

Rainbow Bend Homeowners' Association, Inc.
Board of Directors' Meeting
August 23, 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>
July 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 | Discussion/Action |
| 12. <u>Unfinished Business</u> | Discussion/Action |
| A. Exhaust Fan Replacement in Locker Rooms – Proposals | Discussion/Action |
| B. Run Power to RV Lot Gate/Installation of New RV Gate - Update | Discussion/Action |
| C. Internet Service Improvement | Discussion/Action |
| D. Lots A&B (501 Rue De La Blanc) – Possible Rental | Discussion/Action |
| E. Reserve Study Adoption/Acceptance | Discussion/Action |
| F. 2015 Audit Acceptance | Discussion/Action |
| 13. <u>New Business</u> | Discussion/Action |
| A. Insurance Renewal | Discussion/Action |
| B. Reserve Project – Exterior Painting of Clubhouse/501 Rue De La Blanc | Discussion/Action |
| C. Tree Maintenance along River – Storey County Forrest Service | Discussion/Action |
| D. TRI General Improvement District – Underground Pipeline Installation | Discussion/Action |
| E. Fitguard Treadmill Repair Quote | Discussion/Action |
| 14. <u>Rainbow Bend HOA Correspondence</u> | Discussion/Action |
| A. Gayle Kern 2017 Rate Increases | 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 |
| <p>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</p> | |