

# CHARLESTON VILLAGE HOMES | HOMEOWNERS ASSOCIATION



---

Date & Time: July 11, 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 Semlek      | President      | Present |
| Michelle Barnhill | Vice-President | Present |
| Bill Ahern        | Treasurer      | Present |
| Jenny Mathews     | Secretary      | Present |
| Vacant            | 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. Quorum was met with all (4) Board members present.

**FIRST HOMEOWNERS OPEN FORUM:** Judith Carin was present to discuss items she had requested to be placed on the agenda.

- Cat trapping – Management informed this was done. Starts September
- Cameras not pointed at her back yard. – Management informed this was taken care of. Judith agreed.
- Sewer – Judith informed to contact her own insurance company.
- Fire Hydrant – at corner demolished. Las Vegas public hydrant.
- Urine smell from dogs. Animal control. Dogs there over a month. She went over and looked at their yard and small dogs were hiding under BBQ. Informed to call Animal Control.
- Water – leak. She wants someone to fix it right away. Management informed every time she notifies P&G action is taken.

Management informed that the Board President was in receipt of her continuous faxes. These were shown to Judith.

### **APPROVAL OF OPEN SESSION MINUTES:**

- a. May 23, 2023 Michelle Barnhill moved to approve. Bill Ahern 2<sup>nd</sup>. All in favor.

### **APPROVAL OF FINANCIALS:**

- b. May 2023 - Bill Ahern moves to approve pending the year end audit. Michelle Barnhill 2<sup>nd</sup>. All in favor.

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

- c. Discussion and Consideration for attorney demand to AHUSA – pavement of Wales Green- Pending 60 day period to finalize.  
Attorney had asked for 60 days. Jerry Semlek moves to look at the final project as is. Management informed she had received dates for a seal coat. Discussion included 'alligator' areas, that will result in failure of the asphalt premature. Jerry

# CHARLESTON VILLAGE HOMES | HOMEOWNERS ASSOCIATION



---

further suggested following the meeting to take pictures and send comments to the attorney to pass on to AHUSA attorney. Jenny Mathews 2<sup>nd</sup>. All in favor.

- d. Discussion and Consideration for Seal Coat – Approved Sunland – Pending schedule. Management will advise on dates once these are presented.

## **NEW BUSINESS – ACTION ITEMS:**

- e. Discussion and Consideration for 2023 Annual Review of the Reserve Study – Funding levels and components were discussed. It was noted the community is just over 50% so this is a higher increase than in the past. Asphalt is in the works. Michelle Barnhill moves to approve the annual review. Jerry Semlek 2<sup>nd</sup>. All in favor.
- f. Discussion and Consideration for Additional Pool Services – Bill Ahern moves to start the new vendor to enjoy the remaining part of the pool season. He informed the condition as ‘murky green’ is unacceptable. Michelle Barnhill 2<sup>nd</sup>. All in favor.
- g. Discussion and Consideration for 2022 Audit Draft Approval and Letter of Representation. The Board reviewed the Audit Draft noting the comments by the Audit team seemed favorable. Bill Ahern moved to approve the Audit draft and Letter of Representation. Michelle Barnhill 2<sup>nd</sup>. All in favor.

**SECOND HOMEOWNERS OPEN FORUM:** 4219 Wales inquired about high speed internet – he stated there may be conduit nearby for fiberoptic installation. Bill Ahern informed they were working near Prince and Park. The tearing of the roadway on Charleston may help cure this.

Wrought iron – West of tennis court in very bad shape. The gate to keep homeless out. Jerry Semlek to get chain and lock to lock down that door.

Lights that were bright seem to not be working. Light by the shower out. Suggested solar lights to “light up the pool”.

Discussion included the Board vacancy could be filled until the election in Nov/Dec. It was motioned by Bill Ahern to appoint Nik Frolov to fill the vacancy. Michelle Barnhill 2<sup>nd</sup>. All in favor.

## **NEXT MEETING DATE:**

Tuesday August 22, 2023

**ADJOURNMENT** – Michelle Barnhill moved to adjourn at 5:31. Jerry Semlek 2<sup>nd</sup>. All in favor.

---

Accepted

---

Date