

Rainbow Bend HOA

Board of Directors Meeting Minutes

March 25, 2025

Board Present

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

Management

Terri Kenyon – Supr. CAM

Membership

On file

Call to Order

The Board of Director's meeting was called to order at 6:09pm 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 five Board members in attendance a quorum was established.

Pledge of Allegiance – Recited.

Membership Open Forum – A member stated that the push bar on the front door always need to be repaired. Management explained that they get a lot of use and it's common to repair them based on experience with similar properties with similar doors.

President's Report – Glenn Martin walked the pool project with the contractor this morning. He explained that the base under the pool was improper and that it will cost approximately \$30,000.00 to remove the old dirt and install the new base in properly. The ceiling has been painted, the new ramp forms have been installed, and the electrical has to be moved to meet coded as it was not installed deep enough.

Guest Speaker – Ava Ciaccia, Biological Technician Lab at UNR was present to ask for permission to install bird breeding boxes along the river to help with a UNR study regarding bird species along the river. *Glenn Martin made a motion to approve the request; Diana Vick seconded the motion which was carried unanimously.*

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.

Litigation Update – None.

Legal Expenses – Management reported that we spent \$3,476.00 in January and February 2025 regarding a potential loan and bylaw amendment.

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 and Fitguard to repair the hoist at a cost of \$312.39.

Board /Committee Reports

ARB Report – Lisa Holleman reported that there had been eight approvals, and they are working on guidelines to install front fences.

RV Committee Report – Lisa Holleman reported that there have been seven new renters and that there will be a lot of repairs to the fences due to wind damage.

Budget & Finance Committee Report – Davie Phillips reported that they are waiting on the reserve study draft and opening the Greater Nevada Credit Union Account.

Community Landscape Report – Bob Holleman reported that there are three cottonwood trees that the beavers are damaging and recommended having chicken wire placed at the base.

Communications & Event Committee Report – Janice Kraft reported that the newsletter had been delivered and that they are now working on the May garage sale.

Clubhouse Int/Ext & Recreation Area – Glenn Martin had reported on the progress under the President's Report.

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 – Postponed.

Financial Reports – *Glenn Martin made a motion to approve the financial reports through December 2024; George Angel seconded the motion which carried unanimously.*

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.*

Unfinished Business

Reserve Study Full Study – 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

Sign – Postponed.

Governing Documents:

Committee Charters Policy – *Glenn Martin made a motion to adopt the Committee Charters Policy; Diana Vick seconded the motion which was carried unanimously.*

Adoption of Amended Charters

Budget & Finance Committee Charter – *Glenn Martin made a motion adopt the Budget & Finance Committee Charter; Diana Vick seconded the motion which was carried unanimously.*

Community Landscape Committee Charter – *Glenn Martin made a motion adopt the Community Landscape Committee Charter; David Neidert seconded the motion which was carried unanimously.*

Clubhouse, Lot A&B, Recreation and Common Area Committee Charter – *Glenn Martin made a motion adopt the Clubhouse, Lot A&B, Recreation and Common Area Committee Charter; George Angel seconded the motion which was carried unanimously.*

Governing Documents Committee Charter – *Glenn Martin made a motion adopt the Governing Documents Committee Charter; David Neidert seconded the motion which was carried unanimously.*

Communications & Events Committee Charter – *Glenn Martin made a motion adopt the Communications & Events Committee Charter as corrected; Diana Vick seconded the motion which was carried unanimously.*

Rescind Prior Committee Charters – *David Neidert made a motion to rescind all prior committee charters; Glenn Martin seconded the motion which was carried unanimously.*

Loan for Reserve Project – The Board reviewed the options provided by the attorney. After discussion, *George Angel made a motion to approve option 3* (Option 3: Ask the owners to vote on amending the Articles, CCRS and approving the loan in the same ballot. This particular loan will still require 66.6% approval, but any subsequent loans could be approved on the reduced percentage. I would change the proposed text of the amendment so that the amended Articles and CCRS were consistent with one another on the percentage required to approve future loans.); *Diana Vick seconded the motion which was carried unanimously.*

Correspondence – None.

Next Meeting Date & Agenda Items

The next meeting is scheduled for April 22, 2025. Agenda items – Election of Treasurer, Committee Appointments, ARB Appointment.

Community Announcement Forum

Rainbow Bend Country Club – Dave Hart reported that the RBCC freezer had died and would be replaced. Bingo will be held on April 5th and thanked the Board for the new sound system which works great.

Other – None.

Membership Open Forum – A moment of silence was held in memory of Tresa Harrell who had donated much time to the Association.

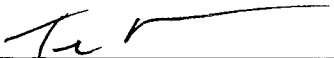
A homeowner asked why the whole membership hadn't been notified of the meeting with the reserve study specialist.

A homeowner asked about the Board providing an official treasurer's report in the future.

A homeowner asked about the letter from NRED regarding the reserve study and was told that we have communicated with NRED to let them know we are working on it.

Adjournment With no further business to discuss, *Glenn Martin moved to adjourn the meeting David Neidert seconded the motion. The motion was carried with all in favor at 7:24 pm.*

Respectfully Submitted,



Terri Kenyon, Recording Secretary



George Angel, Board Secretary