

Rainbow Bend Homeowners' Association, Inc.
Board of Directors' Meeting Agenda & Notice REVISED
April 28, 2026, at 6:00 PM

In person at: Rainbow Bend Clubhouse 500 Bleu de Clair, Sparks 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**
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. **Board appointment of secretary position**
6. **Update of Bank Signatories (if needed) - Action**
7. **President's Report**
7. **Management Report – Report/Discussion/Action**
 - A. Executive Session Report
 - B. Litigation Update; update on status of NRED Court Hearing & New homeowner lawsuit
 - allegations that the Board has violated NRS 116 and the governing documents per NRS 116.31087

From Attorney: Not later than 10 business days after the date that the association receives such a complaint, the executive board or an authorized representative of the association shall acknowledge the receipt of the complaint and notify the unit's owner that, if the unit's owner submits a written request that the subject of the complaint be placed on the agenda of the next regularly scheduled meeting of the executive board, the subject of the complaint will be placed on the agenda of the next regularly scheduled meeting of the executive board.

- C. Legal Expenses –
- D. Unanimous Consent Matters Approved by Board
- E. Expenses Approved since last Board meeting
8. **ARB – Report**
9. **Committee Reports:**
 - A **RV Lot – Report & Possible Action on Maintenance Items, update from Liaison regarding new leases with rate increases**
 - B **Budget & Finance - Report**
 - C **Community Landscape - Report**
 - D **Communications & Events – Report**
 - E **Clubhouse Area Committee - Report**
 - F **Governing Documents - Report**
10. **Approval of New Reserve Study – Action Item**

The Board may approve the New combined Reserve Study from 4/27/26
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. **Selling the old sound system –** The Board may approve the sale the old sound systems.

- 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** – Update. Board may approve new actions & procedures
- E. **Rules & Regulations** – Update
- F. **Removal of Walls surrounding Lot B exterior parking area** – Update by Building Committee
- G. **Increase in Monthly RV Space Fees** – update regarding leases returned & processed
- H. **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.
- I. **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. Recommendation to board from Attorney Donna Zanetti regarding committee chairmen
- B. **New Committee:** Board may approve a Charter for a new committee **Building & Grounds Repair & Maintenance Committee**. Board may appoint committee members.
- C. **Courtesy Notices for Violations** – The Board may approve the use of courtesy notices for violations and the procedure for use.
- D. **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.
- E. **AED for Clubhouse** – The Board may authorize the purchase of an AED for the clubhouse.
- F. **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.

NEW:

1. Discussion, action regarding changes or **improvement to camera security system**
2. "**Building & Grounds Maintenance & Repair committee discussion**, action, decision
3. Recommendation to board from Attorney Donna Zanetti regarding committee chairmen
4. Board approval of donated rock & weed barrier to be put down in Argent Common area.
5. **Argent over flow lot** Board Approval of striping under which committee?
6. Rock & weed barrier to be put down in Argent Common area. Board approval
7. **Email responses** discussion

➤ **Correspondence**

➤ **Next Meeting Agenda Items** Next meeting date is May 26, 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.