

# Rainbow Bend HOA

## Meeting Minutes of the Board of Directors

### June 26, 2016

#### **BOARD**

Sharron D'Andrea - President  
Rosie Austin – Vice President  
Denise Fuller-Hilton – Secretary  
Mike Hadwick – Treasurer – Excused  
Don Barnes – Director – Excused

#### **MANAGEMENT**

Terri Kenyon – Sup. CAM  
Mariah Becker – Prov. CAM

#### **Guests**

List on File

#### **Call to Order**

The Board of Directors meeting was called to order at 7:01 p.m. by the Rainbow Bend Board President, Sharron D'Andrea. The meeting was held in the clubhouse at Rainbow Bend.

#### **Pledge of Allegiance**

The Pledge of Allegiance was recited.

#### **Membership Open Forum**

Lot 334 – Louise Pena announced that she was recording the meeting.

Lot 140 – Shirley Miller stated that the owner financials state the amount used for landscaping renovations is \$7,200.00. Per the last meeting it was reported that the entire budget had not yet been used but this contradicts that report. Denise Fuller-Hilton informed her that she will look into why the costs state that on the financial report as that is not the amount she has used for the common area landscaping.

Lot 334 – Louise Pena asked when the revised agenda was put out for homeowners. Management reported that it was put in the clubhouse the day after the original agenda went out.

#### **Roll Call/ Establish Quorum**

With three of the five Board members present, a quorum was established. All Board Members are in good standing.

#### **Approval of Minutes (June 28, 2016)**

After review ***Rosie Austin made a motion to approve the April 26, 2016 Board meeting minutes as written. Denise Fuller-Hilton seconded the motion which carried with all in favor.***

## **Financial Reports**

**A. Financial Statements:** This item was postponed until the next Board meeting.

**B. Bank Statements:** The Board was provided copies of the June 2016 bank statements in their Board packs for review.

## **Maintenance Report**

**A. Maintenance Report:** There were no maintenance items to report at this time.

## **Management/Patrol Report**

Terri Kenyon reported that insurance renewals will be added to the next agenda as the policies will be expiring in September. She recommended that the Board stay with the current policy because of the current litigation. She then read the patrol report aloud. (Attached)

Management also gave an executive session report; in our last executive session which was held on 7/26/2016, the Board discussed delinquencies and took the appropriate action in accordance with the Rainbow Bend Collection policy. We also discussed violations and took the appropriate action as needed. NRS 116.31085 prohibits us from providing the membership with specific details regarding items discussed in executive session regarding other members of the HOA.

## **Architectural Review Board Report:**

John Miller reported that the ARB had a meeting to make additions to the architectural request form. They have made a separate form which allows them to follow up with the completion of submitted requests. ***Rosie Austin made a motion to accept the new forms as corrected. Sharron D'Andrea seconded the motion which carried unanimously.***

## **Committee Reports:**

**RV Lot:** Sharron D'Andrea had nothing to report at this time.

**Common Area Landscaping Committee:** Denise Fuller-Hilton reported that a few of the plants died but were replaced. They were all covered under warranty.

**IT Committee:** Don Barnes was not present to report on this item

## **Litigation Update**

**A. Updated Notice of Pending Litigation – Lots 296 & 176 –** Terri Kenyon read the updates provided by Gayle Kern for lots 45, 296, 53, 176, and 239 aloud. (Attached).

**Unfinished Business:**

**A. Exhaust Fan Replacement in Locker Rooms – Update** – Management reported that meetings with Sierra Air, Pinnacle, and Savage and Sons were scheduled for next week to discuss work proposals.

**B. Change in Financial Institution for Reserve Funds and Plan of Investment – Update** – Management reported that this item was accidentally left on the agenda and there is nothing to report as it has been completed.

**C. Review of Proposed Estimate to Run Power to RV Lot Gate** – The Board reviewed the proposal provided by Pioneer Electric whom Florence Fence works with:

\$1,835.00 and an additional \$530.00 for the change order of installing RV receptacles.

After some discussion *Rosie Austin made a motion to accept the proposal in the amount of \$1,835.00 to run power to the gate and not to accept the change order amount of \$530.00 to install RV receptacles as it is not necessary. Sharron D’Andrea seconded the motion which carried with all in favor.*

**New Business:**

**A. Park Vandalism** – Denise Fuller-Hilton reported that some there has been some vandalism to Pedro Park. She believes that cameras and brighter lights in the park would help prevent such acts in the future.

**B. Internet Service Improvement** – This item has been postponed as the Board is waiting to hear from the attorney on what steps they will need to take moving forward with this project.

**C. Lots A & B (501 Rue De La Blanc) – Possible Rental** – Terri Kenyon reported that the Board and herself met with the attorney to discuss the possible rental. The attorney will be drafting a letter of intent to rent the space out and will be negotiating an agreement.

**D. Reserve Study Adoption** – This item was postponed until the next Board meeting.

**E. Tax/Audit Acceptance** – Terri Kenyon reported that this item should have been named as 2015 Audit Acceptance. This item was postponed until the next meeting.

### **Rainbow Bend HOA Correspondence**

**Landscapers running over an American Flag** – Management reported that the Board received correspondence regarding the landscapers mowing through an American Flag in a front yard. The flag was not ran over but, the landscapers should be more respectful of the flag and go around it instead of through it. Bob Kenyon has spoken with the owner of M&M Lawn informing them of the incident and was told that this would not happen again in the future.

### **Board Comments/Next Meeting Agenda Items**

Rosie Austin thanked the person who gave her flowers.

### **Membership Open Forum for Items not on the Agenda**

Lot 334 – Louise Pena stated that it is cold in the locker rooms. She reported that she has a formal written complaint against one of the patrol men and handed out copies to the Board and management. She asked if the Board would add the pool and spa to the next agenda as there have been incidents that are concerning. She stated that the pool temperature should be eighty-five degrees at all times. She reported that no child under five years of age should be using the spa unless it is one hundred degrees or less. The spa is currently one hundred-two degrees. She stated that she hopes violations are going out to those homeowners who have had children defecate in the pool and spa. She is very concerned about adult supervision and children under the age of five using the spa.

Rosie Austin stated that she would like to see pool and spa on the next agenda. There was some discussion between her and Terri Kenyon regarding rules pertaining to young children using the spa and adult supervision. Terri Kenyon advised that the Board speak with the attorney prior to changing the rules regarding the pool and spa.

Lot 242 – Martha O'Brien reported that she had seen a segment on the five o'clock news regarding the body temperature of children which stated that a child's body heats up three times faster than an adults.

Lot 226 – Merilee Miller thanked the Board for their role in the one hundred year celebration as it was a great turn out and success. She will be making albums of the celebration and will be giving copies to the Board. She reported that national night out will be on August 2<sup>nd</sup> at Perry Park. She then stated that she would like to see something done about lot 111 regarding the animals and pigeons as it is becoming disease ridden.

Lot 097 – Jennifer Agnew asked if there were some sort of rule pertaining to minors being accompanied by an adult while in the clubhouse. She reported that there was an incident where there were preteens in the clubhouse unsupervised and patrol did not act on it. She asked how many reports were received by patrol

regarding brown water in the community and what information did patrol relay to the GID. Management stated that they only have the report which states that there were reports of brown water. It did not say how many reports or what patrol reported to the GID.

Lot 078 – Laiq Mir asked why the pool tables have not yet been replaced. He has asked Bob to replace them or have them repaired and nothing has been done. Management reported that replacing the pool tables would need to go into the reserve study and the soonest the tables could be replaced would have to be some time next year. As for the repairs Bob Kenyon has had professional's look at the table and has been advised that it cannot be done the tables are too old. A woman accompanying Laiq stated that one of the treadmills in the gym is broken. She asked if it would be possible to get a stair master.

Lot 140 – Shirley Miller asked if the Board anyone has been chosen to take care of the library. The Board informed her that Joanne Hadwick is taking care of the library but is currently on vacation.

Lot 097 – Jennifer Agnew stated that at the last Board meeting she was told that lot 364 does not belong to the HOA however it is still listed on the assessor web page that Rainbow Bend does own that lot. Terri Kenyon informed her that the deed was recorded incorrectly and the proper steps are being taken to correct it. Jennifer asked how delinquent lot 364's account is. Terri Kenyon stated that by law she cannot give that information out to another resident in the community.

**Adjournment**

***With no further business to discuss, Sharron D'Andrea made a motion to adjourn the meeting at 8:09 p.m. Denise Fuller-Hilton seconded, the motion carried with all in favor.***

Respectfully Submitted,

---

Mariah Becker  
Recording Secretary

---

Denise Fuller-Hilton  
Board Secretary