CHARLESTON VILLAGE HOMES | HOMEOWNERS ASSOCIATION



Date & Time: November 21, 2023 at 4:30 p.m.

Location of Meeting: Charleston Village Community Clubhouse

4229 Wales Green Las Vegas, NV 89110

BOARD OF DIRECTORS | OPEN SESSION MEETING MINUTES

Jerry SemlekPresidentAbsentMichelle BarnhillVice-PresidentPresentBill AhernTreasurerPresentJenny MathewsSecretaryPresentNik FrolovDirectorPresent

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

ESTABLISHMENT OF QUORUM/CALL TO ORDER: Michelle Barnhill called the meeting to order at 4:35. Quorum was met as noted.

<u>FIRST HOMEOWNERS OPEN FORUM:</u> Owner asked about the jacuzzi and when it would be up and running.

<u>APPROVAL OF OPEN SESSION MINUTES:</u> October 3, 2023 – Jenny Mathews moves to approve. Bill Ahern 2nd All in favor.

<u>APPROVAL OF FINANCIALS:</u> September & October 2023 Michelle Barnhill moved to approve following Joan Phillips review of the account balances and year to date revenue and expense report. Jenny Mathews 2nd. All in favor.

OLD BUSINESS - ACTION ITEMS:

Discussion and Consideration For Block Wall Repair – SE Corner – Completed Michelle Barnhill moves to approve the repair. Jenny Mathews 2nd. All in favor.

NEW BUSINESS – ACTION ITEMS:

a. Discussion and Consideration for 2024 Pool Repairs. Request to Rebel to proceed to bid in January 2024. Michelle Barnhill moved to approve to proceed with obtaining bids for needed work. Jenny Mathews 2nd. All in favor.

SECOND HOMEOWNERS OPEN FORUM:

Owner asked about the 'gate' - wrought iron bid for area by 4312 & Jason's unit. By 45 N Lamb. Fix wrought iron gates by tennis court.

Fix wrought iron gate end of park court.

Garbage – next door to Michelle not bagging the trash and mess is left on common area. Cats are digging in the garbage.

AT&T install – left holes all over on Hampshire.

Get price for extension on top of the existing pool fence. Spikes. Tie into wrought iron bid.

THIS HOMEOWNER'S ASSOCIATION RESERVES ALL RIGHTS TO AMEND THIS AGENDA AS NECESSARY PRIOR TO THE MEETING. A COPY OF THE FINALIZED MEETING AGENDA IS AVAILABLE TEN (10) DAYS PRIOR TO THE MEETING AND MAY BE OBTAINED AT THE P&G MANAGEMENT OFFICE BY SENDING AN EMAIL TO JOAN@pandgmanagement.com_OR REQUEST IN WRITING VIA USPS OR FAX. BY NEVADA LAW THIS MEETING IS BEING AUDIO RECORDED. - ALL ITEMS ON THIS PRELIMINARY AGENDA ARE TO BE CONSIDERED ACTION ITEMS. PER NRS 116.3108 AND 116.31083, THE ABOVE AGENDA SHALL SERVE AS NOTICE OF THE BOARD OF DIRECTORS MEETING. OWNERS ARE PERMITTED TO RECEIVE A COPY OF THE MINUTES BY REQUEST AND AUDIO RECORDINGS ARE AVAILABLE UPON REQUEST FROM P&G MANAGEMENT.

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RECOGNITION OF SPECIAL EXECUTIVE MEETING Oct 17th, 2023 – Jenny Mathews moved to recognize as stated. Michelle Barnhill 2nd. All in favor.

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NEXT MEETING DATE:	Tuesday January 9, 2024
ADJOURNMENT - Michelle Barnhill moved to approve.	Bill Ahern 2 nd . All in favor.
Accepted	Date