CHARLESTON VILLAGE HOMES | HOMEOWNERS ASSOCIATION



Date & Time: Location of Meeting: January 17, 2023 at 4:30 p.m. Charleston Village Community Clubhouse 4229 Wales Green Las Vegas, NV 89110

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BOARD OF DIRECTORS

Jerry Semlek **Michelle Barnhill** Bill Ahern Jenny Mathews Malcolm Windsor

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 4:38. All Board members are present with Bill Ahern on the phone.

ORGANIZATIONAL MEETING -

- Election of Officers President, Vice-President, Secretary, Treasurer -Malcolm Windsor moved for Jenny Mathews to fill the Secretary. Jerry Semlek 2nd. All in favor. Jenny Mathews moved for Michelle Barnhill to fill the Vice-President seat. Jerry Semlek 2nd. All in favor. Michelle Barnhill moved for Jerry Semlek to continue as President. Jenny Mathews 2nd. All in favor. Jerry Semlek moved for Bill Ahern to continue as Treasurer. Michelle Barnhill 2nd. All in favor. Organizational Items - Ombudsman Form602 - Management presented
- form 602 for signatures. All were obtained with the exception of Bill Ahern. Management to present at the next meeting.
- Adjourn Organizational Jerry Semlek moved to adjourn the Organizational meeting to proceed with Open Session at 4:42.

FIRST HOMEOWNERS OPEN FORUM: No owners were present to address items.

APPROVAL OF OPEN SESSION MINUTES: December 5, 2022 – Jerry Semlek moves to approve. Michelle Barnhill 2nd. All in favor.

APPROVAL OF FINANCIALS: November 2022 - Jerry Semlek moved to approve pending the final audit. Michelle Barnhill 2nd. All in favor.

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.



OLD BUSINESS - ACTION ITEMS:

a, LVVWD – Backflow Installation – Scheduled 1.23.23 – Noted and confirmed via email presented by LVVWD.

b. Discussion of SW Gas Project – walk through update – Management to confirm SWGas walkthrough. Management to arrange the final for landscape and asphalt.

NEW BUSINESS – ACTION ITEMS:

 Discussion and Consideration for Pool Repairs – per SNHD report – Status – Management informed the pool and clubhouse will need to get repairs for SNHD season. Unanimous to proceed to meet compliance.

SECOND HOMEOWNERS OPEN FORUM: Long discussion about security. Management to create flyer on "how to report" - See something Say something – all confidential. Directed toward our homeless problem.

NEXT MEETING DATE:

February 28, 2023 4:30.

Recognized on Annual Calendar of Meetings.

<u>ADJOURNMENT - -</u> Michelle Barnhill moved to adjourn at 5:08. Jenny Mathews 2nd. All in favor.

Accepted

Date

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