

# Rainbow Bend HOA

## Meeting Minutes of the Board of Directors

### August 23, 2016

#### **BOARD**

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

#### **MANAGEMENT**

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

#### **Call to Order**

The Board of Directors meeting was called to order at 7:02 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 021 – Peggy Frantz asked if Chad Teeters pulls weeds. She stated that there are many weeds throughout the community.

Lot 097 – Tim McCracken asked if Gayle Kern is doing a good job as the association's attorney since there are many lawsuits going on in the community. His opinion after have dealing with her in the past is that she is not doing a good job. He recommended that the Board look into a replacement for the attorney and does not agree with the rate increase for 2017.

#### **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 (July 26, 2016)**

After review ***Denise Fuller-Hilton made a motion to approve the July 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 June and July 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 July 2016 in accordance***

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

**B. Bank Statements:** The Board was provided copies of the June and July 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 read the report provided by patrol aloud stating that there were a few calls regarding barking dogs, reports of dogs not being maintained on a leash, and that there was a suspicious person walking through the community.

Management also gave an executive session report; in our last executive session which was held on 8/23/2016, 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 one of the ARB members resigned from the Board and provided management with the written resignation. He stated that the ARC form is still not complete and that the final version will be done soon.

**Committee Reports:**

**RV Lot:** Sharron D'Andrea reminded those who have RV spaces in the lot to keep their records up to date with Ron at the clubhouse.

**Common Area Landscaping Committee:** Denise Fuller-Hilton stated that the weeds need to be addressed in the common areas and that there are cobwebs all over the evergreens entering the community. These issues will be reported to Chad Teeters.

**IT Committee:** Don Barnes reported that progress has been made regarding the internet service.

**Litigation Update**

**A. Updated Notice of Pending Litigation** – No updates have been provided at this time.

**Unfinished Business:**

**A. Exhaust Fan Replacement in Locker Rooms – Update** – Management reported that they have received a bid from Wiley’s Plumbing & Heating Inc. a bid was also solicited to Sierra Air however they denied to place a bid. After reviewing the bid from Wiley’s in the amount of; Option A - \$995.95 or Option B - \$750.00 the Board decided that they would like to have management look into why there is a tremendous difference in the bid provided by Wiley’s and NV Home Energy Experts. This item has been postponed until the next Board meeting.

**B. Run Power to RV Lot Gate/Installation of New RV Gate – Update -** Management reported that progress has been made, however the job is not complete at this time.

**C. Internet Service Improvement** – Management reported that they have received an opinion from the attorney regarding the tower that would need to be placed on association property. The Board would need to obtain approval from all of the homeowners within a five hundred foot radius of where the tower would be placed.

**D. Lots A&B (501 Rue De La Blanc) – Possible Rental** – Management reported that the association is in the beginning stages of negotiations.

**E. Reserve Study Adoption/Acceptance** – This item has been postponed until the next Board meeting.

**F. 2015 Audit Acceptance** – After review *Sharron D’Andrea made a motion to accept the 2015 Audit from Gene Clawson. Mike Hadwick seconded, the motion carried unanimously.*

**New Business:**

**A. Insurance Renewal** – *Sharron D’Andrea made a motion to renew the insurance. Denise Fuller-Hilton seconded, the motion carried unanimously.*

**B. Reserve Project – Exterior Painting of Clubhouse/501 Rue De La Blanc** – The Board would like to postpone this items until 2017. The item will be removed from the agenda until next year.

**C. Tree Maintenance along River – Storey County Forrest Service** – This item was postponed until the next Board meeting.

**D. TRI General Improvement District – Underground Pipeline Installation** – Management reported that the association has been notified of work planning to be done in the future to install an underground pipeline. Notification is given because the pipeline will go under association property near the RV lot.

**E. Fitguard Treadmill Repair Quote** – Management presented a quote from Fitguard in the amount of \$2,080.00 to repair the treadmill. This item has been postponed until the next Board meeting as the Board would like to have management solicit bids for two new treadmills and two refurbished treadmills.

**Rainbow Bend HOA Correspondence**

**A. Gayle Kern 2017 Rate Increase** – The Board reviewed Gayle Kerns notice of Rate increase for 2017 which will be effective January 1<sup>st</sup>.

**Board Comments/Next Meeting Agenda Items**

The Board would like to add ARB Board member appointment to the next agenda.

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

Lot 242 – Martha O'Brien stated that the Board made a motion two years ago to move the memorial plaques in the library next to the fire place. She asked why this has yet to be done. Management will have Chad Teeters move the plaques right away.

Lot 140 – Shirley Miller asked why the website has not been updated with current minutes and agendas. Don Barnes informed her that it must have been overlooked. Management will provide Don with all current documents from now on the day after the meeting to keep everything as up to date as possible.

Lot 215 – Sheila Tobin stated that she has a complaint against the landscapers. She informed the Board and management that she has a red dot on her curb so that the landscapers would skip her yard, however they ride the mower across her yard to get to her neighbor's yard. They have moved her new sod and continue to run over her DG.

Lot 060 – Carol Roe stated that the treadmill in the gym needs to be serviceable.

Lot 193 – Sue Lasance stated that she is disgusted with the flower beds in the common areas. She asked who is supposed to take care of them and what the progress with the flower beds are. She stated that they need more flowers.

Lot 226 – Merilee Miller informed the membership that the floor in the community center has been replace. She stated that John Miller has been working hard in the community garden and that there is now a patio with a picnic table.

Lot 226 – John Miller stated that Louise Perry park has been used every weekend since June. If anyone would like to reserve the gazebo in the park they will need to see either him or Merilee Miller.

Lot 021 – Peggy Frantz asked what would happen if the association did not accept the increase. The Board informed her that it is non-negotiable and it is common for rates to increase annually.

**Adjournment**

***With no further business to discuss, Denise Fuller-Hilton made a motion to adjourn the meeting at 7:48 p.m. Sharron D'Andrea seconded, the motion carried with all in favor.***

Respectfully Submitted,

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Mariah Becker  
Recording Secretary

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Denise Fuller-Hilton  
Board Secretary