, care of its  
5 registered property manager Terry Kenyon ("233B Letter"); the letter was also sent by  
6 U.S. Mail to board member David Neidert, addressed as shown in the letter. **CICCH0025-**  
7 **0026.**

### 8 VIOLATIONS OF LAW

9 1. RESPONDENT ASSOCIATION violated NRS 116.31152(1)(a) by failing to  
10 conduct and submit, to the Division, a current reserve study, which is required once every  
11 five (5) years.

12 2. RESPONDENT ASSOCIATION violated NRS 116.3103 by failing to submit,  
13 to the Division, Annual Association Registration forms for the years 2024 and 2025.

14 3. RESPONDENT ASSOCIATION violated NAC 116.405 on five (5) occasions,  
15 constituting five (5) separate counts, by repeatedly failing to cooperate with, and respond  
16 to, multiple requests for information by the Division.

### 17 DISCIPLINE AUTHORIZED

18 Pursuant to the provisions of NRS 116.615; NRS 116.755; NRS 116.785; and NRS  
19 116.790, the Commission has discretion to take any or all of the following actions:

20 1. Issue an order directing RESPONDENT ASSOCIATION to take affirmative  
21 action to correct any conditions resulting from the violations.

22 2. Issue an order directing RESPONDENT ASSOCIATION to complete and  
23 submit a current reserve study no later than a specified deadline.

24 3. Issue an order directing RESPONDENT ASSOCIATION to submit Annual  
25 Association Registration forms for the years 2024 and 2025.

26 4. Impose an administrative fine of up to \$1,000 for each violation by  
27 RESPONDENT.

28 5. Order the RESPONDENT ASSOCIATION to pay the costs of the proceedings

1 incurred by the Division, including, without limitation, the cost of the investigation and  
2 reasonable attorney's fees.

3 6. Approve application to a court of competent jurisdiction for the appointment  
4 of a receiver for the RESPONDENT ASSOCIATION.

5 The Commission may order one or any combination of the discipline described  
6 above.

7 **NOTICE OF HEARING**

8 **PLEASE TAKE NOTICE** that a disciplinary hearing has been set to consider this  
9 Administrative Complaint against the above-named RESPONDENT ASSOCIATION in  
10 accordance with Chapters 233B and 116 of the Nevada Revised Statutes and Chapter 116  
11 of the Nevada Administrative Code.

12 **THE HEARING WILL TAKE PLACE** at the Commission meeting(s) scheduled  
13 for March 10-12, 2026, beginning at approximately 9:00 a.m. each day, or until such time  
14 as the Commission concludes its business. The Commission meeting will be held at the  
15 Nevada State Business Center, 3300 W. Sahara Avenue, 4th Floor, Nevada Room, Las  
16 Vegas, Nevada 89102, with videoconferencing to Department of Business & Industry,  
17 Division of Insurance, 1818 College Parkway, Suite 103, Carson City, Nevada 89706.

18 **STACKED CALENDAR: Your hearing is one of several hearings that may**  
19 **be scheduled at the same time as part of a regular meeting of the Commission**  
20 **that is expected to take place on March 10-12, 2026. Thus, your hearing may be**  
21 **continued until later in the day or from day to day. It is your responsibility to**  
22 **be present when your case is called. If you are not present when your hearing**  
23 **is called, a default may be entered against you and the Commission may decide**  
24 **the case as if all allegations in the complaint were true. If you need to negotiate**  
25 **a more specific time for your hearing in advance because of coordination with**  
26 **an out-of-state witness or the like, please call Maria Gallo, Commission**  
27 **Coordinator, at (702) 486-4074.**

28 **YOUR RIGHTS AT THE HEARING:** Except as mentioned below, the hearing is

1 an open meeting under Nevada's open meeting law and may be attended by the public.  
2 After the evidence and arguments, the commission may conduct a closed meeting to  
3 discuss your alleged misconduct or professional competence. You are entitled to a copy of  
4 the transcript of the open and closed portions of the meeting, although you must pay for  
5 the transcription. As a RESPONDENT ASSOCIATION, you are specifically informed that  
6 you have the right to appear and be heard in your defense, either personally or through  
7 your counsel of choice. At the hearing, the Division has the burden of proving the  
8 allegations in the complaint and will call witnesses and present evidence against you. You  
9 have the right to respond and to present relevant evidence and argument on all issues  
10 involved. You have the right to call and examine witnesses, introduce exhibits, and cross-  
11 examine opposing witnesses on any matter relevant to the issues involved.

12 You have the right to request that the Commission issue subpoenas to compel  
13 witnesses to testify and/or evidence to be offered on your behalf. In making this request,  
14 you may be required to demonstrate the relevance of the witness' testimony and/or  
15 evidence. Other important rights and obligations, including your obligation to answer the  
16 complaint you have are listed in NRS Chapter 116 and NAC Chapter 116, including  
17 without limitation, NRS 116.770 through 116.780, and NAC 116.500 through NAC  
18 116.635 and NRS Chapter 233B.

19 Note that under NAC 116.575, not less than five (5) working days before a hearing,  
20 RESPONDENT ASSOCIATION must provide to the Division a copy of all reasonably  
21 available documents that are reasonably anticipated to be used to support your position,  
22 and a list of witnesses RESPONDENT ASSOCIATION intends to call at the time of the  
23 hearing. Failure to provide any document or to list a witness may result in the document  
24 or witness being excluded from RESPONDENT ASSOCIATION'S defense.

25 ///

26 ///

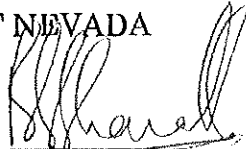
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28 ///

1 The purpose of the hearing is to determine if the RESPONDENT ASSOCIATION has  
2 violated the provisions of NRS 116, and to determine what administrative penalty is to be  
3 assessed against RESPONDENT ASSOCIATION.

4  
5 DATED this 6th day of February, 2026.

6 REAL ESTATE DIVISION,  
7 DEPARTMENT OF BUSINESS & INDUSTRY,  
8 STATE OF NEVADA

9 By:   
10 SHARATH CHANDRA, Administrator  
11 3300 W. Sahara Ave. Ste 350  
12 Las Vegas, Nevada 89102  
13 (702) 486-4033

14 AARON D. FORD  
15 Attorney General

16 By: */s/ William C. Peper*  
17 William C. Peper (Bar No. 16741)  
18 Deputy Attorney General  
19 1 State of Nevada Way, Ste. 100  
20 Las Vegas, Nevada 89119  
21 (702) 486-3420  
22 *Attorneys for Real Estate Division*

1                                   **BEFORE THE COMMISSION FOR COMMON-INTEREST**  
2                                   **COMMUNITIES AND CONDOMINIUM HOTELS**

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4 SHARATH CHANDRA, Administrator,  
5 REAL ESTATE DIVISION, DEPARTMENT  
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10 RAINBOW BEND HOMEOWNERS  
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NEVADA COMMISSION FOR  
COMMON INTEREST COMMUNITIES  
AND CONDOMINIUM HOTELS

*mgallw*

13                                   **NOTICE OF DOCUMENTS**

14 **VIA CERTIFIED MAIL**

15 **TO:** Rainbow Bend HOA  
16 C/O Kenyon & Associates  
17 645 Sierra Rose Dr., Ste. 104  
18 Reno, NV 89511

19 Attached are copies of non-privileged communications, reports, pictures, affidavits  
20 or depositions in possession of the Real Estate Division of the Department of Business and  
21 Industry, State of Nevada (the "Division"), which may be relevant to the complaint in the  
22 above-captioned proceeding. Certain of these documents are exclusive of those that may  
23 be attached to and incorporated into the Complaint, if any. The documents are marked

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28 ///

1 CICCH0001 through CICCH0026. These documents may be used at the time of the  
2 hearing on this matter.

3  
4 DATED this 6<sup>th</sup> day of February, 2026.

5 AARON D. FORD  
6 Attorney General

7 By: /s/ William C. Peper

8 WILLIAM C. PEPER (Bar No. 16741)  
9 Deputy Attorney General  
10 1 State of Nevada Way, Ste. 100  
11 Las Vegas, Nevada 89119  
12 (702) 486-3184  
13 *Attorneys for Real Estate Division*  
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STATE OF NEVADA  
 DEPARTMENT OF BUSINESS AND INDUSTRY - REAL ESTATE DIVISION  
 OFFICE OF THE OMBUDSMAN FOR COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS  
 3300 W. Sahara Ave. Ste. 350 \* Las Vegas, NV 89102  
 (702) 486-4480 \* Toll free: (877) 829-9907 \* Fax: (702) 486-4520  
 E-mail: [HOARegistrations@red.nv.gov](mailto:HOARegistrations@red.nv.gov) <http://red.nv.gov/>

19 2022

**ANNUAL ASSOCIATION REGISTRATION**

Association's legal name: Rainbow Bend Homeowners Association  
 (As it appears in the Articles of Incorporation/Secretary of State's website)

Subdivision name(s) for the Association: N/A  
 (As it appears on the County Assessor's website)

Nevada Secretary of State (SOS) entity number: C14711-1992 SOS original filing date: 12 / 31 / 92  
 (For SOS Filing information, visit <http://nvsos.gov/sosentitlyscarch/>)

Is the Association identified as a Master or Sub-association, per the CC&Rs: .....  Master  Sub-Association  Neither  
 If identified as a Sub-Association, please indicate the name of the Master Association N/A

**Association's physical address:**  
 (If no address list closest cross streets)  
500 Ave De La Bleu Clair  
 City: Sparks State: NV Zip: NV  
 County the association is located in: Storey  
 Association Telephone Number: (775)674-8000

**Current Notification Address for Division Use:**  
c/o Kenyon & Associates  
 Attn: Terri Kenyon  
 Address: 645 Sierra Rose Dr. #104  
 City: Reno State: NV Zip: 89511

Pursuant to NRS 116.3101 and NRS 116B.415, indicate the type of common-interest community (choose one):  
 Profit corporation  Non-profit corporation  Trust  General partnership  Limited partnership  Limited liability company  
 Is the association a (check one): .....  Condominium  Cooperative  Condominium Hotel  Planned Community  
 If a planned community, indicate unit type:  Single Family Dwelling  Condominium  Duplex  Townhouse  Manufactured Housing  
 As of this date, the number of units that currently have liens filed against them for unpaid assessments ..... 8  
 Number of foreclosures, in the prior fiscal year, based on liens for failure of unit owner to pay assessments ..... 0

**Units/Budget/Assessments**  
 Number of current annexed units: (See page 3 regarding residential single family dwelling custom homes under Units/Budget/Assessments) ..... 402  
 Max. (total) # of units declarant reserves right to annex as indicated in the Covenant, Conditions & Restrictions (CC&Rs) ..... 402  
 Have the declarant's developmental rights (right to annex additional units into the community) expired: .....  Yes  No  
 Date most recent annual meeting was held ..... (M/D/YR) 02 / 28 / 23  
 Accounting Fiscal Year End: ..... (Month /Day): 12 / 31  
 Total annual budgeted assessments (combined assessment amounts for all units within the community) ..... \$ 530640.00  
 Total annual budgeted revenue (combined assessment amounts for all units, including interest, other income, etc.) ..... \$ 548501.40  
 The most recent independent CPA financial statements, required by NRS 116.31144, were: .....  reviewed  audited  <\$45,000  
 The fiscal or calendar year for which the reviewed or audited financial statements represent: ..... (Year only): 2021  
 If required, has the review or audit above been completed: .....  Yes  No  
 Date the audit/review was completed ..... (M/D/YR) 12 / 30 / 22  
 If not completed, explain: 2022 in process

<i>For office use only</i>			
Check No.: <u>1896</u>	Amount: <u>1,708.50</u>	First Date Stamp: <u>RECEIVED DEC 18 2023</u>	<input type="checkbox"/> Walk-in Accepted by: _____
Receipt No.: <u>699209</u>	Fiscal Year: <u>24</u>	Date Processed: <u>01/22/2024</u>	Processed By: <u>(Signature)</u>
Notes: _____	Second Date Stamp: _____	Processed By: _____	
<input type="checkbox"/> Reserve Study Summary <input type="checkbox"/> Master Roster <input type="checkbox"/> Correspondence: _____			

**Reserve Study (NRS 116.31152 and NRS 116B.605)**

Has a site reserve study even been conducted:  Yes  No  
 Date of Site Inspection (M/D/YR) 01 / 01 / 2018  
 If a reserve study has not been conducted, is the executive board confirming that the community has no major components in accordance to NRS 116.0605: ... **If no, attach explanation to why a reserve study has not been conducted**  Yes  No  
 Was the most recent study adopted by Board:  Yes  No  
 Date the board adopted the recent study (M/D/YR) 01 / 26 / 19  
 If a reserve study was conducted pursuant to NRS 31152, was Form 609 submitted to the Division:  Yes  No  
 Date Form 609 was submitted to the Division (M/D/YR) 12 / 30 / 19  
 Name of Reserve Study Specialist (or person, pursuant to NRS 116.31152(2)) who conducted study Better Reserves  
 Reserve Study Specialist Registration number or the title of the person: 25  
 Has the executive board performed its annual review of the reserve study pursuant to NRS 116.31152 (1)(b):  Yes  No  
 Has the executive board made the necessary adjustments after the review pursuant to NRS 116.31152 (1)(c):  Yes  No  
 Required reserve account balance as of the end of the current fiscal year, per the most recent adopted reserve study: \$ 658555.28  
 Projected reserve account balance as of the end of the association's current fiscal year \$ 868020.00  
 Is there currently a Reserve Assessment in effect  Yes  No  
 If yes, how long is the Reserve Assessment in effect N/A

**Board/Management/Declarant**

Current number of board members 5  
 Per the governing documents, how many board members are required 5  
 Have all executive board members signed a Form 602 within 90 days of appointment/election per pursuant to NRS 116.31034(19) or NRS 116B.445(9):  Yes  No

Executive Board	President	Secretary	Treasurer	<input checked="" type="checkbox"/> Vice President <input type="checkbox"/> Director
Board Member's Name	Leroy Predmore	F Jay Harrell	Jennifer Agnew	Eric Hartman
Physical address: Number & Street City / State / Zip Code	291 Rue De La Jaune Sparks, NV. 89434	133 Ave De La Bleu De Clair Sparks, NV. 89434	97 Ave De La Bleu Clair Sparks, NV. 89434	173 Cercle De La Cerese Sparks NV 89434
Telephone Number	775-674-6980	(775)375-5062	(775)453-6644	775-338-9134
E-mail Address	pearlpad1@rocketmail.com	fjharrell@gmail.com	jennifer.agnew.89434@gmail.com	ehrbhoa@outlook.com
	<b>Director</b>	<b>Director</b>	<b>Director</b>	<input type="checkbox"/> Hotel Unit Owner <input type="checkbox"/> Director
Board Member's Name	Diana Vick			
Physical address: Number & Street City / State / Zip Code	207 Rue De La Chartreuse Sparks, NV 89434			
Telephone Number	(775) 338-0950			
E-mail Address	dianavickhoaboard@gmail.com			

*Please use a separate sheet of paper for additional board members and attach to this form.*

	Management Company and Manager's name	Custodian of Records	Attorney (if applicable)	Declarant
Business Name	Kenyon & Associates, INC	Rainbow Bend HOA	LKG	Caprotti Construction
Contact Name	Terri Kenyon	Terri Kenyon	Donna Zanetti	Roy Hoy
Address: Number & Street City / State / Zip Code	645 Sierra Rose Dr. #104 Reno, NV 89511	500 Ave De La Bleu De Clair Reno, NV. 89434	5421 Keitzke Ln. #200 Reno, NV 89544	501 Rue De La Blanc Sparks, NV 89434
Telephone Number	(775)674-8000	(775)674-8000	(775)324-5930	
Fax Number (optional)	(775)674-8010	(775)674-8010		

The person signing this form must be the Declarant, Board Member or assigned Community Manager who is attesting to the accuracy of the information provided, regardless of whether they completed the form.

The person signing is  Declarant  Board Member (Position \_\_\_\_\_)  Community Manager (License # \_\_\_\_\_)

Authorized Name Terri Kenyon Authorized Signature [Signature] Date 12/12/23

This form can be submitted by email, mail, fax, or hand delivery

STATE OF NEVADA  
DEPARTMENT OF BUSINESS AND INDUSTRY - REAL ESTATE DIVISION  
OFFICE OF THE OMBUDSMAN FOR COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS

3300 W. Sahara Ave. Ste. 350 \* Las Vegas, NV 89102  
(702) 486-4480 \* Toll free: (877) 829-9907 \* Fax: (702)486-4520  
E-mail: [HOARRegistrations@red.nv.gov](mailto:HOARRegistrations@red.nv.gov) <http://red.nv.gov/>

DEC 06 2022

**ANNUAL ASSOCIATION REGISTRATION**

Association's legal name: Rainbow Bend Homeowners Association

*(As it appears in the Articles of Incorporation/Secretary of State's website)*

Subdivision name(s) for the Association: N/A

*(As it appears on the County Assessor's website)*

Nevada Secretary of State (SOS) entity number: C14711-1992 SOS original filing date: 12 / 31 / 92

*(For SOS Filing information, visit <http://nvsos.gov/sosentitysearch/>)*

Is the Association identified as a Master or Sub-association, per the CC&Rs: .....  Master  Sub-Association  Neither

If identified as a Sub-Association, please indicate the name of the Master Association N/A

**Association's physical address:**

*(If no address list closest cross streets)*

500 Ave De La Bleu Clair

City: Sparks State: NV Zip: NV

County the association is located in: Storey

Association Telephone Number: (775)674-8000

**Current Notification Address for Division Use:**

c/o Kenyon & Associates

Attn: Terri Kenyon

Address: 645 Sierra Rose Dr. #104

City: Reno State: NV Zip: 89511

Pursuant to NRS 116.3101 and NRS 116B.415, indicate the type of common-interest community (choose one):

Profit corporation  Non-profit corporation  Trust  General partnership  Limited partnership  Limited liability company

Is the association a (check one): .....  Condominium  Cooperative  Condominium Hotel  Planned Community

If a planned community, indicate unit type:  Single Family Dwelling  Condominium  Duplex  Townhouse  Manufactured Housing

As of this date, the number of units that currently have liens filed against them for unpaid assessments ..... 10

Number of foreclosures, in the prior fiscal year, based on liens for failure of unit owner to pay assessments ..... 0

**Units/Budget/Assessments**

Number of current annexed units: (See page 3 regarding residential single family dwelling custom homes under Units/Budget/Assessments) ..... 402

Max. (total) # of units declarant reserves right to annex as indicated in the Covenant, Conditions & Restrictions (CC&Rs) ..... 402

Have the declarant's developmental rights (right to annex additional units into the community) expired: .....  Yes  No

Date most recent annual meeting was held ..... (M/D/YR) 02 / 22 / 22

Accounting Fiscal Year End: ..... (Month /Day): 12 / 31

Total annual budgeted assessments (combined assessment amounts for all units within the community) ..... \$ 506,520.00

Total annual budgeted revenue (combined assessment amounts for all units, including interest, other income, etc.) ..... \$ 413,400.00

The most recent independent CPA financial statements, required by NRS 116.31144, were: .....  reviewed  audited  <\$45,000

The fiscal or calendar year for which the reviewed or audited financial statements represent: ..... (Year only): 2020

If required, has the review or audit above been completed: .....  Yes  No

Date the audit/review was completed ..... (M/D/YR) 10 / 28 / 22

If not completed, explain: \_\_\_\_\_

<i>For office use only</i>		
Check No.: <u>1565</u>	Amount: <u>1,708.50</u>	First Date Stamp: <b>RECEIVED DEC 05 2022</b>
Receipt No.: <u>659120</u>	Fiscal Year: <u>23</u>	Date Processed: <u>12/19/2022</u>
Notes: _____	Second Date Stamp: _____	Processed By: _____
<input type="checkbox"/> Reserve Study Summary <input type="checkbox"/> Master Roster <input type="checkbox"/> Correspondence: _____		<input type="checkbox"/> Walk-in Accepted by: _____ Processed By: <u>JD</u>

**Reserve Study (NRS 116.31152 and NRS 116B.605)**

Has a site reserve study even been conducted:  Yes  No  
 Date of Site Inspection (M/D/YR) 01 / 01 / 2019  
 If a reserve study has not been conducted, is the executive board confirming that the community has no major components in accordance to NRS 116.0605: ... **If no, attach explanation to why a reserve study has not been conducted**  Yes  No  
 Was the most recent study adopted by Board:  Yes  No  
 Date the board adopted the recent study (M/D/YR) 01 / 26 / 19  
 If a reserve study was conducted pursuant to NRS 31152, was Form 609 submitted to the Division:  Yes  No  
 Date Form 609 was submitted to the Division (M/D/YR) 12 / 30 / 19  
 Name of Reserve Study Specialist (or person, pursuant to NRS 116.31152(2)) who conducted study Better Reserves  
 Reserve Study Specialist Registration number or the title of the person: 25  
 Has the executive board performed its annual review of the reserve study pursuant to NRS 116.31152 (1)(b):  Yes  No  
 Has the executive board made the necessary adjustments after the review pursuant to NRS 116.31152 (1)(c):  Yes  No  
 Required reserve account balance as of the end of the current fiscal year, per the most recent adopted reserve study: \$ 547,680.00  
 Projected reserve account balance as of the end of the association's current fiscal year \$ 789728.44  
 Is there currently a Reserve Assessment in effect  Yes  No  
 If yes, how long is the Reserve Assessment in effect N/A

**Board/Management/Declarant**

Current number of board members 5  
 Per the governing documents, how many board members are required 5  
 Have all executive board members signed a Form 602 within 90 days of appointment/election per pursuant to NRS 116.31034(19) or NRS 116B.445(9):  Yes  No

Executive Board	President	Secretary	Treasurer	<input checked="" type="checkbox"/> Vice President <input type="checkbox"/> Director
Board Member's Name	Eric Hartman	F Jay Harrell	Jennifer Agnew	Maricela Guterrez
Physical address: Number & Street City / State / Zip Code	173 Cercle De La Cerese Sparks, NV.89434	133 Ave De La Bleu De Clair Sparks, NV. 89434	97 Ave De La Bleu Clair Sparks, NV. 89434	1001 Ave De La Argent Sparks, NV. 89434
Telephone Number	(775)338-9134	(775)375-5062	(775)453-6644	
E-mail Address	ehrbhoa@outlook.com	fjharrell@gmail.com		maricela.rb.hoa@gmail.com
	<b>Director</b>	<b>Director</b>	<b>Director</b>	<input type="checkbox"/> Hotel Unit Owner <input type="checkbox"/> Director
Board Member's Name	Leroy Predmore			
Physical address: Number & Street City / State / Zip Code	291 Rue De La Jaune Sparks, NV. 89434			
Telephone Number	(775)674-6980			
E-mail Address	pearlpad1@rocketmail.com			
<i>Please use a separate sheet of paper for additional board members and attach to this form.</i>				
	<b>Management Company and Manager's name</b>	<b>Custodian of Records</b>	<b>Attorney (if applicable)</b>	<b>Declarant</b>
Business Name	Kenyon & Associates, INC	Rainbow Bend HOA	LKG	Caprotti Construction
Contact Name	Terri Kenyon	Terri Kenyon	Donna Zanetti	Roy Hoy
Address: Number & Street City / State / Zip Code	645 Sierra Rose Dr. #104 Reno, NV 89511	500 Ave De La Bleu De Clair Reno, NV. 89434	5421 Keitzke Ln. #200 Reno, NV 89544	501 Rue De La Blanc Sparks, NV 89434
Telephone Number	(775)674-8000	(775)674-8000	(775)324-5930	
Fax Number (optional)	(775)674-8010	(775)674-8010		

The person signing this form must be the Declarant, Board Member or assigned Community Manager who is attesting to the accuracy of the information provided, regardless of whether they completed the form.

The person signing is  Declarant  Board Member (Position \_\_\_\_\_)  Community Manager (License# 9834)

Authorized Name Christy Detwiler Remley Authorized Signature C Detwiler Remley Date 11-17-2022

This form can be submitted by email, mail, fax, or hand delivery

**STATE OF NEVADA**  
**DEPARTMENT OF BUSINESS AND INDUSTRY - REAL ESTATE DIVISION**  
**OFFICE OF THE OMBUDSMAN FOR COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS**  
 3300 W. Sahara Ave. Ste. 350 \* Las Vegas, NV 89102  
 (702) 486-4480 \* Toll free: (877) 829-9907 \* Fax: (702) 486-4520  
 E-mail: [CICombudsman@red.nv.gov](mailto:CICombudsman@red.nv.gov) <http://red.nv.gov>

**ANNUAL ASSOCIATION REGISTRATION**

Association's legal name: Rainbow Bend Homeowners Association

(As it appears in the Articles of Incorporation/Secretary of State's website)

Subdivision name(s) for the Association: N/A

(As it appears on the County Assessor's website)

Nevada Secretary of State (SOS) entity number: C-14711-1992 SOS original filing date: 12 /31 /92

(For SOS Filing information, visit <http://nvsos.gov/sosentitysearch/>)

Is the Association identified as a Master or Sub-association, per the CC&Rs: .....  Master  Sub-Association  Neither

If identified as a Sub-Association, please indicate the name of the Master Association \_\_\_\_\_

**Association's physical address:**

(If no address, list closest cross street)

600 Ave De La Bleu De Clair

City: Sparks State: NV Zip: 89434

County the association is located in: Storey

Association Telephone Number: (775) 674-8000

**Current Notification Address for Division Use:**

C/O Kenyon & Associates

Attn: Theresa Kenyon

Address: 645 Sierra Rose Dr. Ste 104

City: Reno State: NV Zip: 89511

Pursuant to NRS 116.3101 and NRS 116B.415, indicate the type of common-interest community (choose one):

Profit corporation  Non-profit corporation  Trust  General partnership  Limited partnership  Limited liability company

Is the association a (check one): .....  Condominium  Cooperative  Condominium Hotel  Planned Community

If a planned community, indicate unit type:  Single Family Dwelling  Condominium  Duplex  Townhouse  Manufactured Housing

As of this date, the number of units that currently have liens filed against them for unpaid assessments: ..... 0

Number of foreclosures, in the prior fiscal year, based on liens for failure of unit owner to pay assessments: ..... 0

**Units/Budget/Assessments**

Number of current annexed units: (See page 3 regarding residential single family dwelling custom homes under Units/Budget/Assessments) ..... 402

Max. (total) # of units declarant reserves right to annex as indicated in the Covenant, Conditions & Restrictions (CC&Rs): ..... 402

Have the declarant's developmental rights (right to annex additional units into the community) expired: .....  Yes  No

Date most recent annual meeting was held: ..... (M/D/YR) 2 /22 /22

Accounting Fiscal Year End: ..... (Month /Day): 12 /31

Total annual budgeted assessments (combined assessment amounts for all units within the community): ..... \$ 506,520.00

Total annual budgeted revenue (combined assessment amounts for all units, including interest, other income, etc.): ..... \$ 413,400.00

The most recent independent CPA financial statements, required by NRS 116.31144, were: .....  reviewed  audited  <\$45,000

The fiscal or calendar year for which the reviewed or audited financial statements represent: ..... (Year only): 2021

If required, has the review or audit above been completed: .....  Yes  No

Date the audit/review was completed: ..... (M/D/YR)  / /

If not completed, explain: In Process with CPA Gene Clawson

**For office use only**

Check No.: \_\_\_\_\_ Amount: \_\_\_\_\_ First Date Stamp: 4/27/22  Walk-In Accepted by: \_\_\_\_\_

Receipt No.: \_\_\_\_\_ Fiscal Year: \_\_\_\_\_ Date Processed: \_\_\_\_\_ Processed By: RKJ

Notes: \_\_\_\_\_ Second Date Stamp: \_\_\_\_\_ Processed By: \_\_\_\_\_

Reserve Study Summary  Master Roster  Correspondence: \_\_\_\_\_

**Reserve Study (NRS 116.31152 and NRS 116B.605)**

Has a site reserve study even been conducted:  Yes  No

Date of Site Inspection: (M/D/YR) 1 / 1 / 19

If a reserve study has not been conducted, is the executive board confirming that the community has no major components in accordance to NRS 116.0605: ... If no, attach explanation to why a reserve study has not been conducted  Yes  No

Was the most recent study adopted by Board:  Yes  No

Date the board adopted the recent study: (M/D/YR) 11 / 26 / 19

If a reserve study was conducted pursuant to NRS 31152, was Form 609 submitted to the Division:  Yes  No

Date Form 609 was submitted to the Division: (M/D/YR) 12 / 30 / 19

Name of Reserve Study Specialist (or person, pursuant to NRS 116.31152(2)) who conducted study: Mari Jo Betterley

Reserve Study Specialist Registration number or the title of the person: 25

Has the executive board performed its annual review of the reserve study pursuant to NRS 116.31152 (1)(b):  Yes  No

Has the executive board made the necessary adjustments after the review pursuant to NRS 116.31152 (1)(c):  Yes  No

Required reserve account balance as of the end of the current fiscal year, per the most recent adopted reserve study: \$ 547,880.41

Projected reserve account balance as of the end of the association's current fiscal year: \$ 602,275.89

Is there currently a Reserve Assessment in effect:  Yes  No

If yes, how long is the Reserve Assessment in effect: \_\_\_\_\_

**Board/Management/Declarant**

Current number of board members: 5

Per the governing documents, how many board members are required: 5

Have all executive board members signed a Form 602 within 90 days of appointment/election per pursuant to NRS 116.31034(19) or NRS 116B.445(9):  Yes  No

Executive Board	President	Secretary	Treasurer	<input checked="" type="checkbox"/> Vice President <input type="checkbox"/> Director
Board Member's Name	Erio G. Hartman	F. Jay Harrell	Jennifer Agnew	Beth Philpot
Physical address: Number & Street City / State / Zip Code	173 Cercle De La Cerese Sparks, NV 89434	133 Ave De La Bleu De Clair, Sparks NV 89434	97 Ave De La Bleu Clair Sparks, NV 89434	153 Ave De La Bleu De Clair, Sparks NV 89434
Telephone Number	(775) 338-9134	(702) 375-8062	(775) 453-6644	(610) 418-1594
E-mail Address	ehrbhoa@outlook.com	fjharrell@gmail.com	jennifer.agnew.89434@gmail.com	beth.philpot@yahoo.com
	Director	Director	Director	<input checked="" type="checkbox"/> Hotel Unit Owner <input type="checkbox"/> Director
Board Member's Name	David Hart			
Physical address: Number & Street City / State / Zip Code	225 Rue De La Divoire Sparks, NV 89434			
Telephone Number	(775) 250-8542			
E-mail Address	ateeler17@att.net			
<i>Please use a separate sheet of paper for additional board members and attach to this form.</i>				
	Management Company and Manager's name	Custodian of Records	Attorney (if applicable)	Declarant
Business Name	Kenyon & Associates, Inc.	Rainbow Bend HOA	LKG	Capriotti Construction
Contact Name	Theresa Kenyon	Theresa Kenyon	Donna Zanetti	Richard Hoy
Address: Number & Street City / State / Zip Code	645 Sierra Rose Dr. Ste 104 Reno, NV 89511	500 Ave De La Bleu De Clair Sparks, NV 89434	5421 Keitzke Ln, #200 Reno, NV 89511	501 Rue De La Blanc Sparks, NV 89434
Telephone Number	(775) 674-8000	(775) 674-8000	(775) 324-5930	(775) 342-0100
Fax Number (optional)	(775) 674-8010	(775) 674-8010		

The person signing this form must be the Declarant, Board Member or assigned Community Manager who is attesting to the accuracy of the information provided, regardless of whether they completed the form.

The person signing is  Declarant  Board Member (Position \_\_\_\_\_)  Community Manager (License # 8861)

Authorized Name Chiquita deLeon Authorized Signature *Chiquita deLeon* Date 4 / 1 / 22

**This form can only be submitted by hand delivery, mail or fax and will not be accepted by email.**

STATE OF NEVADA

JOE LOMBARDO  
Governor



DR. KRISTOPHER SANCHEZ  
Director

SHARATH CHANDRA  
Administrator

CHARVEZ FOGER  
Deputy Administrator

SONYA MERIWEATHER  
Ombudsman

DEPARTMENT OF BUSINESS AND INDUSTRY  
**REAL ESTATE DIVISION**  
COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS PROGRAM

March 17, 2025

14711-1992  
RAINBOW BEND HOMEOWNERS ASSOCIATION  
C/O KENYON & ASSOCIATES  
ATTN: TERRI KENYON  
645 SIERRA ROSE DR STE 104  
RENO, NV 89511

**Re: Reserve Study Summary – Letter of Non-Compliance**

Dear RAINBOW BEND HOMEOWNERS ASSOCIATION:

The Nevada Real Estate Division (the Division), Common-Interest Communities and Condominium Hotels Program has not received the above-referenced association's Reserve Study Summary. After a review of the association, it is noted that:

- The last Reserve Study was conducted on **01/01/2019** and,
- The last Reserve Study Summary (form #609) submitted to the Division was on **12/30/2019**.

As of October 1, 2000, each association is required by Nevada Revised Statutes (NRS) 116 to:

- Cause a reserve study to be conducted at least once every five years, per NRS 116.31152 (1) (a) and,
- Submit a Summary of the Reserves to the Division (form 609) not later than 45 days after the date that the Executive Board adopts the results of the study, per NRS 116.31152 (4)
  - Reserve Study Summary Form #609 can be located on the Division's website at <http://red.nv.gov/Content/Forms/CIC/>.

Please complete the Reserve Study Summary (form #609) in its entirety and return it by mail, fax or walk-in to the Division by **March 31, 2025**. Failure to supply this information may result in the matter being referred to a Compliance Investigator for further review.

Thank you for your anticipated cooperation regarding this matter. Should you have any questions, feel free to contact our office at (702) 486-4480 or email [hoaregistrations@red.nv.gov](mailto:hoaregistrations@red.nv.gov).

Sincerely,  
*Rhonda Galvin*  
Administrative Assistant IV

cc: file

BOARD PRESIDENT: LEROY PREDMORE  
BOARD SECRETARY: F JAY HARRELL  
BOARD TREASURER: JENNIFER AGNEW  
BOARD VICE-PRESIDENT: ERIC HARTMAN

# CASE 2025-630

NRED Initiated Investigation Approval Form	
Community Manager(SOF) _____ Executive Board (INTRV2) <u> X </u>	
Respondent	
Association:	RAINBOW BEND HOMEOWNERS ASSOCIATION
Name:	C/O KENYON & ASSOCIATES
	ATTN: TERRI KENYON
Address:	645 SIERRA ROSE DR STE 104
City, St., Zip:	RENO, NV 89511
VP:	ERIC HARTMAN
	173 CERCLE DE LA CERESE
	SPARKS, NV 89434
President:	LEROY PREDMORE
	291 RUE DE LA JAUNE
	SPARKS, NV 89434
Treasurer:	JENNIFER AGNEW
	97 AVE DE LA BLEU DE CLAIR
	SPARKS, NV 89434
Secretary:	F JAY HARRELL
	133 AVE DE LA BLEU DE CLAIR
	SPARKS, NV 89434
Director:	DIANA VICK
	207 RUE DE LA CHARTEUSE
	SPARKS, NV 89434
Alleged Violation(s)	
Statute	Summary
NRS 116.31158	Have not submitted the current AAR form 562. Delinquent since Dec. 2024
NRS 116.31152	No reserve study performed since January 2019
Assigned to:	Christina Pitch

**CICCH0008**

STATE OF NEVADA

JOE LOMBARDO  
Governor



DR. KRISTOPHER SANCHEZ  
Director

SHARATH CHANDRA  
Administrator

CHARVEZ FOGER  
Deputy Administrator

SONYA MERIWEATHER  
Ombudsman

DEPARTMENT OF BUSINESS AND INDUSTRY  
REAL ESTATE DIVISION  
COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS

September 11, 2025

Rainbow Bend Homeowners Association  
Executive Board  
C/O Kenyon & Associates  
Attn: Terri Kenyon  
645 Sierra Rose Dr Ste 104  
Reno, NV 89511

Re: Case No: 2025-630

Dear Executive Board:

The State of Nevada Real Estate Division (the "Division"), Compliance Section for Common-Interest Communities and Condominium Hotels, has opened an investigation against the executive board of Rainbow Bend Homeowners Association to determine if there has been a violation of Nevada Revised Statutes (NRS) 116 or Nevada Administrative Code (NAC) 116. This investigation is confidential in accordance with NRS 116.757.

**Please provide a written response to the following allegation(s):**

**Allegation 1:** It is alleged that you have violated NRS 116.31158 as you have not submitted your current Annual Association Registration form 562 to the Division. Division records reflect you have been delinquent since December 2024.

**Allegation 2:** It is alleged that you have violated NRS 116.31152 as you have not caused a reserve study to be performed since January 2019.

**Please provide a written response to these allegations, along with evidence and/or information to corroborate your response to the allegations. Please provide your response in electronic format but do not email large files.**

In addition to providing a written response to the above allegations, please provide all documents or other evidence to support your written response to include the following:

1. A copy of the most current Reserve Study;
2. Copies of all minute from September 2024 to present
3. Copies of all monthly financial statements from September 2024 to present; and
4. Copies of all bank statements from September 2024 to present.

Your written response and the requested documentation must be submitted to the Division to the undersigned's attention no later than **10 business days from the date of this letter.**

Please be advised that pursuant to NAC 116.405(5), the Commission may find that a member of the executive board violated his or her duties pursuant to NRS 116.3103 by impeding or otherwise interfering with an investigation by the Division. NAC 116.405(5) states in part:

In determining whether a member of the executive board has performed his or her duties pursuant to NRS 116.3103, the Commission may consider whether the member of the executive board has:

5. Impeded or otherwise interfered with an investigation of the Division by:
  - (a) Failing to comply with a request by the Division to provide information or documents;
  - (b) Supplying false or misleading information to an investigator, auditor or any other officer or agent of the Division; or
  - (c) Concealing any facts or documents relating to the business of the association.

Upon review of the requested documents, the undersigned may be contacting you for further information and/or an interview.

Thank you in advance for your anticipated cooperation. Should you have any questions, you may contact me at 702-486-4480, or you may e-mail me at [cpitch@red.nv.gov](mailto:cpitch@red.nv.gov). An **appointment is required** if you wish to meet with the investigator.

Sincerely,



Christina Pitch  
Compliance Audit Investigator II

CC:  
Leroy Predmore  
291 Rue De La Jaune

Sparks, NV 89434

Eric Hartman  
173 Cercle De La Cerese  
Sparks, NV 89434

Jennifer Agnew  
97 Ave De La Bleu De Clair  
Sparks, NV 89434

F Jay Harrell  
133 Ave De La Bleu De Clair  
Sparks, NV 89434

Diana Vick  
207 Rue De La Chartreuse  
Sparks, NV 89434

STATE OF NEVADA

JOE LOMBARDO  
*Governor*



DR. KRISTOPHER SANCHEZ  
*Director*

SHARATH CHANDRA  
*Administrator*

CHARVEZ FOGER  
*Deputy Administrator*

SONYA MERIWEATHER  
*Ombudsman*

DEPARTMENT OF BUSINESS AND INDUSTRY  
**REAL ESTATE DIVISION**  
COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS

October 24, 2025

Rainbow Bend Homeowners Association  
Executive Board  
C/O Kenyon & Associates  
Attn: Terri Kenyon  
645 Sierra Rose Dr Ste 104  
Reno, NV 89511

Re: Case No: 2025-630 – SECOND REQUEST

Dear Executive Board:

The State of Nevada Real Estate Division (the "Division"), Compliance Section for Common-Interest Communities and Condominium Hotels, has opened an investigation against the executive board of Rainbow Bend Homeowners Association to determine if there has been a violation of Nevada Revised Statutes (NRS) 116 or Nevada Administrative Code (NAC) 116. This investigation is confidential in accordance with NRS 116.757.

**Please provide a written response to the following allegation(s):**

**Allegation 1:** It is alleged that you have violated NRS 116.31158 as you have not submitted your current Annual Association Registration form 562 to the Division. Division records reflect you have been delinquent since December 2024.

**Allegation 2:** It is alleged that you have violated NRS 116.31152 as you have not caused a reserve study to be performed since January 2019.

**Please provide a written response to these allegations, along with evidence and/or information to corroborate your response to the allegations. Please provide your response**

**in electronic format but do not email large files. This is the SECOND REQUEST for a response.**

In addition to providing a written response to the above allegations, please provide all documents or other evidence to support your written response to include the following:

1. A copy of the most current Reserve Study;
2. Copies of all minute from September 2024 to present
3. Copies of all monthly financial statements from September 2024 to present; and
4. Copies of all bank statements from September 2024 to present.

Your written response and the requested documentation must be submitted to the Division to the undersigned's attention no later than **10 business days from the date of this letter.**

Please be advised that pursuant to NAC 116.405(5), the Commission may find that a member of the executive board violated his or her duties pursuant to NRS 116.3103 by impeding or otherwise interfering with an investigation by the Division. NAC 116.405(5) states in part:

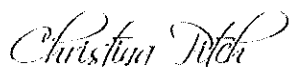
In determining whether a member of the executive board has performed his or her duties pursuant to NRS 116.3103, the Commission may consider whether the member of the executive board has:

5. Impeded or otherwise interfered with an investigation of the Division by:
  - (a) Failing to comply with a request by the Division to provide information or documents;
  - (b) Supplying false or misleading information to an investigator, auditor or any other officer or agent of the Division; or
  - (c) Concealing any facts or documents relating to the business of the association.

Upon review of the requested documents, the undersigned may be contacting you for further information and/or an interview.

Thank you in advance for your anticipated cooperation. Should you have any questions, you may contact me at 702-486-4480, or you may e-mail me at [cpitch@red.nv.gov](mailto:cpitch@red.nv.gov). An **appointment is required** if you wish to meet with the investigator.

Sincerely,



Christina Pitch  
Compliance Audit Investigator II

CC:

Leroy Predmore  
291 Rue De La Jaune  
Sparks, NV 89434

Eric Hartman  
173 Cercle De La Cerese  
Sparks, NV 89434

Jennifer Agnew  
97 Ave De La Bleu De Clair  
Sparks, NV 89434

F Jay Harrell  
133 Ave De La Bleu De Clair  
Sparks, NV 89434

Diana Vick  
207 Rue De La Charteuse  
Sparks, NV 89434

STATE OF NEVADA

JOE LOMBARDO  
*Governor*



DR. KRISTOPHER SANCHEZ  
*Director*

SHARATH CHANDRA  
*Administrator*

CHARVEZ FOGER  
*Deputy Administrator*

SONYA MERIWEATHER  
*Ombudsman*

**DEPARTMENT OF BUSINESS AND INDUSTRY  
REAL ESTATE DIVISION  
COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS**

November 13, 2025

Rainbow Bend Homeowners Association  
Executive Board  
C/O Kenyon & Associates  
Attn: Terri Kenyon  
645 Sierra Rose Dr Ste 104  
Reno, NV 89511

Re: Case No: 2025-630 – THIRD REQUEST

Dear Executive Board:

The State of Nevada Real Estate Division (the "Division"), Compliance Section for Common-Interest Communities and Condominium Hotels, has opened an investigation against the executive board of Rainbow Bend Homeowners Association to determine if there has been a violation of Nevada Revised Statutes (NRS) 116 or Nevada Administrative Code (NAC) 116. This investigation is confidential in accordance with NRS 116.757.

**Please provide a written response to the following allegation(s):**

**Allegation 1:** It is alleged that you have violated NRS 116.31158 as you have not submitted your current Annual Association Registration form 562 to the Division. Division records reflect you have been delinquent since December 2024.

**Allegation 2:** It is alleged that you have violated NRS 116.31152 as you have not caused a reserve study to be performed since January 2019.

**In addition, it is alleged that the executive board has violated NRS 116.3103, as interpreted through NAC 116.405(5), by impeding the Division's investigation through failure to comply with the Division's request for a response and supporting documentation.**

Please provide a written response addressing the above-referenced allegations, including any evidence and/or documentation supporting your position. Your response must be submitted in electronic format; however, please refrain from emailing large files. This constitutes the third request for a response. The Division previously issued requests on September 11, 2025, and October 23, 2025.

In addition to providing a written response to the above allegations, please provide all documents or other evidence to support your written response to include the following:

1. A copy of the most current Reserve Study;
2. Copies of all minute from September 2024 to present
3. Copies of all monthly financial statements from September 2024 to present; and
4. Copies of all bank statements from September 2024 to present.

Your written response and the requested documentation must be submitted to the Division to the undersigned's attention no later than **5 business days from the date of this letter**.

Please be advised that pursuant to NAC 116.405(5), the Commission may find that a member of the executive board violated his or her duties pursuant to NRS 116.3103 by impeding or otherwise interfering with an investigation by the Division. NAC 116.405(5) states in part:

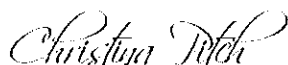
In determining whether a member of the executive board has performed his or her duties pursuant to NRS 116.3103, the Commission may consider whether the member of the executive board has:

5. Impeded or otherwise interfered with an investigation of the Division by:
  - (a) Failing to comply with a request by the Division to provide information or documents;
  - (b) Supplying false or misleading information to an investigator, auditor or any other officer or agent of the Division; or
  - (c) Concealing any facts or documents relating to the business of the association.

Upon review of the requested documents, the undersigned may be contacting you for further information and/or an interview.

Thank you in advance for your anticipated cooperation. Should you have any questions, you may contact me at 702-486-4480, or you may e-mail me at [cpitch@red.nv.gov](mailto:cpitch@red.nv.gov). An **appointment is required** if you wish to meet with the investigator.

Sincerely,



Christina Pitch  
Compliance Audit Investigator II

CC:

Leroy Predmore  
291 Rue De La Jaune  
Sparks, NV 89434

Eric Hartman  
173 Cercle De La Cerese  
Sparks, NV 89434

Jennifer Agnew  
97 Ave De La Bleu De Clair  
Sparks, NV 89434

F Jay Harrell  
133 Ave De La Bleu De Clair  
Sparks, NV 89434

Diana Vick  
207 Rue De La Chartreuse  
Sparks, NV 89434

STATE OF NEVADA

JOE LOMBARDO  
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DR. KRISTOPHER SANCHEZ  
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*Deputy Administrator*

SONYA MERIWEATHER  
*Ombudsman*

DEPARTMENT OF BUSINESS AND INDUSTRY  
REAL ESTATE DIVISION  
COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS

December 1, 2025

Rainbow Bend Homeowners Association  
Executive Board  
C/O Kenyon & Associates  
Attn: Terri Kenyon  
645 Sierra Rose Dr Ste 104  
Reno, NV 89511

Re: Case No: 2025-630  
FOURTH REQUEST

Dear Executive Board:

The State of Nevada Real Estate Division (the "Division"), Compliance Section for Common-Interest Communities and Condominium Hotels, has opened an investigation against the executive board of Rainbow Bend Homeowners Association to determine whether there has been a violation of Nevada Revised Statutes (NRS) 116 or Nevada Administrative Code (NAC) 116. This investigation is confidential pursuant to NRS 116.757.

The Division is issuing this correspondence to all individuals currently identified as executive board members according to the most recent corporate filings with the Nevada Secretary of State. The Association has not updated its executive board member information with the Division as required under NRS 116.31158; therefore, an additional copy of this notice is being directed to those persons listed in the Secretary of State's records.

**Please provide a written response to the following allegation(s):**

**Allegation 1:** It is alleged that you have violated NRS 116.31158 as you have not submitted your current Annual Association Registration form 562 to the Division. Division records reflect you have been delinquent since December 2024.

**Allegation 2:** It is alleged that you have violated NRS 116.31152 as you have not caused a reserve study to be performed since January 2019.

In addition, it is alleged that the executive board has violated NRS 116.3103, as interpreted through NAC 116.405(5), by impeding the Division's investigation through failure to comply with the Division's request for a response and supporting documentation.

Please provide a written response addressing the above-referenced allegations, including any evidence and/or documentation supporting your position. Your response must be submitted in electronic format; however, please refrain from emailing large files. This constitutes the **FOURTH REQUEST** for a response. The Division previously issued requests on September 11, 2025, October 23, 2025 and November 13, 2025.

In addition to providing a written response to the above allegations, please provide all documents or other evidence to support your written response to include the following:

1. A copy of the most current Reserve Study;
2. Copies of all minutes from September 2024 to present
3. Copies of all monthly financial statements from September 2024 to present; and
4. Copies of all bank statements from September 2024 to present.

Your written response and the requested documentation must be submitted to the Division to the undersigned's attention no later than **5 business days from the date of this letter**.

Please be advised that pursuant to **NAC 116.405(5)**, the Commission may find that a member of the executive board violated his or her duties pursuant to NRS 116.3103 by impeding or otherwise interfering with an investigation by the Division. **NAC 116.405(5)** states in part:

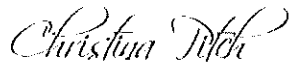
In determining whether a member of the executive board has performed his or her duties pursuant to NRS 116.3103, the Commission may consider whether the member of the executive board has:

5. Impeded or otherwise interfered with an investigation of the Division by:
  - (a) Failing to comply with a request by the Division to provide information or documents;
  - (b) Supplying false or misleading information to an investigator, auditor or any other officer or agent of the Division; or
  - (c) Concealing any facts or documents relating to the business of the association.

Upon review of the requested documents, the undersigned may be contacting you for further information and/or an interview.

Thank you in advance for your anticipated cooperation. Should you have any questions, you may contact me at 702-486-4480, or you may e-mail me at [cpitch@red.nv.gov](mailto:cpitch@red.nv.gov). An **appointment is required** if you wish to meet with the investigator.

Sincerely,



Christina Pitch  
Compliance Audit Investigator II

CC:

David Neidert  
330 Rue de la Jaune,  
Lockwood, NV, 89434

Daniel Root  
259 Ave de la D'emerald  
Lockwood, NV, 89434

Glenn Martin  
217 Cercle de la Cerese,  
Lockwood, NV, 89434

George Angel  
3795 Heavenly Valley In,  
Reno, NV, 89509

Davie Phillips  
73 Cercle De La Cerese  
Lockwood, NV, 89434

STATE OF NEVADA

JOE LOMBARDO  
*Governor*



DR. KRISTOPHER SANCHEZ  
*Director*

SHARATH CHANDRA  
*Administrator*

CHARVEZ FOGER  
*Deputy Administrator*

SONYA MERIWEATHER  
*Ombudsman*

**DEPARTMENT OF BUSINESS AND INDUSTRY  
REAL ESTATE DIVISION  
COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS**

December 12, 2025

Sent via Certified Mail Return Receipt Requested  
7018 0360 0000 8573 8512

Rainbow Bend Homeowners Association  
Executive Board  
C/O Kenyon & Associates  
Attn: Terri Kenyon  
645 Sierra Rose Dr Ste 104  
Reno, NV 89511

Re: Case No: 2025-630  
FIFTH REQUEST

Dear Executive Board:

The State of Nevada Real Estate Division (the "Division"), Compliance Section for Common-Interest Communities and Condominium Hotels, has opened an investigation against the executive board of Rainbow Bend Homeowners Association to determine whether there has been a violation of Nevada Revised Statutes (NRS) 116 or Nevada Administrative Code (NAC) 116. This investigation is confidential pursuant to NRS 116.757.

The Division is issuing this correspondence to all individuals currently identified as executive board members according to the most recent corporate filings with the Nevada Secretary of State. The Association has not updated its executive board member information with the Division as required under NRS 116.31158; therefore, an additional copy of this notice is being directed to those persons listed in the Secretary of State's records.

**Please provide a written response to the following allegation(s):**

**Allegation 1:** It is alleged that you have violated NRS 116.31158 as you have not submitted your current Annual Association Registration form 562 to the Division. Division records reflect you have been delinquent since December 2024.

**Allegation 2:** It is alleged that you have violated NRS 116.31152 as you have not caused a reserve study to be performed since January 2019.

In addition, it is alleged that the executive board has violated NRS 116.3103, as interpreted through NAC 116.405(5), by impeding the Division's investigation through failure to comply with the Division's request for a response and supporting documentation.

**Please provide a written response addressing the above-referenced allegations, including any evidence and/or documentation supporting your position. Your response must be submitted in electronic format; however, please refrain from emailing large files. This constitutes the FIFTH REQUEST for a response. The Division previously issued requests on September 11, 2025, October 23, 2025, November 13, 2025 and December 1, 2025.**

In addition to providing a written response to the above allegations, please provide all documents or other evidence to support your written response to include the following:

1. A copy of the most current Reserve Study;
2. Copies of all minute from September 2024 to present
3. Copies of all monthly financial statements from September 2024 to present; and
4. Copies of all bank statements from September 2024 to present.

Your written response and the requested documentation must be submitted to the Division to the undersigned's attention no later than **5 business days from the date of this letter.**

Please be advised that pursuant to **NAC 116.405(5)**, the Commission may find that a member of the executive board violated his or her duties pursuant to NRS 116.3103 by impeding or otherwise interfering with an investigation by the Division. **NAC 116.405(5)** states in part:

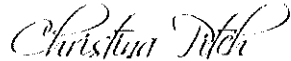
In determining whether a member of the executive board has performed his or her duties pursuant to NRS 116.3103, the Commission may consider whether the member of the executive board has:

5. Impeded or otherwise interfered with an investigation of the Division by:
  - (a) Failing to comply with a request by the Division to provide information or documents;
  - (b) Supplying false or misleading information to an investigator, auditor or any other officer or agent of the Division; or
  - (c) Concealing any facts or documents relating to the business of the association.

Upon review of the requested documents, the undersigned may be contacting you for further information and/or an interview.

Thank you in advance for your anticipated cooperation. Should you have any questions, you may contact me at 702-486-4480, or you may e-mail me at [cpitch@red.nv.gov](mailto:cpitch@red.nv.gov). An **appointment is required** if you wish to meet with the investigator.

Sincerely,



Christina Pitch  
Compliance Audit Investigator II

CC:

David Neidert  
330 Rue de la Jaune,  
Lockwood, NV, 89434

Daniel Root  
259 Ave de la D'emerald  
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*Ombudsman*

DEPARTMENT OF BUSINESS AND INDUSTRY  
**REAL ESTATE DIVISION**  
COMMON-INTEREST COMMUNITIES AND CONDOMINIUM HOTELS

December 29, 2025

Via Certified Mail Return Receipt Requested  
7018 1830 0000 2178 1252

Rainbow Bend Homeowners Association  
Executive Board  
C/O Kenyon & Associates  
Attn: Terri Kenyon  
645 Sierra Rose Dr Ste 104  
Reno, NV 89511

Re: Case No. 2025-630

This letter is a follow-up to an investigation conducted by the Nevada Real Estate Division (the "Division") concerning the above-referenced case number. It has been alleged that the Association failed to obtain a current reserve study as required by NRS 116.31152, having not conducted a reserve study since 2019.

Despite multiple written requests from the Division dated September 11, 2025; October 24, 2025; November 14, 2025; December 1, 2025; and a request sent by certified mail on December 12, 2025, neither the executive board nor the community manager responded to the Division's requests for information or documentation regarding compliance with the reserve study requirements. Additionally, the Association and the community manager failed to respond to correspondence alleging violations related to the duty to cooperate with the Division's investigation.

The Division has obtained sufficient evidence to commence a disciplinary action against you and intends to do so by filing a complaint for hearing before the Commission for Common-Interest Communities and Condominium Hotels (the "Commission"). The violations alleged will include, but may not be limited to:

NRS 116.31152 (failure to obtain and maintain a current reserve study);

NRS 116.3103; and

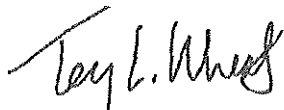
NAC 116.405 (failure to cooperate with and respond to lawful requests of the Division).

Pursuant to NRS 116.785, if the Commission determines that violations of law have occurred, it may impose administrative fines of up to \$5,000 per violation. In addition, the costs of the investigation and hearing, including attorney's fees, may be assessed. Failure to pay any imposed fines or costs in a timely manner may result in the initiation of collection proceedings.

Any documentation or other evidence you wish to submit to demonstrate compliance with the above-referenced statutory and regulatory provisions should be immediately brought to the undersigned's attention.

Upon consultation with its counsel, the Office of the Attorney General, the Division may be willing to resolve this matter through a negotiated settlement. Any such settlement must be presented to and approved by the Commission.

Sincerely,



Terry Wheaton  
Chief Compliance Audit Investigator

CC:  
David Neidert  
330 Rue de la Jaune  
Lockwood, NV, 89434