

Rainbow Bend HOA

Meeting Minutes of the Board of Directors

October 25, 2016

BOARD

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

MANAGEMENT

Terri Kenyon – Sup. CAM
Bob Kenyon-. CAM
Courtney Tolman- Assistant

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 242 – Martha O'Brien asked about the meeting held on October 19, 2016 in lots A & B. She questioned why an agenda was not sent out for the meeting and questioned why another office was not used. Management directed the Board of Directors in the future will not use lots A & B for the meetings since it is still not open to members. Sharron D'Andrea stated the meeting that was held was not an HOA matter.

Lot 334 – Louise Pena asked if any member may use lots A & B for a meeting and if rent is to be paid to hold a meeting. Louise stated she attended an investment class and asked about if the CDs are truly ensured with a broker. Terri Kenyon responded indicating the CDs are laddered with Edward Jones and all properly insured.

Lot 193 - Sue LaSance stated the Association spent way too much on the shrubs in the front entrance that are currently not being taken care of and the hanging plants that are all dead.

Lot 140 - Shirley Miller stated the Association spent \$7,250.00 for the landscaping around the community that is not being taken care of properly.

Roll Call/ Establish Quorum

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

Approval of Minutes (August 23, 2016)

After review *Mike Hadwick made a motion to approve the August 23, 2016 Board meeting minutes as written. Sharron D'Andrea seconded the motion which carried with all in favor.*

Financial Reports

A. Financial Statements: The Board reviewed the August 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 August 2016 in accordance with NRS 116.31083 subject to the year-end audit. Sharron D'Andrea seconded, the motion carried with all in favor.*

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

Maintenance Report

A. Maintenance Report: Management reported Chad with maintenance no longer works for Rainbow Bend and the Board of Directors and Management are currently reviewing applications for a full-time maintenance person.

Management/Patrol Report

Terri Kenyon read the report provided by patrol aloud stating that there were a few calls regarding dogs roaming the community and they were all properly caught and held until picked up by the humane society or the owners.

Management also gave an executive session report; in our last executive session which was held on 10/25/2016, 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. We also reviewed two legal matters but no action was 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 was not present. This item was postponed until the next board meeting.

Committee Reports:

RV Lot: Sharron D'Andrea reminded those who have RV's in the RV Lot to make sure that they are all properly licensed and if they are traveling for a long period of time to let Ron with patrol know so that he is aware.

Common Area Landscaping Committee: Denise Fuller-Hilton was not present. This item was postponed till the next Board Meeting.

IT Committee: Don Barnes reported he has found another alternative that works for the internet for Rainbow Bends Homeowners. Don stated he will post fliers around the community with all the information.

Litigation Update

A. Updated Notice of Pending Litigation – Sharron D’Andrea made a motion to designate Terri Kenyon for deposition of unit 296. Mike Hadwick seconded, the motion carried with all in favor.

Unfinished Business:

A. Exhaust Fan Replacement in Locker Rooms – Update – Management reported that IT Heating and Air will be performing the work for just a couple hundred dollars for just replacing the belt and rewiring the wires for the system.

B. Installation of New RV Gate – Update - Management reported the gate will be installed by November 7, 2016.

C. Internet Service Improvement – Don Barnes reported he has found another alternative that works for the internet for Rainbow Bends Homeowners. Don stated he will post fliers around the community with all the information.

D. Lots A&B (501 Rue De La Blanc) – Possible Rental – Sharron D’Andrea reported that the association is still in negotiations and looking at other options.

E. Reserve Study Adoption/Acceptance – Rosie Austin made a motion to accept the 2017 Reserve Study as proposed. Sharron D’Andrea seconded, the motion carried with all in favor.

New Business:

A. (2) Refurbished Treadmills/ (2) New Treadmills- Quote – The Board of Directors reviewed four (4) quotes from Fit Guard: \$8,297.98 for two (2) new Precor Commercial Treadmills, \$6,516.83 for two (2) refurbished LifeFitness 95T Heavy Commercial Treadmills, \$7,230.42 for two (2) new Spirit Commercial Treadmills, and \$12,294.58 for two (2) new Precor Commercial Treadmills. **Rosie Austin made a motion to purchase the two (2) new Precor Commercial Treadmills in the amount of \$8,297.98. Don Barnes seconded, the motion carried with all in favor.**

B. ARB Board Member Appointment and New Forms Adoption – The Board of Directors reviewed the drafted ARB form. Don Barnes stated Denise Fuller-Hilton made a few more corrections and will have them ready for the next Board Meeting. This item was postponed.

Don Barnes made a motion to elect Kim Marvin on the architectural review board. Mike Hadwick seconded, the motion carried with all in favor.

C. Use of Spa by Children-Gayle Kern Opinion Letter – Sharron D’Andrea read Gayle Kern’s opinion letter to the Board of Directors, Management, and the members that were present at the Board Meeting. No action was required.

D. 2017 Budget Adoption – The Board of Directors reviewed the 2017 Budget and informed the Members the assessments increased by \$3.00. ***Rosie Austin made a motion to accept the 2017 Budget as presented. Mike Hadwick seconded, the motion carried with all in favor.***

Rainbow Bend HOA Correspondence

A. E-mail Regarding Association Employee Drowning a Skunk- Sharron D’Andrea read the e-mail to the members and reported that the Association employee has been spoken to.

Board Comments/Next Meeting Agenda Items

The Board of Directors stated the next board meeting will be held on November 14, 2016.

Membership Open Forum for Items not on the Agenda

Lot 242 – Martha O’Brien thanked Bob Kenyon for having the tree removed that had been knocked down by the wind and was creating a safety hazard.

Lot – Toni Taylor stated the house that had been recently painted the bright yellow devalued all the homes in the Association. The color of the home was not at all in harmony with the other homes in the community. Mike Hadwick explained how the architectural committee approved the colors. Toni then asked Management and the Board of Directors if they could overturn the decision of the architectural committee on approving the color of the newly painted house. Management will be getting the Attorneys opinion for the next Board Meeting.

Lot- Jennifer Agnew stated, “When did the CC&R rules for the ARB requests get changed to allow certain paint colors”.

Lot 334 – Louise Pena handed out to the Board of Directors a flyer for a CAI class. Louise recommends the Board Members attend a class.

Adjournment

With no further business to discuss, *Rosie Austin made a motion to adjourn the meeting at 8:15 p.m. Sharron D'Andrea seconded, the motion carried with all in favor.*

Respectfully Submitted,

Recording Secretary

Denise Fuller-Hilton
Board Secretary