

Rainbow Bend HOA

Meeting Minutes of the Board of Directors

January 24, 2017

BOARD

Sharron D'Andrea - President
Rosie Austin – Vice President
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 7:04 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 276 – Mr. Calkins stated that his home is involved in the litigations. He was recently served by Wells Fargo to attend an arbitration. He has his own lawyer and does not want Gayle Kern to represent his case.

Lot 097 – Jennifer Agnew asked if Rosie Austin was still on the Board of Directors since she is now on the CGID Board, and if she plans to resign from the Board as she believes it is a conflict of interest. Rosie stated that she is on both Boards at the moment, but will no longer be on the Board as of February 28, 2017 since her position is up and she will not be running again. Therefore she does not plan to resign.

Lot 334 – Louise Pena asked if the litigation update had anything to do with the restraining order and cease and desist order. She asked if it was going to cost the association any money since the Board tried to kick the circulators for the recall off of Rainbow Bend property. She also asked if item 13.C Electronic Check Signing would only for utilities. She stated that items 13.D & E under new business is an issue because lots A & B are a capital improvement and should not be included in the reserve study.

Guest Speaker – Valerie Lebel-Flatley – with Virginia Range Wildlife Protection Assn – Valerie Lebel-Flatley gave a report on the work that she and her Association have been doing in the area. She stated that white lines were painted on the cattle guards and rebar has been installed to fill in some gaps so that foals do not get injured if they happen to try and cross the cattle guards.

They have also put up barbless barbed wire in areas that fences were not in good repair.

Roll Call/ Establish Quorum

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

Approval of Minutes (November 14, 2016)

Denise Fuller-Hilton made a motion to approve the minutes from the November 14, 2016 Board meeting as written. Mike Hadwick seconded, the motion carried with all in favor.

Financial Reports

A. Financial Statements: The Board reviewed the financial reports through November 2016. ***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 November 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 November 2016 bank statements in their Board packs for review.

Maintenance Report

A. Maintenance Report: Terri Kenyon reported that the Honda is being taken to the dealership tomorrow due to a recall on the emergency break. She stated that a new maintenance man was hired on 12/5/2016, his name is Alberto Chavez. Three lights in the clubhouse went out and will be replaced under the warranty from the lighting project.

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 1/24/2017, the Board discussed delinquencies and took the appropriate action in accordance with the Rainbow Bend Collection policy. The Board and management also discussed violations and took the appropriate action as needed. A few personnel matters were discussed. 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:

The ARB did not have anything to report at this time.

Committee Reports:

RV Lot: Sharron D'Andrea reported that a new gate has been installed entering the RV lot.

Common Area Landscaping Committee: Denise Fuller-Hilton reported that she and Bob Kenyon met with Saul Maldonado from M&M Lawn services. Saul provided actual invoices from Moana Nursery where he purchased the plants for the landscaping project. He also agreed to come to the community and spruce up the plants that have died off.

IT Committee: Don Barnes reported that he is discussing wireless internet service with two companies; Highland Wireless and Skyfiber. He expects the internet to be up and running by March 2017.

Litigation Update

A. Updated Notice of Pending Litigation – Terri Kenyon read a litigation update for lot 239 aloud to the Board and the membership. The update is attached as provided from the attorney.

Unfinished Business:

A. Internet Service add Small Dish to Existing Pole – This item was discussed during Don Barnes' IT Committee report. This item will be removed from the agenda.

B. Lots A&B (501 Rue De La Blanc) – Possible Rental – This item was tabled to 13. New Business D. & E.

New Business:

A. 2016 Tax Prep – This item will be kept on the agenda and postponed until the tax prep is complete.

B. 2016 Audit – Acceptance – This item will be kept on the agenda and postponed until the 2016 Audit is complete.

C. Electronic Check Signing – Terri Kenyon reported that the Association's bank is now offering electronic signatures to allow Board members the ability to sign checks online. After some discussion the Board decided that this is not a service that is needed at this time.

D. Lots A&B (Rue De La Blanc) Discussion of HOA Use – This item has been postponed. The Board would like to allow the membership to give input on what they think should be done with the space. Once the weather gets better a notice will go out with a time and date of an open house for viewing of the space. At that time members will be given the opportunity to put their ideas into a suggestion box.

E. Lots A&B (501 Rue De La Blanc) Remodel Discussion – This item was discussed under the previous agenda item.

Rainbow Bend HOA Correspondence

There were no correspondence items to discuss.

Board Comments/Next Meeting Agenda Items

The Board did not have any comments or items to add to the next agenda.

Membership Open Forum for Items not on the Agenda

Lot 056 – Kim Marvin stated that there is only one code for the RV lot. He feels that this defeats the purpose of the gate.

Lot 062 – Toni Barnes reported that the spa looks filthy and would like to see that it gets cleaned as soon as possible.

Lot 242 – Martha O'Brien asked how many Board apps have been received by management and if there was going to be an election. Terri Kenyon informed her that four applications have been received so there will be an election.

Lot 137 – Robert Curran asked if it is illegal for someone who has been recalled from the Board in a prior year to run for the Board again in this election. Management informed him that it is legal.

Lot 276 – Mary Calkins asked who is responsible for repairing the bridge that was washed out during the flood. Merilee Miller informed her that FEMA will be responsible. She also informed Mary that the fire department takes over flood and emergency situations that would require evacuations.

Lot 140 – Shirley Miller stated that reverse 9-11 is available in emergency situations. Owners should provide the sheriff's office with a mobile number for that service.

Lot 059 – Lisa Mendel asked if waste management would pick up debris from trees on owners lots when the trees are trimmed.

Lot 317 – Mr. Kraft asked if it were a possibility for the Board to purchase lockers for the men and women's locker rooms. The Board would like to add this item to the next agenda for discussion.

Lot 226 – John Miller stated that the Board may want to consider getting lockers from the army surplus store or from local high schools. He then thanked all of those who helped put sand bags down during the last rain.

Lot 317 – Mr. Kraft reported that the front doors to the clubhouse do not shut very well. Don Barnes informed him that calls have already been made to get repairs done as soon as possible.

Lot 097 – Jennifer Agnew asked why patrol did not turn in a report. She also asked why the Rainbow Bend magnet is being attached to a white pickup truck which is being used to patrol the community and why the Honda is not being used. The Board stated that there is a legal issue ongoing which they cannot discuss at this time.

Lot 226 – John Miller reported that the CGID has been plowing the hill that leads to the school and thanked them for doing so.

Adjournment

With no further business to discuss, Rosie Austin made a motion to adjourn the meeting at 7:59 p.m. Don Barnes seconded, the motion carried with all in favor.

Respectfully Submitted,

Mariah Becker
Recording Secretary

Denise Fuller-Hilton
Board Secretary