

CHARLESTON VILLAGE HOMES | HOMEOWNERS ASSOCIATION



Date & Time: April 11, 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
Vacant
Malcolm Windsor

OPEN SESSION MEETING MINUTES

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

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

ESTABLISHMENT OF QUORUM/CALL TO ORDER: President Semlek called the meeting to order at 4:27. Quorum was met with (4) of the (5) Directors present.

FIRST HOMEOWNERS OPEN FORUM: There were (2) attendees present from the new Inspiration parcel and inquired about key access to the common areas. Also suggested the roadway does not seem complete.

APPROVAL OF OPEN SESSION MINUTES:

- a. February 28, 2023 – Jerry Semlek moves to approve as presented. Michelle Barnhill 2nd. All in favor.

APPROVAL OF FINANCIALS:

- b. February 2023 – Jerry Semlek moves to approve subject to the year end audit. Michelle Barnhill 2nd. All in favor.

OLD BUSINESS - ACTION ITEMS:

- a, Discussion and Consideration for Pool Repairs – per SNHD report – Lights were addressed and need to be assessed by an Electrician. Fire Extinguisher – get updated. Get with vendor to ensure SNHD inspection done within the next 2 weeks.

II. NEW BUSINESS – ACTION ITEMS:

- a. Discussion and Consideration – 2023 Annual Review of the Reserve Study- The Board reviewed the funding levels and it was discussed that the asphalt needs a seal coat this year. Bids are being obtained for the May meeting. Further discussion included the Inspiration dollars will flow to the Reserve Account, however there are still homes not sold. So all assessments are not being collected at this time. Jerry Semlek recognizes that we have reviewed and accept the Annual Review of the Reserve Study. Michelle Barnhill 2nd. All in favor.

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- b. Discussion and Consideration – Aspect Homes Asphalt project -Manor – Essex
- Sunland Assessment of Asphalt – 4.5.2023 – Management informed she did meet with Sunland asphalt to look at the condition of the asphalt prior to their 'repaving project for the 7th & 8th of April. Sunland also informed they met today, and will give an assessment of the dollars they feel would be necessary to finish the road appropriately.
 - Consideration to send Attorney letter – Management suggested that Roy Phillips felt that perhaps to go after the bond or to have our attorney initiate the official 'demand' that the asphalt is not in the condition prior to the beginning of construction.
- Jerry Semlek moves to have the attorney send the letter along with the assessment from the asphalt company to satisfy our contract with Aspect. Bill Ahern 2nd. All in favor.
- c. Discussion and Consideration for Volleyball Net repair & replacement - \$1,500 - \$1800 – Michelle Barnhill moves to approve up to \$2000. Jenny Matthews 2nd. All in favor.
- d. Discussion and Consideration for Enclosing the North Pump area - \$1,500 – Bill Ahern moves to weld the top on. Michelle Barnhill 2nd. Include mesh near the keylock as well as you can reach around and unlock the door.
- e. Discussion and Consideration for New Pool Vendor – Rebel - \$850/month – bill moves to change vendor effective June 1 following the passing of the SNHD inspection. Jenny Matthews 2nd. All in favor.
- f. Discussion and Consideration for \$135.00 increase in landscape contract – The Board discussed and would like a formal presentation of contract or email request to discuss. Jerry Semlek is not in favor of simply paying an increase without approval or a Board vote. A new contract must be presented if increased. Management to inform Reveles accordingly.
- g. Discussion and Consideration for Security Screen Doors – Clubhouse – The vendor was called and confirmed a 10-year warranty for crime safe. A potential intruder would have to be case by case basis as this has not been an issue to date. Lock system – is this part of the entire door. 3-stage drive by wire system. Activated by a key. Keys are \$60 per set. 2 keys per door ordered. All key'd the same. Blank keys could be provided to be cut by a locksmith as this is a security key.
- Michelle Barnhill moved to approve the installation. Jenny Mathews 2nd. All in favor.

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SECOND HOMEOWNERS OPEN FORUM:

- Kevin Kelso – Requested for rock replacement near their home. New rock for the DG area and along the new block wall. Management to get a price.
- He is also requesting to remove the pine tree.
- A couple of owners were present from Inspiration. They inquired about obtaining a pool key. Also informed they are not pleased with the road conditions. (2) confirmed the road would be in good shape upon the completion of the project.

NEXT MEETING DATE:

Tuesday May 23, 2023

ADJOURNMENT - Michelle Barnhill moved to adjourn at 5:37. Jerry Semlek 2nd. All in favor.

Accepted

Date