CHARLESTON VILLAGE HOMES | HOMEOWNERS ASSOCIATION



Date & Time: July 25, 2022 at 4:45 p.m.

Location of Meeting: Charleston Village Community Clubhouse

4229 Wales Green Las Vegas, NV 89110

BOARD OF DIRECTORS | OPEN SESSION MEETING MINUTES

Jerry SemlekPresidentPresentMichelle BarnhillVice-PresidentPresentBill AhernTreasurerPresentVacantSecretaryPresent

Malcolm Windsor Director

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

ESTABLISHMENT OF QUORUM/CALL TO ORDER: Jerry Semlek called the meeting to order at 5:00. Quorum was met with all (4) Directors present.

FIRST HOMEOWNERS OPEN FORUM:

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

APPROVAL OF FINANCIALS:

April & May 2022 – Turf rebate recognized Jerry Semlek moves to approve subject to final audit. Michelle Barnhill 2nd. Al in favor.

OLD BUSINESS - ACTION ITEMS: None

NEW BUSINESS – ACTION ITEMS:

- a. Discussion and Consideration to remove Oleander Owner informed management she does not want the Oleander removed. Have Rudy check the dead plants throughout this area as water appears to be an issue. Judith Carin has stated she is hand watering.
- b. Discussion and Ratification of New Pool Vendor Aqua Piranha Bill Ahern moved to ratify. Jerry Semlek 2nd All in favor.
- c. Discussion and Consideration for Removal / Disposal of old clubhouse furnishings Jerry Semlek showed some samples of a consignment shop with some options for table and chairs. It was discussed and all agreed the former furnishings were outdated and in sad shape. Further discussion included Jerry & Michelle to arrange to go look at some options for a Board table and chairs. Michelle Barnhill moves to get rid of most of the items. Jerry Semlek 2nd. All in favor.
 - Jerry Semlek further moved to replace up to \$3500 on furnishings noting it would most likely fall short of this number. Michelle Barnhill 2nd. All in favor.
- d. Discussion and Consideration for 2021 Audit Draft & Letter of Representation Jerry Semlek moves to sign the letter and approve the audit draft. Michelle Barnhill 2nd. All in favor.

Enclosure - PVB Map - Board copy

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.

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SECOND HOMEOWNERS OPEN FORUM:

- Palm tree trimming. Priority to do immediate.
- Owner had concern with neighbor with dog feces.
- Bouncy house Newsletter
- Landscaper Get landscape zone map.
- Murky pool water.
- Pool when the sun goes down light at pool not on.
- Dusk to Dawn lights for the pool area.
- Tennis court pine needles.

NEXT MEETING DATE:

Monday, September 12, 2022 4:30 pm Executive – 4:45 Open.

ADJOURNMENT - Malcolm Windsor moved to a favor.	djourn at 5:47. Michelle Barnhill 2 nd . All in
Accepted	Date