

Rainbow Bend HOA

Board of Directors Meeting Minutes

February 25, 2025

Board Present

Glenn Martin – President
Diana Vick – Vice President
George Angel – Secretary
David Neidert – Treasurer (absent)
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 6:09 pm by Board Member, 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 four of five Board members in attendance a quorum was established.

Pledge of Allegiance – Recited during the annual meeting.

Membership Open Forum – None.

Appointment of Board Member – Terri Kenyon read an email from F. Jay Harrell explaining his withdrawal from the Board Election.

Election of Officers – *Daniel Root made a motion to appoint Glenn Martin as President; Glenn Martin seconded. Glenn Martin and Daniel Root voted yes, and Diana Vick voted no. The motion did not pass as the Association's Bylaws require a vote of 3 Board members for any action to carry.* The Board moved back into the Appointment of Board Member in hopes that someone would volunteer to serve on the Board.

Appointment of Board Member – George Angel volunteered to serve on the Board. *Glenn Martin made a motion to appoint George Angel to the Board of Directors; Diana Vick seconded the motion which was carried unanimously.*

Election of Officers – *Daniel Root made a motion to appoint Glenn Martin as President; George Angel seconded. Glenn Martin, George Angel and Daniel Root voted yes, and Diana Vick voted no. The motion passed.*

Daniel Root made a motion to appoint Diana Vick as Vice-President; Glenn Martin seconded the motion which carried was unanimously.

Glenn Martin made a motion to appoint George Angel as secretary; Daniel Root seconded the motion which was carried unanimously.

Glenn Martin made a motion to appoint David Neidert as Treasurer; George Angel seconded the motion which was carried unanimously.

Update of Bank Signers – *Glenn Martin made a motion to appoint Glenn Martin, Diana Vick, George Angel and David Neidert as bank signers on all accounts; Diana Vick seconded the motion which was carried unanimously.*

Guest Speaker – None.

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, approved minutes and took appropriate action on delinquencies. The Board will reconvene into the executive session after the regular meeting to enable George Angel to be informed as to the actions taken in executive session prior.

Litigation Update – None.

Legal Expenses – Management reported that there was none.

Unanimous Consent Matters Approved by Board for Ratification – None.

Expenses Approved since the last meeting – Management approved a repair to the front doors by Century Glass in the amount \$172.50.

Board /Committee Reports

ARB Report – Lisa Holleman reported that there had been six approvals.

RV Committee Report – Lisa Holleman reported that there had not been any move outs or ins. The fence at the entry had been repaired and they are working on grating the lot which is expected to be completed in March.

Budget & Finance Committee Report – Davie Phillips reported that they are working on completing opening the new bank account at Greater Nevada Credit Union. Meetings are held on the second and fourth Friday of the month at 4 PM in the library.

Community Landscape Report – The new picnic tables have been installed.

Communications & Event Committee Report – Janice Kraft reported that they are working on the newsletter; Janice asked if a homeowner has a question who should be contacted and was told that it should be the committee chair, F. Jay Harrell or Glenn Martin if F. Jay is not available. There are plans for a community dance on April 26th, 2025, and they are looking for volunteers for the dance. There will be another painting party for a few openings left at a cost \$35.00 per person. Janice reported that Lynn Luhman had resigned from the committee. Janice asked the Board for permission to install a storage cabinet in the kitchen for committee supplies. *Glenn Martin made a motion to approve the installation of a cabinet for the committee supplies at no cost to the Association; Diana Vick seconded the motion which was carried unanimously.* Free dumpster dates are April 17th – 19th and April 21st – April 26th.

Clubhouse Int/Ext & Recreation Area – Michelle Primus reported that the new sound system has been installed. She presented the Board with colors of the paint and tiles in the pool area that had been chosen. The ceiling will be Sherwin Williams Flyway SW6794 168 C4 – sky blue for the ceiling and beams; skylight insets will be white; coping stones will be sunset red, and the pavers are a sand color with hints of yellow called victoria. A mural will also be painted on one of the walls; and the pool tile will be Bahia Blue GRN-BAH1A. The air ducts will not be painted.

Glenn Martin made a motion to approve the colors chosen by the committee; George Angel seconded the motion which was carried unanimously.

Governing Documents Committee – Davie Phillips reported that they are working on the bylaws as revised by the attorney. Meetings are held on the first and third Friday of each month at 4 PM in the Board Room.

Approval of Minutes – *Glenn Martin made a motion to approve the January 28, 2025, minutes as written; Diana Vick seconded the motion which was carried unanimously.*

Financial Reports – *Glenn Martin made a motion to approve the financial reports through November 2024; Diana Vick seconded the motion which carried unanimously.* The Board has not had sufficient time to review the December 2024 through January 2025 financials, and they will be addressed at the next meeting.

Review of Bank Statements – The Board has received copies of the bank statements for their review.

Opening new Operating bank account at Greater Nevada Credit Union – In process.

Reserve Projects – In progress. There are approximately \$11 Thousand in change orders that have been approved due to electrical codes and inadequate base for the pool. *Glenn Martin made a motion to approve the change orders; Diana Vick seconded the motion which was carried unanimously.*

Reserve Study Full Study – The Board and management scheduled a meeting with the reserve study specialist, Ally Johnson from Edward Jones, the Budget & Finance Committee and the Board of Directors which took place on March 18th, 2025. We are waiting for the final draft.

NV Energy – natural gas conversion – None.

Key Card System Upgrade/Update – This item will be removed from future agendas.

Purchase New Audio/Video System –The sound system has been installed and is operational.

New Business

Janitorial Cleaning Services – This item will be addressed after the pool project is completed.

Governing Documents:

Volunteer Application for Communications Committee – *Glenn Martin made a motion to appoint Clement Hernon to the Communications & Events Committee; George Angel seconded the motion which was carried unanimously.*

Communications Committee Dates Approval – *Glenn Martin made a motion to approve the spring dance on April 26, 2025, set up for the spring dance on April 25, 2025, and the community yard sale on May 31st, 2025; Daniel Root seconded the motion which was carried unanimously.*

Correspondence – None.

Next Meeting Date & Agenda Items

The next meeting is scheduled for March 25, 2025. Agenda items - pool color approvals.

Community Announcement Forum

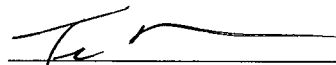
Rainbow Bend Country Club – Dave Hart reported that Bingo will be held on March 1st and the St. Patrick's Day event will be held on March 15th.

Other – None.

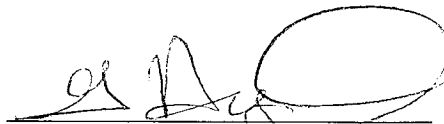
Membership Open Forum – None.

Adjournment With no further business to discuss, *Glenn Martin moved to adjourn the meeting George Angel seconded the motion. The motion was carried with all in favor at 6:59 pm.*

Respectfully Submitted,



Terri Kenyon, Recording Secretary


George Angel, Board Secretary