

Rainbow Bend Homeowners' Association, Inc.
Board of Directors' Meeting
May 24, 2016 Board Meeting 7:00 PM
500 Ave Bleu De La Clair, Sparks, NV 89434 Clubhouse

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| 1. <u>Call to Order</u> | Action |
| 2. <u>Pledge of Allegiance</u> | |
| 3. <u>Membership Open Forum for Items Specifically on the Agenda</u> | Discussion |
| <p>This is the portion of the meeting is dedicated to membership input for items on the <u>AGENDA ONLY</u>. No action can be taken on any items brought at this time; however, if the Board determines new items should be placed on the next agenda, they may do so. If you would like to speak to the Board, this is the time to do so. Each person will be allowed a maximum of three minutes. If necessary, a total open forum period of up to thirty minutes will be allowed. We would like to let everyone know that even though we value membership comments, this is a Board meeting designed to conduct Association business within a reasonable time limit. No member or committee member will be permitted to speak during the meeting unless called upon by the Board.</p> | |
| 4. <u>Roll Call/Establish Quorum</u> | Discussion/Action |
| 5. <u>Approval of Minutes</u>
April 26, 2016 | Discussion/Action |
| 6. <u>Financial Statements</u> | Discussion/Action |
| A. Financial Statements | Discussion/Action |
| B. Bank Statements | Discussion/Action |
| 7. <u>Maintenance Report</u> | Discussion/Action |
| A. Maintenance Report | Discussion/Action |
| 8. <u>Management/Patrol Report</u> | Discussion/Action |
| A. Executive Session Report | Discussion/Action |
| 9. <u>Architectural Review Board Report – John Miller - Chair</u> | Discussion/Action |
| 10. <u>Committee Reports</u> | |
| RV Lot – Sharron D’Andrea | Discussion/Action |
| Common Area Landscaping Committee – Denise Fuller-Hilton | Discussion/Action |
| IT Committee – Don Barnes | Discussion/Action |
| 11. <u>Litigation Update</u> | Discussion/Action |
| A. Updated Notice of Pending Litigation – Lots 296 & 176 | Discussion/Action |
| 12. <u>Unfinished Business</u> | Discussion/Action |
| A. Reserve Study – Proposals | Discussion/Action |
| B. RV Lot Electronic Gate – Proposals | Discussion/Action |
| C. RV Lot Entrance Gravel Update | Discussion/Action |
| D. Exhaust Fan Replacement in Locker Rooms – NV Home Energy Report | Discussion/Action |
| 13. <u>New Business</u> | Discussion/Action |
| A. Change in Financial Institution for Reserve Funds & Plan of Investment - Update | Discussion/Action |
| B. Concrete Steps & Pads behind Clubhouse Maintenance | Discussion/Action |
| C. End Board Resolution 2005 – 05 | Discussion/Action |
| D. Transfer Fee Policy – Kern Cost Acceptance | Discussion/Action |
| E. Clubhouse Lots A & B | Discussion/Action |
| 14. <u>Rainbow Bend HOA Correspondence</u> | Discussion/Action |
| 15. <u>Board Comments/Next Meeting Agenda Items</u> | Discussion/Action |
| 16. <u>Membership Open Forum for Items Not on the Agenda</u> | Discussion/Action |
| <p>This is the portion of the meeting that is dedicated to membership input for ANY ITEM PERTAINING TO THE ASSOCIATION.</p> | |
| 17. <u>Adjournment – 8:30 PM</u> | Action |

As per NRS 116.31083: It is the right of a unit's owner to have a copy of the audio recording, the minutes or a summary of the minutes of the meeting provided to the unit's owner upon request, in electronic format at no charge to the unit's owner or, if the association is unable to provide the copy or summary in electronic format, in paper format at a cost not to exceed 25 cents per page for the first 10 pages, and 10 cents per page thereafter. It is the right of a unit's owner to speak to the Executive Board, unless the Executive Board is meeting in Executive Session