

Rainbow Bend Homeowners' Association, Inc.
Board of Directors' **Special Meeting Agenda & Notice**

September 8, 2026, at 7:00 PM

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

Please join my meeting from your computer, tablet or smartphone.

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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. **Guest Speaker**
6. **President's Report**
8. **Management Report – Report/Discussion/Action**
 - A. Executive Session Report - Report
 - B. Litigation Update (if needed) – Report
 - C. Legal Expenses – July 2026 – \$5,230.53 – NRED case
 - C. Unanimous Consent Matters Approved by Board – None.
 - D. Expenses Approved since last Board meeting – None
9. **ARB – Report**
10. **Committee Reports:**
 - A RV Lot – Report & Possible Action on Maintenance Items
 - B Budget & Finance - Report
 - C Community Landscape – Report & Possible Action on Maintenance Items
 - D Communications & Events – Report
 - E Clubhouse Area Committee - Report
 - F Governing Documents - Report
11. **Approval of Minutes – Action Item**

The Board may approve the Minutes from July 28, 2026.
12. **Financial Reports – Action Item**
 - A **Review of Reports** - The Board may approve Financial Reports through July 2026 subject to the Annual Audit.
 - B **Review of Bank Statements**
 - C **Close Enterprise Reserve Account** – The Board may close the Enterprise Reserve Account and transfer the funds to the Edward Jones Reserve Account.
 - D **Close First Citizen Bank RV Reserve accounts and open new accounts at US Bank and Edward Jones** – The Board may close the RV bank accounts at FCB and open new accounts at US Bank and Edward Jones.
13. **UNFINISHED BUSINESS – Action Items**
 - A. **Articles of Incorporation, Bylaws and CCRs Amendments** – Update
 - B. **Committee Appointments**– The Board may appoint members to committees.
 - C. **CPA Audit/Tax Prep 2022, 2023, 2024 & 2025** – In Process

- D. **Common Area Parking Rules & Implementation of Parking Pass Requirement –** Postponed
- E. **Rules & Regulations –** Attorney Review on pause. The Board may approve new modifications to the Rules and Regulations regarding parking and the RV lot before sending to the Attorney for Review.
- F. **Removal of Walls surrounding Lot B exterior parking area**
- G. **AED for Clubhouse –** The Board may approve the Cintas Proposal of \$119 monthly for 36 months to be then reduced to \$37 per month thereafter.
- H. **Patio Area behind the clubhouse –** Update,
- I. **Camera Security System –** proposal
- J. **RV Fencing–** Proposal accepted. Waiting on scheduling.

14. NEW BUSINESS – Action Items

- A. **Landscaping Seasonal Proposal –** The Board may accept a proposal from Green Diamond Landscaping for the next season.
- B. **RFP for Management –** The Board may approve an RFP for management.
- C. **Approval of the Special Event Parking –** The Board may approve Special Event Parking Approval Information and Special Event Parking Permit.
- D. **Purchase cones for Special Event Parking –** The Board May approve the purchase of cones to be used during special events at a cost of \$116.99 plus tax.
- E. **Remove the ARB Secretary Position –** The Board may remove the ARB Secretary Position.
- F. **Locksmith Proposal to Rekey the master keys to the clubhouse –** The Board may approve the rekey of the clubhouse due to unreturned master keys.
- G. **Fenced in area behind lot A Repurposing –** The Board may approve allowing the landscape committee and Clubhouse Area Committee to investigate and obtain a grant from Storey County to remove the asphalt and fencing and install grass and an irrigation system with plans to improve the space more over the next several years as a park area.
- H. **Zoom Purchase –** The Board may approve the purchase of a zoom meeting package.
- I. **Rescind Board Resolutions – Agenda Format & Meeting Length AND Meetings of the Board of Directors and The Members –** The Board may rescind the Agenda Format and Meeting Length Resolution and the Meetings of the Board of Directors and the Members.
- J. **Adopt Board Resolution – Meetings of the Board of Directors and the Members Resolution 2026-01-** The Board may adopt the Meetings of the Board of Directors and the Members Resolution 2026-01.

➤ **Correspondence**

- A. Homeowner's correspondence regarding last Board meeting.
- B. Homeowner's correspondence regarding a complaint against a prior Board member.

➤ **Next Meeting Agenda Items** Next meeting date is September 22, 2026.

➤ **Community Announcements**

- **RBCC (Rainbow Bend Country Club)**
- **Other announcements**

15. **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.

16. **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.