

Rainbow Bend HOA

Board of Directors Meeting Minutes

July 22, 2025

Board Present

Glenn Martin – President
Diana Vick – Vice President
George Angel – Secretary
David Neidert – Board Member
Daniel Root – Board Member

Management

Terri Kenyon – Supr. CAM

Membership

On file

Call to Order

The Board of Director's meeting was called to order at 6:04 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 four Board members in attendance a quorum was established.

Pledge of Allegiance – Recited.

Membership Open Forum – A homeowner asked about the pool water being cold and was told that we are currently having some issues with the boiler and we are working on getting it fixed.

President's Report – President, Glenn Martin reported that the pool project cost was \$745,000.00 but that if we had undertaken this project in prior years, it would have cost us around \$600,000.00. He stated that this Board and future Boards need to pay more attention to the Association funds so that we can spend as little as possible and also get better returns on our Reserve Account funds. He informed the community that he had done some research on the average monthly HOA fee in northern Nevada is \$250.00 and our monthly fee is a lot less at \$118.00 and we offer a lot more amenities. We are anticipating an increase in fees in the future due to replenishing the Reserve funds and maintaining our common areas appropriately. Glenn also mentioned that you must have a Community Association Manager certificate in order to manage a HOA community. The sauna is repaired, and it wasn't one of the new parts but an old thermostat that had not been replaced prior. There is also an issue with the boilers, which were converted from propane to natural gas, and are not working as they have in the past. We are working with NV Energy to address this issue.

Appointment of Board member & Update of Bank Signers – *Glenn Martin made a motion to appoint Dan Root to the Board of Directors; Diana Vick seconded the motion which was carried unanimously.* There is no need to update the bank signers at this time as Dan does not want to be a signer on the accounts.

Guest Speaker – Sherrif Mike Cullen addressed the membership and stated that he is always available to address any concerns.

Management Report

Executive Session Report - Terri Kenyon reported in the executive session held prior to this meeting, the Board discussed violations.

Litigation Update – None.

Legal Expenses – Management reported that no funds were spent in June 2025.

Unanimous Consent Matters Approved by Board for Ratification – None.

Expenses Approved since the last meeting – Management approved the purchase of paper for patrol.

Board /Committee Reports

ARB Report – Bob Holleman stated that there were about 10 approvals in process.

RV Committee Report – Bob Holleman stated that the key Board had been vandalized.

Budget & Finance Committee Report – Davie Phillips reported that meetings are held on the first and third Wednesday of the month at 4 pm in the Board Room or library. The committee is working on the 2026 budget and selling the truck.

Community Landscape Report – The Committee met with the landscaper to address some issues. The sprinklers near the clubhouse have been repaired. The old picnic table is peeling and are being looked at to see if they can be recoated.

Communications & Event Committee Report – Janice Kraft reported on Sherrif's night out and asked if the Board would have a table. Diana Vick and Bob Curran volunteered to work the table. There is a painting party scheduled for August 15th and there are still spots available.

Clubhouse Int/Ext & Recreation Area – Davie Phillips reported that the committee had chosen white for the color of the gym. They are also looking at possibly replacing the pool tables.

Governing Documents Committee – Davie Phillips reported that meetings are held on the first and third Friday of each month at 4 PM in the Board Room or library. The Committee is working on the rules and regulations.

Approval of Minutes – Postponed.

Review of Bank Statements – Postponed.

Opening a new Operating bank account at First Independent Bank and name the signers on the account. Terri has an appointment to meet with the bank on July 30th.

Unfinished Business

Reserve Study Full Study – *Glenn Martin made a motion to adopt the reserve studies; Dave Neidert seconded the motion which was carried unanimously.*

Roof Inspection– We have a proposal from Scott Roofing in the amount of \$1947.00 to make repairs to the roof. *Glenn Martin made a motion to accept the proposal for the roof repairs; Dan Root seconded the motion which was carried unanimously.*

Articles of Incorporation, Bylaws and CCRs Amendments – *Glenn Martin made a motion to change the due date on the ballots to September 23rd, 2025; Diana Vick seconded the motion which was carried unanimously.*

Selling the Maintenance Truck – Postponed.

Selling the Old Sound System – Postponed.

Board Liaisons – *Glenn Martin made a motion to appoint Dan Root to the Clubhouse Committee; Diana Vick seconded the motion which was carried unanimously.*

New Business -

Delivery of the Agendas – *Glenn Martin made a motion to no longer deliver the agendas in the tubes but to post them on the website and make copies available in the clubhouse for pickup; Diana Vick seconded the motion which was carried unanimously.*

Gym Paint Color - *Glenn Martin made a motion to approve basic white as the paint color with grey for the trim and cabinets; Dan Root seconded the motion which was carried unanimously.*

Correspondence – None.

Next Meeting Date & Agenda Items

The next meeting is scheduled for August 26, 2025. Agenda items Committee Appointments.

Community Announcement Forum

Rainbow Bend Country Club – Dave Hart reported that Bingo will be held on August 2nd and the event will be held on August 16th.

Other – The Sherrif stated that regarding speeders – provide a vehicle description, license plate number and description of who is driving and they will stop by the home and have a conversation regarding the matter. They cannot ticket unless they see it themselves.

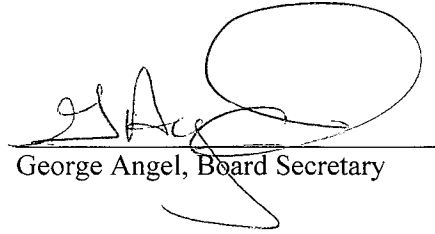
Membership Open Forum – None.

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 6:58 pm.*

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'Terri Kenyon', written above a horizontal line.

Terri Kenyon, Recording Secretary

A handwritten signature in black ink, appearing to be 'George Angel', written above a horizontal line. The signature is stylized with a large loop.

George Angel, Board Secretary