

Rainbow Bend HOA

Meeting Minutes of the Board of Directors

June 28, 2016

BOARD

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

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 7:00 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 226 – Merilee Miller thanked Denise Fuller-Hilton for the common area landscaping at the front of the community and stated how she liked the hanging flower baskets.

Lot 140 – Shirley Miller stated that she was disappointed with the common area landscaping. She would have liked the plants to be bigger and hopes that the Board did not spend the entire \$7,000.00 budget.

Lot 021 – Peggy Frantz thanked Denise Fuller-Hilton for the common area landscaping and asked if she were considering to add mulch around the plants.

Lot 334 – Louise Pena asked why only two of the lots that are currently pending litigation on the agenda. The mailing that went out to all of the homeowners had more than two homes listed.

Roll Call/ Establish Quorum

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

Approval of Minutes (May 24, 2016)

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

Financial Reports

A. Financial Statements: The Board reviewed the May 2016 financial reports. *As the governing documents do not require otherwise, Mike Hadwick moved to acknowledge that they have fulfilled their duty as a Board to review the financial statements through May 2016 in accordance with NRS 116.31083 subject to the year-end audit. Rosie Austin seconded, the motion carried with all in favor.*

B. Bank Statements: The Board was provided copies of the May 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

Management also gave an executive session report; in our last executive session which was held on 6/28/2016, 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.

Terri Kenyon read the patrol report out loud which stated that a few phone calls were received regarding barking dogs. There was also an incident in the sauna where a resident in the community left a pair of swim shorts on the rocks and grill.

Architectural Review Board Report:

John Miller reported that he and the ARB approved a long list of requests. He then provided management with the originals. He asked if the ARB request form could be revised so that there is a follow up portion of the form. This would allow the ARB to verify that the work they approve is done as requested.

Committee Reports:

RV Lot: Sharron D'Andrea reported that the lot is still full. She advised that if any homeowner's have bought or plan to buy an RV, trailer, etc. to check with Ron at the Clubhouse to verify if there have been any openings. If not they will have to rent a space elsewhere.

Common Area Landscaping Committee: Denise Fuller-Hilton reported that the common area landscaping is a work in progress and that the Board has not yet spent the entire \$7,000.00 budget dedicated to this committee.

IT Committee: Don Barnes reported that he is still looking at prices on moving the website.

Litigation Update

A. Updated Notice of Pending Litigation – Lots 296 & 176 – There was no update to give at this time.

Unfinished Business:

A. Exhaust Fan Replacement in Locker Rooms – Update – This item was postponed until the next Board meeting.

New Business:

A. Change in Financial Institution for Reserve Funds & Plan of Investment - Update – Terri Kenyon reported that management is working on getting the signature cards updated.

B. Rainbow Room Bar Stools – The Board discussed the condition of the bar stools stating that new stools would be a great idea. ***Don Barnes made a motion that the Board purchase new bar stools with a budget of \$1,500.00. Rosie Austin seconded, the motion carried unanimously.***

C. Transfer Fee Policy – Adoption – After review and some discussion ***Rosie Austin made a motion to adopt the Transfer Fee Policy written by Gayle Kern. Sharron D'Andrea seconded the motion which carried with all in favor.***

D. Review of Proposed Estimate to Run Power to RV Lot Gate – This item was postponed until the next Board meeting.

Rainbow Bend HOA Correspondence

Request to Improve Internet Service – Possible Guest Speaker – The Board stated that they have received correspondence regarding the bad internet service in the community.

Sean Duff with Sky Fiber internet attended the meeting and gave a presentation on his company and internet service. He stated that he would like to install a thirty foot tower on the property and for allowing his company to do so he would provide the association clubhouse with free internet. Terri Kenyon advised the Board to ask the associations' attorney about the tower as it would be on association property and some homeowner's may have an issue with it. The

homeowners in attendance had many question which he was able to answer for them.

Board Comments/Next Meeting Agenda Items

The Board would like to add internet service under new business of the next agenda. The Lockwood one hundred year celebration is coming up on July 16th. The tradeshow will be on July 21st at 8am and lunch will be served.

Membership Open Forum for Items not on the Agenda

Lot 264 – Phil Locke stated that he has observed the issue with on street parking. Though it is not a big deal to him he would appreciate if the Board would not send violations to homeowners who are parking in the street if members of the Board are going to be doing it as well.

Lot 226 – Merilee Miller stated that the one hundred year celebration will be coming up. She will be advertising the celebration at the Fourth of July parade by handing out flyers and will be putting those flyers in the homeowner tubes. She would also like to have the celebration posted on the association website so that members of the community can look there for the date and time if needed.

Lot 334 – Louise Pena informed the Board that the bar stools are owned by the social club. She asked which account the funds will be taken out of to purchase the new bar stools and stated that if it is not in the reserve study the funds cannot be taken out of the reserve account.

Lot 060 – Carol Roe reported that Costco has bar stools available on line for a good price and that all of the pricing includes shipping and handling.

Lot 097 – Jennifer Agnew asked what the association transfer fee was prior to the adoption of the policy. Management informed her that the fee has not changed the policy was only written and adopted to allow the association to collect the fee.

Lot 226 – John Miller reported that the community garden is now open. All of the weeds have been removed which create less of a fire hazard. He stated that if anyone wants a space in the garden to contact him.

Lot 140 – Shirley Miller stated that the bar stools do not belong to the social club.

Lot 334 – Louise Pena reported that the weeds in lots 364 and 369 are waste high. She asked if they were HOA owned and stated that it is a fire hazard.

Lot 226 – Merilee Miller stated that there a ton of wild animals running under the house on lot 111. There are skunks which are dangerous and carry rabies. She would like to see the hole leading under the house closed up.

Lot 242 – Martha O'Brien stated that an ordinance was passed last month by the County which would allow a lien to be placed on a home such as the one on lot 111.

242 – John Miller stated that skunks are the number one animals to have rabies, they have lice, and ticks. He stated that he wants the skunks out of the neighborhood.

Adjournment

With no further business to discuss, *Denise Fuller-Hilton made a motion to adjourn the meeting at 8:02 p.m. Mike Hadwick seconded, the motion carried with all in favor.*

Respectfully Submitted,

Mariah Becker
Recording Secretary

Denise Fuller-Hilton
Board Secretary