

Rainbow Bend HOA

Meeting Minutes of the Board of Directors

November 14, 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
Kenna Foote - Assistant

Call to Order

The Board of Directors meeting was called to order at 7:07 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 226 – Merilee Miller mentioned that the sprinkler systems are still on and that excess water drains into the river from watering the rose bushes. Merilee also said that there are pine needles that are piling up at the tennis courts.

Roll Call/ Establish Quorum

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

Approval of Minutes (October 25, 2016)

The minutes for the October 25, 2016 meeting were not approved. This item will be postponed until next meeting.

Financial Reports

A. Financial Statements: The Board reviewed the September 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 September 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 September 2016 bank statements in their Board packs for review.

Maintenance Report

A. Maintenance Report: Management reported that they will contact Saul with M&M Lawn Service to shut off the water to the sprinklers.

Management/Patrol Report

There was nothing to report from patrol.

Management gave an executive session report; in our last executive session, which was held on 11/14/2016, 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 presented Mike Hadwick as chairman of the ARB Board. John reported he will be leaving in March and the position needs to be filled.

Committee Reports:

RV Lot: Sharron D'Andrea had nothing to report.

Common Area Landscaping Committee: Denise Fuller-Hilton requested to set up a meeting with Management and the Board of Directors to speak with M&M Lawn about the property.

IT Committee: Don Barnes had nothing to report.

Litigation Update

A. Updated Notice of Pending Litigation – Terri Kenyon reported all current pending litigation with lot 45 Ave De La Argent.

Unfinished Business:

A. New RV Lot Gate – Update – Management reported that Bob Kenyon has an appointment on October 15, 2016 to set up gate access codes for the RV lot.

B. Internet Service add Small Dish to Existing Pole – Don Barnes stated that this project has been put on hold because they are in the process of upgrading the system. This item will be postponed until the next Board Meeting.

C. Lots A&B (501 Rue De La Blanca) – Possible Rental – Sharron D'Andrea reported that the association is still in negotiations and looking at other options. This item has been postponed until the next Board Meeting.

D. ARB New Forms Adoption – The Board of Directors reviewed the new ARB forms. *Mike Hadwick made a motion to accept the new ARB forms as*

presented. Denise Fuller-Hilton seconded, the motion carried with all in favor.

New Business:

A. Board Decision on Ballot Mailings if Election Uncontested – After some discussion, ***Rosie Austin made a motion to not send ballots out in the mail if the election is uncontested. Mike Hadwick seconded, the motion carried with all in favor.***

B. Legal opinion Regarding ARB Decision on Paint Colors– Terri Kenyon discussed that both Management and the Board of Directors are unable to speak about legal items pertaining to paint colors at this time due to attorney-client privilege.

C. 2016 Audit Proposal – From CPA Gene Clawson – The Board of Directors opened and reviewed the proposal from Gene Clawson to complete the audit between \$4,250 to \$4,750 and the taxes for \$250. ***Denise Fuller-Hailton made a motion to accept the proposal to complete the 2016 audit for \$4,250 to \$4,750 and to complete the 2016 taxes for \$250. Mike Hadwick seconded, the motion carried all in favor.***

Rainbow Bend HOA Correspondence

There were no correspondence items to discuss.

Board Comments/Next Meeting Agenda Items

The Board of Directors would like an update on the maintenance truck transmission, ARB guidelines and rules, and third member open position for the Board of Directors added to the next agenda. The date of the next meeting has not yet been determined.

Membership Open Forum for Items not on the Agenda

Lot 242 – Merilee Miller presented a 100 years of celebration picture album of the Rainbow Bend Community to the Board of Directors. Requested for the picture album to be placed in archives. Merilee also spoke about the Town Hall Meeting that will be in the Rainbow Room on November 17, 2016 from 10:00am to noon. Pictures with Santa Claus will be on December 3, from 1:00pm to 3:00pm in the common center. The Parade of Lights will be throughout the community on Friday, December 23rd.

Lot 242 – Martha O'Brien mentioned that flu shots will be available at 10am on Wednesday, November 30th.

Lot 97 – Jennifer Agnew had questions about the 2017 budget with the unfinished floors.

Adjournment

With no further business to discuss, *Rosie Austin made a motion to adjourn the meeting at 7:37 p.m. Denise Fuller-Hilton seconded, the motion carried with all in favor.*

Respectfully Submitted,

Kenna Foote
Recording Secretary

Denise Fuller-Hilton
Board Secretary