

Rainbow Bend HOA
Meeting Minutes of the Board of Directors
March 28, 2017

BOARD

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

MANAGEMENT

Mariah Becker

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 during the annual meeting which was held prior to the start of this meeting.

Membership Open Forum

Lot 242 – Martha O'Brien asked what the square footage of Lots A&B is and stated that she would like to install the flooring. Sharron D'Andrea informed her that it is 9,815 sq. ft.

Lot 097 – Jennifer Agnew asked where the Board and management stand with the patrol man who drives his personal vehicle while on his rounds. The Board informed her that the employee is no longer with the company so it is no longer a concern.

Lot 059 – Bob Holleman reported that the Truckee Meadow Cleanup will be held on May 6th from 8:00am – 12:00pm.

Roll Call/ Establish Quorum

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

Approval of Minutes (February 28, 2017)

Mike Hadwick made a motion to approve the minutes from the February 28, 2017 Board meeting as written. Don Barnes seconded, the motion carried unanimously.

Financial Reports

A. Financial Statements: The Board reviewed the financial reports through February 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 February 2017 in accordance with NRS 116.31083 subject to the year-end audit. Shirley Miller seconded, the motion carried with all in favor.***

B. Bank Statements: The Board was provided copies of the February 2017 bank statements in their Board packs for review.

Maintenance Report

A. Maintenance Report: Management reported that Alberto Chavez has pulled some weeds in the common area. He purchased a handicap paint stencil along with blue and white paint so that he can touch up the clubhouse parking lot striping.

Management/Patrol Report

Patrol provided a report which stated that there were a couple of dogs running loose in the community, one of which was returned home. The other could not be caught. The report also stated that more people have been calling in to program their RV lot code.

Management reported that the boiler in the clubhouse was recently repaired and that the Board needs to ratify the cost which came to a total of \$2,4065.51. ***Sharron D'Andrea made a motion to ratify the cost. Don Barnes seconded the motion which carried with all in favor.*** Management then reported that the lockers for the locker rooms have been purchased and should be delivered within three to four weeks. Also, the Board terminated one of the night shift patrol employees and have hired a replacement.

Management also gave an executive session report; in our last executive session, which was held on 3/28/2017, 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 this will be his last meeting as a member of the ARB. He stated that there were a few applicants and two have been selected to be appointed. He then reported that he would like to appoint Denise Fuller-Hilton as the Secretary for the ARB.

Committee Reports:

RV Lot: Sharron D'Andrea reported that a few people have updated their RV gate codes with patrol.

Common Area Landscaping Committee: Shirley Miller reported that Alberto Chavez has pulled some weeds in the common areas. She will soon plan a committee to form a pan of action in regards to planting.

IT Committee: Don Barnes reported that he has gone through the operation of programming key cards for the clubhouse.

Litigation Update

A. Updated Notice of Pending Litigation – Mariah Becker 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

This item has been postponed until the next Board meeting.

C. 2016 Tax Prep

The tax prep has been received.

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. ARB Board Member Appointment

Don Barnes made a motion to appoint Bob Holleman and Steve Manly to the ARB. Sharron D'Andrea seconded the motion which carried with all in favor.

Mike Hadwick made a motion to appoint Denise Fuller-Hilton as Secretary of the ARB. Don Barnes seconded the motion which carried with all in favor.

B. Lots A&B (501 Rue De La Blanc)

Mariah Becker reported that at the request of the Board, Gayle Kern submitted an opinion letter regarding whether or not Lots A&B should be included in the reserve study. She stated that if anyone would like a copy of that letter emailed to them to see her after the meeting to give her their email address.

Rainbow Bend HOA Correspondence

There was no correspondence to review at this time.

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 stated that the audience should not be twenty feet away from the Board members during the meeting as the members cannot hear the discussion during the meeting. She then informed all of those in attendance that the Easter egg hunt will be on April 15th starting at 9:00am at Louise Perry Park.

Lot 062 – Toni Barnes stated that the ketchup and mustard house that was previously approved by the ARB is a nuisance to the neighbors.

Adjournment

With no further business to discuss, Don Barnes made a motion to adjourn the meeting at 7:31pm. Mike Hadwick seconded, the motion carried with all in favor.

Respectfully Submitted,

Mariah Becker
Recording Secretary

Shirley Miller
Board Secretary