

# CHARLESTON VILLAGE HOMES | HOMEOWNERS ASSOCIATION



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Date & Time: January 17, 2023 at 4:30 p.m.  
Location of Meeting: 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 2<sup>nd</sup>. All in favor.  
Jenny Mathews moved for Michelle Barnhill to fill the Vice-President seat. Jerry Semlek 2<sup>nd</sup>. All in favor.  
Michelle Barnhill moved for Jerry Semlek to continue as President. Jenny Mathews 2<sup>nd</sup>. All in favor.  
Jerry Semlek moved for Bill Ahern to continue as Treasurer. Michelle Barnhill 2<sup>nd</sup>. All in favor.
- Organizational Items – Ombudsman Form 602 – 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 2<sup>nd</sup>. All in favor.

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

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## **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:**

- a. 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.

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

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Accepted

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Date