

# CHARLESTON VILLAGE HOMES | HOMEOWNERS ASSOCIATION



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Date & Time: January 24, 2022 at 4:45 p.m.  
Location of Meeting: Charleston Village Community Clubhouse  
4229 Wales Green Las Vegas, NV 89110

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## **BOARD OF DIRECTORS | OPEN SESSION MEETING MINUTES**

Jerry Semlek	President
Michelle Barnhill	Vice-President
Bill Ahern	Treasurer
Sherry Talseth	Secretary
Malcolm Windsor	Director

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

**ESTABLISHMENT OF QUORUM/CALL TO ORDER:** President Semlek called the meeting to order at 5:07. All Directors are present.

### **FIRST HOMEOWNERS OPEN FORUM:**

**APPROVAL OF OPEN SESSION MINUTES:** Bill Ahern moves to approve. Michelle Barnhill 2<sup>nd</sup>. All in favor. December 16, 2021

### **APPROVAL OF FINANCIALS:**

- a. November & December 2021 - Jerry Semlek moves to approve subject to final audit. Bill Ahern 2<sup>nd</sup>. All in favor.

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

- a. Review/Discussion/Action – Aspect Homes Project –

- Declaration of Easements and Covenant to Share Costs – Attorney Revision

Jerry Semlek referenced a letter that was recorded in 2005 addressing the Board of Directors of Charleston Village which did state some conditions with the prior developer. One of the items addressed was they have agreed to contribute \$50K to the CV reserves. This document also mentioned the developer agree to repave the street, noted as Wales Green and Manor Green. The Attorney is requesting this verbiage be included in this agreement as the prior letter estimated that the cost would be 70K-100K. Aspect Homes should have been aware this should be a complete paving job. It also stated to paint the privacy wall along Lamb, which was completed with the paint project, and it was noted is not really necessary. Discussion included the Board wishing to have the restrooms updated and spelled out to include new flooring, paint, vanity and sink/toilets. Management to deliver the final draft along with hard copy of the original and requested enhancements to Aspect Homes for consideration. Final is also to contain verbiage for the pool fence shared expense for replacement. Discussion included to obtain the final draft and meet in a workshop setting to finalize the Covenant to Share Costs. Bill Ahern motioned to proceed to workshop. Jerry Semlek 2<sup>nd</sup>. All in favor.

### **NEW BUSINESS – ACTION ITEMS:**

- b. Discussion and Consideration for Landscape Vendor – BIDS –  
Sherry Talseth handed out a bid for Reveles Landscape. Management did inform that he has accepted deposit money and not performed work.

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Reveles – 2 persons 2 days per week. \$4,500.00 Discussion included that this may be a step backward as Rudy had left the irrigation in disrepair.

J&G - \$6200 per month – 2 persons 3 days per week.

Brightview - \$6200 – 40 hours per week. \$7200 is 45 hours per week.

Landcraft – \$4950/month – to include a 4-man crew 1 day plus irrigation crew 4 hours per week. The Board was concerned about 1 day a week service. Joan Phillips text to see if 2 man crew 2 days a week would work. James responded this would not work at this price. Jerry Semlek read the details of the Landcraft bid proposal.

Jerry Semlek moves to accept the Landcraft bid at 1 day per week. Motion died due to lack of 2<sup>nd</sup>. Malcolm Windsor moves to accept Revels at \$4500 per month. Sherry Talseth 2<sup>nd</sup>. Bill Ahern stated he would be in favor if Jose comes back. Malcolm Windsor and Sherry Talseth in favor. Michelle Barnhill and Jerry Semlek opposed. Motion carries to proceed with Reveles landscape.

**SECOND HOMEOWNERS OPEN FORUM:** Jerry Semlek informed the top of the light is out at the NW corner of the tennis court.

Sherry Talseth suggested that solar lights could be mounted to trees for temporary lighting.

Jerry found a light for \$159 for a tall pole light. LED light – low power with high illum. Malcolm Windsor liked the light and is in favor of installing. Bill Ahern agreed.

Michelle left her home and a homeless person was at 4269 Hampshire. Gate left open and wall is low so he could jump into the drainage channel.

**NEXT MEETING DATE:** Monday, March 24, 2021 4:30 pm Executive – 4:45 Open.

**ADJOURNMENT** - Bill Ahern moved to adjourn 6:01. Jerry Semlek 2<sup>nd</sup>. All in favor.

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Accepted

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Date