

Rainbow Bend HOA
Meeting Minutes of the Board of Directors
May 24, 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
Bob Kenyon – CAM

Guests

List on File

Call to Order

The Board of Directors meeting was called to order at 7:05 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

193 – Sue Lasance asked why there are no flowers in the common areas. Denise Fuller-Hilton stated that she would address this during the Board meeting.

334 – Louise Pena stated that she would like to know more about the transfer fee policy.

097 – Asked why funds have not been transferred in order to keep the funds FDIC insured.

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 (April 26, 2016)

After review *Rosie Austin made a motion to approve the April 26, 2016 Board meeting minutes as corrected. Sharron D'Andrea seconded the motion which carried with all in favor.*

Financial Reports

A. Financial Statements: The Board reviewed the April 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 April 2016 in accordance with NRS*

116.31083 subject to the year-end audit. Denise Fuller-Hilton seconded, the motion carried with all in favor.

After some discussion **Rosie Austin made a motion to transfer \$200,000.00 from the Heritage bank account into the Edward Jones account. Sharron D'Andrea seconded, the motion carried unanimously.**

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

Maintenance Report

A. Maintenance Report: Management reported that Chad Teeters has been doing his usual maintenance duties around the community. He has been pulling weeds in the common areas as needed.

Management/Patrol Report

Management reported that three abandoned vehicles were towed from the property, there have been three calls to the CGID regarding water issues, a few complaints were received about a barking dog, and that the annual fire inspection for the clubhouse has been completed.

Architectural Review Board Report:

John Miller reported that the ARB approved five architectural requests. All five requests were approved. One request required a permit which would be obtained prior to the start of the project. Copies of the requests were given to management.

Committee Reports:

RV Lot: Sharron D'Andrea reported that the lot is full and no spaces are available at this time. She also stated that the lot is now clear of weeds.

Common Area Landscaping Committee: Denise Fuller-Hilton reported that she and M&M Lawn Services will be picking up the plants for the common areas on Thursday and they will be planted by Friday.

IT Committee: Don Barnes reported that he has received quotes and prices for better internet service.

Litigation Update

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

Unfinished Business:

A. Reserve Study – Proposals – The Board reviewed three proposals;

Resource 1 Building Consultants - \$1,395.00

Better Reserve Consultants - \$1,150.00

Browning Reserve Group - \$3,750.00

Rosie Austin made a motion to accept the proposal from Resource 1 Building Consultants. Denise Fuller-Hilton seconded the motion which carried with all in favor.

B. RV Lot Electronic Gate Proposals – The Board reviewed three bids;

Tholl Fence - \$23,550.00

Florence Fence - \$10,000.00

Artistic Fence - \$16,900.00

Rosie Austin made a motion to approve the bid from Florence Fence. Denise Fuller-Hilton seconded, the motion carried unanimously.

C. RV Lot Entrance Gravel Update – This item has been postponed until the next Board meeting.

D. Exhaust Fan Replacement in Locker Rooms – NV Home Energy Report

The Board would like to go out to bid for the exhaust fan replacement.

New Business:

A. Change in Financial Institution for Reserve Funds & Plan of Investment - Update – Terri Kenyon reported that this has been completed. The Edward Jones account has been opened and \$166,000.00 has been deposited into the account to be invested into laddered CD's.

B. Concrete Steps & Pads behind Clubhouse Maintenance – The Board reviewed three bids;

Sierra Nevada Construction - \$8,655.00

Donovan Contracting - \$11,945.00

Rios Concrete - \$8,900.00

Mike Hadwick made a motion to accept the bid from Donovan Contracting. Denise Fuller-Hilton seconded, the motion carried with all in favor.

C. End Board Resolution 2005-05 – Denise Fuller-Hilton made a motion to end Board Resolution 2005-05. Mike Hadwick seconded the motion which carried with all in favor.

D. Transfer Fee Policy – Kern Cost Acceptance – Management stated that Gayle Kern charges \$150.00 to create a transfer fee policy so that the association may collect a transfer fee when a home sells in the community. After some discussion ***Rosie Austin made a motion to approve the cost of \$150.00. Sharron D’Andrea seconded the motion which carried with all in favor.***

E. Clubhouse Lots A&B – ***Rosie Austin made a motion to negotiate a deal with the CGID to rent space B. Mike Hadwick seconded, the motion carried unanimously.***

Rainbow Bend HOA Correspondence

There was no correspondence to review at this Board meeting.

Board Comments/Next Meeting Agenda Items

The Board would like to add quarterly change of art in the lobby to the next agenda.

Membership Open Forum for Items not on the Agenda

Lot 140 – Shirley Miller stated that the tennis courts should still be on the agenda.

Lot 60 – Carol Roe asked about the funds in the Edward Jones account whether or not the investments would show on the monthly financial reports.

Lot 87 – Larry Huddleson stated that instead of gate clickers the RV lot gate entrance should have a key pad.

Lot 334 – Louise Pena stated that she objects that the Board allows certain people to talk during the meeting and not others. She suggested that the Board check into the M&M’s insurance to ensure that they are allowed to work with the irrigation. She also stated that she had sent an email to Terri Kenyon after the last meeting so it should have been discussed under correspondence. Her email asked if the Board attends any classes. The association pays for their membership with CAI, she asked if they were using it.

Lot 264 – Phil Locke asked if there is a requirement that the fire hydrants in the neighborhood be exercised regularly. Denise Fuller-Hilton stated that there is a requirement.

Lot 226 – John Miller stated that a representative from the County has allowed him take over the community gardening area. They are cleaning it up as of right now.

Lot 226 – Merilee Miller reported that there was some vandalism on the

community building. A report has been taken, so she asks that if anyone sees unacceptable behavior to take notes.

Bill Hall's memorial will be held in the clubhouse on June 11, 2016 from 1:00pm – 3:00pm.

Lot 242 – Martha O'Brien stated that the community chest will be conducting an assessment. They are updating the community services and would like to get feedback from the community.

Lot 97 – A resident of this lot stated that on the budget the Edward Jones account only says cash which brings some confusion. She stated that she believes Capriotti Construction should have provided the Board with a reserve study for lot B. Terri Kenyon informed her that does not apply in this case as it is a settlement of a lawsuit. She suggested that the people currently renting spaces in the RV lot should be asked if they have preference over a key pad or gate clicker.

Lot 193 – Sue LaSance asked where the Board is buying the plants for the common area. Denise Fuller-Hilton informed her that they plants are being purchased from Moanna Nursery. She stated that she looked at the association website for the first time and thought it was great.

Lot 226 – John Miller stated that the new keypads have the ability to register who would be coming in and out of the RV lot if they are programmed by lot number.

Adjournment

With no further business to discuss, Rosie Austin made a motion to adjourn the meeting at 8:21 p.m. Mike Hadwick seconded, the motion carried with all in favor.

Respectfully Submitted,

Mariah Becker
Recording Secretary

Denise Fuller-Hilton
Board Secretary