

CHARLESTON VILLAGE HOMES | HOMEOWNERS ASSOCIATION



Date & Time: August 22, 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 4:35 noting quorum was met with all (5) Directors present.

FIRST HOMEOWNERS OPEN FORUM: Judith Carin came to discuss. Last time she spoke of water. Her African Sumac is ½ dead due to no water. Base of the trunk is only place that there is water - needs roots to get the water. Trim off the dead portion. Bush is dead on the other side of the wall.

Palm tree fronds – Malcolm had a fire. Dead fronds can be dangerous.

Lamb & Moonlight. Dirty filthy and blowing trash. Wall is going to fall as the homeless keep pushing and pulling.

Cat trapping. How many cats have they trapped?

She is from Canada and Hawaii. Speaking politics. She is more American than Americans are. GOP is trying to get rid of Democracy.

APPROVAL OF OPEN SESSION MINUTES:

- a. July 11, 2023 – Bill Ahern moves to approve as presented. Michelle Barnhill 2nd. All in favor.

APPROVAL OF FINANCIALS:

- b. June 2023 Jerry Semlek moves to approve pending the year end audit. Bill Ahern 2nd. All in favor.
- c. Consideration for Reserve Funds to be placed into CD's. 4% vs 0 – (2) \$30K CD's or (3) \$25K CD's. Jerry Semlek moved to open 2 CD's at \$35K each and stagger. Michelle Barnhill 2nd. All in favor.

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OLD BUSINESS – ACTION ITEMS:

- d. Discussion and Consideration for attorney demand to AHUSA – pavement of Wales Green- Pending 60 day period to finalize. –
 - It was requested we ask the Developer to take down the For Sale Signs.

Bill Ahern moved to meet with Mickey with Aspect to determine the areas in need of replacement still. Jerry Semlek 2nd. All in favor. Management to arrange meeting with Mickey Stratton. Jerry Semlek and Nick to attend.

- e. Discussion and Consideration for Seal Coat – Approved Sunland – Pending schedule – Management informed that the flyers were sent. Discussion confirmed this will shut down each cul-de-sacs for 24 hours.

NEW BUSINESS – ACTION ITEMS:

- f. Discussion and Consideration for Community Yard Sale – October 14th – Michelle Barnhill felt this is a great idea and motioned to approve. Jenny Mathews 2nd. (4) Directors in favor with Jerry Semlek opposing.
- g. Discussion and Consideration for Block Wall Repair – Southeast corner – This was requested for the SW Jerry moved to get a bid for the 2 areas.
- h. Discussion and Consideration for Electrical work – 4233 Wales & Pool/Park – Jerry Semlek informed that Steve with SSSolar has been out working on this. We now have electricity all the way on Wales to Lamb. Pool lights are also working. Steve suggested to change the fixture to a 4-way to light up all the way around. Jerry informed there is a dead short still and he will meet with Steve tomorrow to troubleshoot further. Work in progress.

SECOND HOMEOWNERS OPEN FORUM:

Locks for the gate. Stolen again.
Management handed out budget draft.
School kids may be jumping the wall near Lamb at SE corner.
Spigots – on front of home discussed. ARC required.

NEXT MEETING DATE: Budget Tuesday October 3, 2023

ADJOURNMENT - Michelle Barnhill moved to adjourn at 5:16. Jenny Mathews 2nd. All in favor.

Accepted

Date