

Rainbow Bend HOA

Board of Directors Meeting Minutes

January 28, 2025

Board Present

Diana Vick – President
David Neidert – Vice-President
Jennifer Agnew – Board Member
Glenn Martin – Secretary/Treasurer
Daniel Root – Board Member via telephone

Management

Terri Kenyon – Supr. CAM

Membership

On file

Call to Order

The Board of Director's meeting was called to order at 6:05 pm by Board President, Diana Vick. 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 all five Board members in attendance a quorum was established.

Pledge of Allegiance - Recited.

Membership Open Forum –
None.

President's Report – None.

Guest Speaker – Clint from NVEnergy and Mike from Brycon were present to update on the natural gas conversion. The southside parking lot is now available for use. They are working on furnaces and fireplaces currently and are working from the west to the east of the community.

Management Report

Executive Session Report - Terri Kenyon reported in the executive session held prior to this meeting, the Board scheduled a drive through; discussed violations, and approved minutes

Litigation Update – None.

Legal Expenses – Management reported that there was none spent in November 2024 and \$2,424.50 money spent on legal expenses in December 2024 regarding the Nevada Real Estate Division and the reserve study which is in process.

Unanimous Consent Matters Approved by Board for Ratification – None. *unanimously.*

Expenses Approved since the last meeting – None.

Board /Committee Reports

ARB Report – None.

RV Committee Report – Terri Kenyon read the text received from Lisa Holleman as she may not have a cell phone signal. The text read: Question on RV lot Maintenance: Hollemans will be finishing the lot expansion project by the end of March. (This was approved by the Board in 2024. Also: Bob received an estimate of \$118,000.00 to repair the fences in the RV lot. The Hollemans will finish the fence repair project themselves with the HOA covering hard expenses. The Board asked that the Hollemans supply the written estimate on the fences that were mentioned in the text.

Budget & Finance Committee Report – The committee is waiting for the December financials.

Community Landscape Committee – No report.

Communications & Event Committee Report – Jennifer Agnew reported that the newsletter would go out after the new Board takes office after the annual meeting in February.

Clubhouse Int/Ext & Recreation Area – Dan Root reported that the elevation certificate was not needed. Fjay Harrell had called Clau Austin and Kathy Canfield who stated we did not need a elevation certificate but that we do need the plans for the electrical. Stephanie Nash is working

on the electrical plans.

Governing Documents Committee – The committee is working on the rules and regulations. The meetings are held the first and third Friday of the month at 4 PM in the library.

Approval of Minutes – *Glenn Martin made a motion to approve the January 16, 2025, minutes as corrected; David Neidert seconded the motion which was carried unanimously.*

Financial Reports – Postponed.

Review of Bank Statements – Postponed.

Transfer of Reserve Funds to Edward Jones – In process but we are waiting on the reserve checks to clear first.

Reserve Projects – Discussed under Clubhouse Int/Ext & Recreation Area Report.

Reserve Study Full Study – The Board asked that management schedule a meeting with the reserve study specialist, Ally Johnson from Edward Jones, the Budget & Finance Committee and the Board of Directors.

NV Energy – natural gas conversion – Done under Guest Speaker.

Key Card System Upgrade/Update – Jennifer Agnew will forward the information she has to Dan Root.

Sport Court Resurfacing & Painting – Postponed.

Asphalt Sealing & Crack Fill of Sports Court – Postponed.

Purchase New Audio/Video System – After discussion, *Glenn Martin made a motion to accept the proposal from Sound Planning with the cost not to exceed \$35,000.00 and the cost of the electrician not to exceed \$4000.00; Diana Vick seconded the motion which was carried by a vote of Diana Vick, David Neidert, Glenn Martin and Daniel Root in favor and with Jennifer Agnew opposed.*

New Business

Janitorial Cleaning Services – The Board reviewed the two proposals received from Prestige of Nevada at \$2200.00 per month and from LaBeeg Janitorial Services at \$1275.00 per month. This item was postponed until the clubhouse project is completed as it includes cleaning those areas.

Possible Decision by Board regarding Annual Meeting – As there were only two applications received to serve on the Board, *Glenn Martin made a motion to not include ballots in the annual meeting package as there were only two applicants for the two open positions; David Neidert seconded the motion which carried unanimously.*

Governing Documents:

Bylaws – The Board has received the Bylaws that were reviewed by the Association's Attorney, Donna Zanetti with changes. *Dave Neidert made a motion to forward the recommended changes to the Governing Documents Committee; Daniel Root seconded the motion which carried unanimously.*

Articles of Incorporation - *Dave Neidert made a motion to forward the email regarding the Articles of Incorporation to the Governing Documents Committee; Glenn Martin seconded the motion which carried unanimously.*

CC&R Amendment - *Dave Neidert made a motion to forward the recommended changes to the Governing Documents Committee; Glenn Martin seconded the motion which carried unanimously.*

Open a new Operating bank account at Greater Nevada Credit Union – *David Neidert made a motion to open a new basic checking account with Greater Nevada Credit Union with the signers to be Diana Vick, David Neidert, and Glenn Martin; Diana Vick seconded the motion which was carried unanimously.*

Correspondence –

Regarding dangerous animal – correspondence read as requested (attached).

Regarding tubes - correspondence read as requested (attached).

Next Meeting Date & Agenda Items

The next meeting is scheduled for February 25, 2025. Agenda items should include CPA proposal; Board officers and bank signers.

Community Announcement Forum

Rainbow Bend Country Club – Dave Hart reported that Bingo will be held on February 1st.

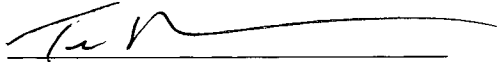
Other – None.

Membership Open Forum –

A homeowner asked when the fire hydrants had last been flushed and was referred to the CGID.

Adjournment With no further business to discuss, *Diana Vick moved to adjourn the meeting*
Glenn Martin seconded the motion. The motion was carried with all in favor at 7:40 pm.

Respectfully Submitted,



Terri Kenyon, Recording Secretary



Glenn Martin, Board Secretary