

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 Semlek	President	Present
Michelle Barnhill	Vice-President	Present
Bill Ahern	Treasurer	Present
Vacant	Secretary	Present
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. All 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 It was discussed and all agreed the former furnishings were outdated and in sad shape.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

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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 adjourn at 5:47. Michelle Barnhill 2nd. All in favor.

Accepted

Date