# CHARLESTON VILLAGE HOMES | HOMEOWNERS ASSOCIATION



Date & Time: Location of Meeting: December 5, 2022 at 4:45 p.m. Charleston Village Community Clubhouse 4229 Wales Green Las Vegas, NV 89110

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## **BOARD OF DIRECTORS**

## **OPEN SESSION MEETING MINUTES**

Jerry SemlekPresidentPresentMichelle BarnhillVice-PresidentPresentBill AhernTreasurerAbsentVacantSecretaryDirectorPresentJoan Phillips, Supervising Community Manager, P&G Association Management

**ESTABLISHMENT OF QUORUM/CALL TO ORDER: -** President Semlek called the meeting to order at 4:55. Quorum was met with (3) Directors present.

FIRST HOMEOWNERS OPEN FORUM: - No Owners present beyond the Board of Directors.

## APPROVAL OF OPEN SESSION MINUTES:

a. October 24, 2022 – Jerry Semlek moves to approve. Malcolm Windsor 2<sup>nd</sup>. All in favor.

#### **APPROVAL OF FINANCIALS:**

b. October 2022 Jerry Semlek moves to approve subject to final audit noting all seems in order. Michelle Barnhill 2<sup>nd</sup>. All in favor.

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

a, None

#### **NEW BUSINESS – ACTION ITEMS:**

c. Discussion and Consideration for SW Gas project – Walk through - Jerry Semlek is in favor to meet prior to the 15<sup>th</sup>. Michelle is also in favor and would attend on a Tuesday.

**SECOND HOMEOWNERS OPEN FORUM:** Aspect Homes Parking regulations.

#### **NEXT MEETING DATE:**

**ADJOURNMENT** – Michelle Barnhill moved to adjourn at 5:07. Jerry Semlek 2<sup>nd</sup>. All in favor.

Accepted

Date

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.