

CHARLESTON VILLAGE HOMES | HOMEOWNERS ASSOCIATION



Date & Time: October 3, 2023 at 4:30 p.m.
Location of Meeting: Charleston Village Community Clubhouse
4229 Wales Green Las Vegas, NV 89110

BOARD OF DIRECTORS

Jerry Semlek
Michelle Barnhill
Bill Ahern
Jenny Mathews
Nik Frolov

OPEN SESSION MEETING MINUTES

President
Vice-President
Treasurer
Secretary
Director

Joan Phillips, Supervising Community Manager, P&G Association Management

ESTABLISHMENT OF QUORUM/CALL TO ORDER: Jerry Semlek called the meeting to order at 4:31 noting all 5 Board member present.

FIRST HOMEOWNERS OPEN FORUM:

APPROVAL OF OPEN SESSION MINUTES: August 22, 2023 Bill Ahern moved to approve. Michelle Barnhill 2nd. All in favor.

APPROVAL OF FINANCIALS: July & August 2023 Jerry Semlek moved to approve pending final year end audit. Bill Ahern 2nd. All in favor.

OLD BUSINESS - ACTION ITEMS:

- a. Discussion and Consideration for attorney demand to AHUSA – pavement of Wales Green- Pending 60 day period to finalize. Emulsified Sealcoat completed. Jerry Semlek informed the road is not quite what it was supposed to be but it is pretty good. He feels they have done all they plan to. We have spent \$2500 in attorney fees at this point. The dollar amount for the repair 3-5 years down the road is probably not worth a large legal battle. Jerry Semlek moved to accept the repair as is and note as completed. Bill Ahern 2nd. All in favor.
- b. Discussion and Consideration for Electrical work – 4233 Wales & Pool/Park
 - 3 Estimates from SSSolar & Electric
 - 499 - \$3300 – new post for park area.
 - 498 - \$2100 – 4229 Wales – light pole at pool sidewalk.
 - 497 - \$420 – Brockton Green – light park area

Discussion included the lighting is very important to help with the homeless activity near the pool and park area.

Michelle Barnhill moved to approve all. Jenny Matthews 2nd. All in favor.

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- c. Discussion and Consideration For Block Wall Repair – SE Corner – management to email prices.

NEW BUSINESS – ACTION ITEMS:

- d. Discussion and Consideration For. Bainbridge & Little 2023 Audit & Tax Contract Renewal – 1st Increase in over 10 years. \$1,775.00 – Jerry Semek moved to accept the increase. Michelle Barnhill 2nd. All in favor.
- e. Discussion and Consideration for 2024 Budget – Flat at \$159.00 – Michelle Barnhill moved to approve. Jerry Semlek 2nd. All in favor.
- f. Discussion and Consideration for 2023 Annual Election – Michelle Barnhill moved to proceed. Jenny Matthews 2nd. All in favor.
- g. Discussion and Consideration for 2024 Annual Calendar of Meetings – Michelle Barnhill moved to approve. Jenny Matthews 2nd. All in favor.

SECOND HOMEOWNERS OPEN FORUM:

- Jenny would like to install a solid wall near 4312 Devlin. Joan suggested to do a see through as solid becomes hiding places. Discussion included owners needed an access path to gain access to the carports and parking areas. If closed off, the homeless would use the patio to walk over.
- Security patrols – \$12.95 per patrol. Lights flashing. Discussion did not support.
- Private street defaced. Need new sign.
- AC unit needs motor and capacitor. If we can get a licensed person to do this. Joan Phillips to arrange.
- Pool pump room door – Jerry Semlek informed one of the screen doors would fit. It could be framed in okay to secure this area.
- **Basketball court** – next agenda. Put one in tennis court?

NEXT MEETING DATE: Tuesday November 21, 2023 + Annual Meeting 5:00 PM

ADJOURNMENT - Michelle Barnhill moved to adjourn at 5:12. Jerry Semlek 2nd. All in favor.

Accepted

Date