

# Rainbow Bend HOA

## Meeting Minutes of the Board of Directors

### February 28, 2017

#### **BOARD**

Sharron D'Andrea - President  
Don Barnes – Vice President  
Shirley Miller – Secretary  
Mike Hadwick – Treasurer  
Kim Marvin – Director

#### **MANAGEMENT**

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

#### **Call to Order**

The Board of Directors meeting was called to order at 7:59 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 during the annual meeting which was held prior to the start of this meeting.

#### **Membership Open Forum**

Lot 059 – Lisa Holleman stated that she is new to the community. She informed the Board that she would be interested in renting Lots A&B until the Board figures out a plan of what they would like to do with the space permanently. She would like to use the space to offer arts and crafts to the membership free of charge. She stated that she would love to give back to the community by providing this activity to the members. She then reported that her husband is a contractor and has equipment such as back hoes that could be stored in the space for future use of the members.

Lot 334 – Louise Pena stated that she believes Lisa Hollemans idea of renting Lots A&B is a perfect answer as to what the HOA should do with that space. She has spoken with attorneys who have stated that the association needs to be careful in regards to what they do. She also stated that the lots are not to be put in the reserve study as it is a capital improvement. The reserve funds are to be used to repair, restore, and replace. The rent from Lisa Holleman could be put into a savings account to be used specifically for the improvement of Lots A & B.

Lot 130 – A resident of this lot asked if the Board would consider installing a play area in the empty lots. Lisa Holleman from lot 059 stated that insurance is astronomical for things such as playgrounds.

Lot 062 – Toni Barnes recommended a post office be placed in Lots A & B.

Lot 018 – The resident of this lot stated that she does not want heavy equipment driving passed her home in regards to Lisa Hollemans statement of her husband's equipment being stored in Lots A & B for member usage.

Items 4 and 5 of the agenda were tabled so that item 6 could be addressed first.

**Guest Speaker – Reno Engineering Inc. – Map changes to the Riverfront Business Park & Tectonics Design Group Map changes to Mustang Industrial Developments**

- Vince Griffith was present and stated that he was there to notify the community per federal requirement of plans that the company that he works for intends to make. He stated that changes will be made to level out a portion of land down river which will have an effect on the stream up river. Rainbow Bend is located up river from where they plan to make these changes so this is his reason for notifying the community. A portion of the river upstream will be modified so that there will be no negative impact on the river and how it runs near the Lockwood area.

**Election of Officers** – *Don Barnes made a motion to elect Sharron D'Andrea as President. Shirley Miller seconded, the motion carried with all in favor. Mike Hadwick made a motion to elect Don Barnes as Vice President. Sharron D'Andrea seconded, the motion carried with all in favor. Sharron D'Andrea made a motion that Mike Hadwick retain his position on the Board as Treasurer. Shirley Miller seconded, the motion carried with all in favor. Sharron D'Andrea made a motion to elect Shirley Miller as Secretary. Mike Hadwick seconded, the motion carried with all in favor. Kim Marvin's position is Director at large.*

**Bank Signers** - *Sharron D'Andrea made a motion that all Board members be bank signers with the exception that Don Barnes does not want to be a bank signer. Mike Hadwick seconded the motion which carried with all in favor.*

**Roll Call/ Establish Quorum**

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

**Approval of Minutes (January 24, 2017)**

*Mike Hadwick made a motion to approve the minutes from the January 24, 2017 Board meeting as written. Sharron D'Andrea seconded, the motion carried unanimously.*

**Financial Reports**

**A. Financial Statements:** The Board reviewed the financial reports January 2017. *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 January 2017 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 January 2017 bank statements in their Board packs for review.

### **Maintenance Report**

**A. Maintenance Report:** There was nothing to report in regards to maintenance at this time.

### **Management/Patrol Report**

Patrol provided a report which stated that there was a call about a lost dog

Management gave an executive session report; in our last executive session, which was held on 2/28/2017, 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:**

John Miller reported that he will be retiring from the ARB. He thanked all of the current and passed members of the ARB for their hard work. He stated that he would like Denise Fuller-Hilton to be the Secretary for the ARB as she did a great job in assisting him with keeping records.

### **Committee Reports:**

**RV Lot:** Sharron D'Andrea reported that a letter has gone out to all of those who rent a space in the RV lot informing them that they may set up their own personalized code for the gate.

**Common Area Landscaping Committee:** ***Sharron D'Andrea made a motion to appoint Shirley Miller as the Common Area Landscaping Committee. Don Barnes seconded the motion which carried unanimously.*** There was no report at this time.

**IT Committee:** Don Barnes did not have anything to report at this time.

### **Litigation Update**

**A. Updated Notice of Pending Litigation** – Terri Kenyon reported that the attorney has not provided an update.

### **Unfinished Business:**

#### **A. Internet Service add Small Dish to Existing Pole**

This item was postponed until the next meeting.

#### **B. Lots A & B (501 Rue De La Blanc) – Discussion of HOA Use**

The Board reported that two open houses will be held for membership viewing. The first open house will be held March 11<sup>th</sup> from 11am – 1pm. The second open house will be held March 18<sup>th</sup> from 11am – 1pm.

#### **C. 2016 Tax Prep**

This item was postponed until the next meeting as the tax prep has not yet been completed by the CPA.

#### **D. 2016 Audit – Acceptance**

This item was postponed until the next meeting as the audit has not yet been completed by the CPA.

### **New Business:**

#### **A. Lockers for Locker Rooms**

Management provided the Board with general pricing on locker units. ***Mike Hadwick made a motion to allow a budget of \$1,200 for management to purchase lockers for the clubhouse locker rooms. Sharron D'Andrea seconded the motion which carried with all in favor.***

#### **B. Ratify Cost to Repair Front Doors to Clubhouse**

***Mike Hadwick made a motion to ratify the cost of \$661.94 to repair the clubhouse to the door. Sharron D'Andrea seconded the motion which carried with all in favor.***

#### **Rainbow Bend HOA Correspondence**

There was no correspondence 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 226 – Merilee Miller congratulated the new Board members.

Lot 062 – Toni Barnes asked if the Board has an update in regards to the bright red and yellow house. She stated that she thought the decision of acceptance of those colors would be over ridden and that the Board would make the owners paint the house a different color.

Lot 334 – Louise Pena stated that the same thing happened before in regards to the yellow and red house in which she call the ketchup and mustard house.

There are now two houses that color, though the first has faded quite a bit. She then asked why patrol is still using their private vehicle to do rounds. She then reported that the patrol man who is using his own vehicle is not patrolling every hour as he should be.

Lot 060 – Carol Roe stated that she does not understand the Boards approval for the costs of lockers while they should be approving the cost to paint the yellow and red house a different color. She also stated that there is no need for lockers as she's used the gym and pool area and has never had an issue with personal items being lost or stolen.

Lot 097 – Jennifer Agnew asked if there was an update pertaining to the patrol man using his private vehicle.

Lot 317 – The resident of this lot stated that they would like to rent a space in the RV lot and would like a copy of the rules and regulations.

**Adjournment**

**With no further business to discuss, *Mike Hadwick made a motion to adjourn the meeting at 9:07 p.m. Shirley Miller seconded, the motion carried with all in favor.***

Respectfully Submitted,

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Mariah Becker  
Recording Secretary

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Shirley Miller  
Board Secretary