CHARLESTON VILLAGE HOMES | HOMEOWNERS ASSOCIATION



Date & Time: February 28, 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
Michelle Barnhill Vice-President
Bill Ahern Treasurer
Vacant Secretary
Malcolm Windsor Director

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

ESTABLISHMENT OF QUORUM/CALL TO ORDER: The meeting was called to order at 4:38. Quorum was met with all Directors present with the exception of President Jerry Semlek.

<u>FIRST HOMEOWNERS OPEN FORUM:</u> No items were addressed. Management did inform the attendee that he could speak during the items if he had constructive input.

APPROVAL OF OPEN SESSION MINUTES: January 17, 2023 – Bill Ahern moved to approve. Michelle Barnhill 2nd. All in favor.

<u>APPROVAL OF FINANCIALS:</u> December 2022 & January 2023 – Michelle Barnhill moved to approve pending the year end audit. Jenny Mathews 2nd. All in favor.

OLD BUSINESS - ACTION ITEMS:

- a, Discussion and Consideration for Pool Repairs per SNHD report
 - Vendor Visit Aqua Piranha pools SNHD responsibility
 - o Fence enclosure
 - o Permit P&G
 - Equipment Emergency Phone & First Aid
 - Underwater lighting Pool Vendor
 - o Backflow Done
 - Equipment Room Pool Vendor
 - o Doors for Restrooms.
 - Access System Keycard

Discussion included that all noted items above must be met with compliance to open the pool. Rob Willis with Aqua Piranha was present to show the Board the existing condition of the pool area and pump room. One of the main concerns, is the electrical boxes have been vandalized. These operate the underwater lights. Management to work with Mo & The Mermaids for cleaning out the pool area and possible repairs for meeting compliance. It was also noted a new 911 emergency phone will be required.

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.

CHARLESTON VILLAGE HOMES | HOMEOWNERS ASSOCIATION



NEW BUSINESS - ACTION ITEMS: None. D	iscussion included the necessity to focus on the
SECOND HOMEOWNERS OPEN FORUM: Michelle Barnhill suggested to meet with the security company that could help protect the doors from being kicked in moving forward.	
NEXT MEETING DATE:	Tuesday April 11, 2023
ADJOURNMENT - Jenny Mathews moved to a favor.	adjourn at 5:03. Michelle Barnhill 2 nd . All in
Accepted	Date