

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

May 26, 2026, at 6:00 PM

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

This meeting will be recorded live on Facebook page at: **Official RBHOA Lockwood, NV**

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

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

4. President's Report

5. Management Report – Report/Discussion/Action

- A. Executive Session Report
- B. Litigation Update:
- C. Update on status of NRED Court Hearing
- D. Homeowner lawsuit
- E. Homeowner complaint
- F. Legal Expenses –
- G. Unanimous Consent Matters Approved by Board
- H. Expenses Approved since last Board meeting
- I. Approval of minutes from 3/31/26 and 4/28/26 Open Meetings

6. ARB – Report

7. Committee Reports:

- A RV Lot – Report & Possible Action on Fence Installation,**
- B Budget & Finance - Report**
- C Community Landscape - Report**
- D Communications & Events – Report**
- E Clubhouse Area Committee - Report**
- F Governing Documents - Report**

8. Approval of minutes from 3/31/26 and 4/28/26 Open Meetings

9. Financial Reports – Action Item

- A Review of Reports -** The Board may approve Financial Reports
- B Review of Bank Statements**

10. UNFINISHED BUSINESS – Action Items

- A. Committee Appointments–** The Board may appoint members to committees.
(See attached list)

- B. **CPA Audit/Tax Prep 2022, 2023, 2024 & 2025** – update
- C. **Sheriff / CGID / Rainbow Bend parking enforcement agreement** (See attached)
- D. **Rules & Regulations** – Update
- E. **Removal of Walls surrounding Lot B exterior parking area** – Update Building Com
- F. **Patio Area behind the clubhouse** – update from building committee
- G. **ARB Terms** – Dan Hall's term expires in April 2026. Joe Betancourt expires April 2027, and Mike Fleming expires April 2027.
- H. **Clubhouse Cameras update:** Building Committee
- I. **Sale of old sound system** – update from Building Committee
- J. **AED for Clubhouse** – update from Building Committee

11. **NEW BUSINESS – Action Items**

- A. **Bid Proposals for Community Association Manager** – Board may review RFP and/ or open sealed bids and may approve a new management contract. Board may take other actions regarding current management. Discussion & Action
- B. **Building and Grounds Maintenance & Repair Committee** board may approve this new committee.
- C. **Moving Operating fund to US Bank** – discussion and possible action
- D. **Courtesy Notices for Violations** – The Board may approve the use of courtesy notices for violations and the procedure for use. Update from Dan Root
- 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. Refer to Landscape Committee? / Send Courtesy notices.?
- F. **Communications Committee Events** – approvals by the board.
 - a. **Painting Parties** – June 12, Sept. 12, Nov. 6,
 - b. **Family Game Night** – January 8, 2027
- G. **Removing old furniture & items from Building A gravel area** -
- H. **Argent over-flow lot** Update from Building Committee.

12. **Correspondence**

13. **Next Meeting Agenda Items** Next meeting date is June 23, 2026.

14. **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.

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.