

# CHARLESTON VILLAGE HOMES | HOMEOWNERS ASSOCIATION



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Date & Time: May 23, 2023 at 4:30 p.m.  
Location of Meeting: Charleston Village Community Clubhouse  
4229 Wales Green Las Vegas, NV 89110

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## BOARD OF DIRECTORS

Jerry Semlek  
Michelle Barnhill  
Bill Ahern  
Jenny Mathews  
Malcolm Windsor

## | OPEN SESSION MEETING MINUTES

President Absent  
Vice-President Present  
Treasurer Present  
Secretary Present  
Director Absent

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

**ESTABLISHMENT OF QUORUM/CALL TO ORDER:** Michelle Barnhill called the meeting to order at 4:34. Quorum was met with (3) Directors present.

**FIRST HOMEOWNERS OPEN FORUM:** No owners present.

**APPROVAL OF OPEN SESSION MINUTES:** April 11, 2023 – Bill Ahern moved to approve. Jenny Mathews 2<sup>nd</sup>. All in favor.

**APPROVAL OF FINANCIALS:** March & April 2023 - Management reviewed the account balances noting both accounts are looking good. The Reserve Transfer for Inspiration was done April 28<sup>th</sup> for January – April. Future transfers will be automatic. Michelle Barnhill moved to approve contingent on the year end audit. Jenny Mathews 2<sup>nd</sup>. All in favor.

## **OLD BUSINESS - ACTION ITEMS:**

## **NEW BUSINESS – ACTION ITEMS:**

- a. Discussion and Consideration for Cat Trapping and Spay/Neuter – Jenny Mathews moved to approve noting the cat population is out of control. Michelle Barnhill 2<sup>nd</sup>. All in favor.
- b. Discussion and Ratification of LV.NET to replace Centurylink. – It was requested that management request for a refund due to lack of service. This line has not been active nor could they service it. Management to look into this option. Bill Ahern moved to approve the change of vendor. Michelle Barnhill 2<sup>nd</sup>. All in favor.
- c. Discussion and Consideration for tree trimming – 4301 Devlin & 4210 Essex - \$500 – Michelle Barnhill moved to approve both. Bill Ahern 2<sup>nd</sup>. All in favor.
- d. Discussion and Consideration for rock replacement 4201 Essex Green - \$1,800 – Discussion included this area was not done due to the wall for Aspect homes. Michelle Barnhill moved to approve. Jenny Mathews reluctantly 2<sup>nd</sup>. All in favor.
- e. Discussion and Consideration for Tree removal – Moonlight/Village - \$375- Management informed this was approved as it is under \$500. Rudy to proceed.

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- f. Discussion and Consideration for Seal Coat Cul-de-sacs – All areas less Manor/Wales Run – Bids

The bids were read aloud - \$18,488.30 – Affordable Striping to include 2 coat process.

\$15,420 – Sunland. Includes 2 coat process and crack fill.

American Pavement & Preservation – Did not get bid in time for meeting.

It was noted both bids were for 2 coat process. Both vendors have performed work in the community as well.

Jenny Mathew motioned to approve Sunland noting it was \$3,000 cheaper and they have worked with the community in the past. Bill Ahern 2<sup>nd</sup>. All in favor.

- g. Discussion and Consideration for attorney demand to AHUSA – pavement of Wales Green-Manor Green – Discussion include the damage that still remains on the untouched or repaired areas. Sunland noted this would be \$55,000. Joan Phillips informed that Jerry Semlek had concern to not run up \$25,000 in attorney fees to try to recover the work. Discussion included this would be to check for initial reply from Aspect. Jenny Mathews moved to proceed to send letter. Bill Ahern 2<sup>nd</sup>. All in favor.

**SECOND HOMEOWNERS OPEN FORUM:** - Malcolm Windsor's significant other came to hand in Malcolm's keys. He informed Malcolm is now in assisted living and will not be returning to the Board.

**NEXT MEETING DATE:**

Tuesday July 11, 2023

**ADJOURNMENT** - Michelle Barnhill moved to adjourn at 5:10. Jenny Mathews 2<sup>nd</sup>. All in favor.

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Accepted

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Date