

# CHARLESTON VILLAGE HOMES | HOMEOWNERS ASSOCIATION



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Date & Time: March 21, 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	Present
Michelle Barnhill	Vice-President	Present
Bill Ahern	Treasurer	Present
Sherry Talseth	Secretary	Absent
Malcolm Windsor	Director	Absent

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

**ESTABLISHMENT OF QUORUM/CALL TO ORDER:** Jerry Semlek called the meeting to order noting (3) Board members are present for quorum. Noted above accordingly.

**FIRST HOMEOWNERS OPEN FORUM:** President Semlek noted no Owners were present.

### **APPROVAL OF OPEN SESSION MINUTES:**

- a. January 24, 2022 – Jerry Semlek moved to approve as presented. Michelle Barnhill 2<sup>nd</sup>. All in favor.

### **APPROVAL OF FINANCIALS:**

- b. January 2021 - Bill Ahern moved to approve contingent on year end audit. Jerry Semlek 2<sup>nd</sup> the motion. All in favor.

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

Review/Discussion/Action – Aspect Homes Project –

- Declaration of Easements and Covenant to Share Costs – Attorney Revision – The Board discussed this was finalized during the workshop in accordance with the prior Board minutes. All details were in place as requested.
- Ratification of Signing Covenant to Share Costs – Jerry Semlek moves to ratify the signing of the covenants. Michelle Barnhill 2<sup>nd</sup>. All in favor.

### **NEW BUSINESS – ACTION ITEMS:**

- c. Discussion and Consideration for Trench & Pull wire for Park Court Cordan Electric – Estimate 244 – Jerry Semlek moves to accept. Michelle Barnhill 2<sup>nd</sup>. Discussion included this proposal did seem in line with the needed trenching and replacement of the (3) electrical boxes. All in favor.
- d. Discussion and Consideration for CAU Package policy renewal – Jerry Semlek moves to accept the CAU policy renewal. Bill Ahern 2<sup>nd</sup>. Management confirmed

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this is a 2-year renewal and falls in line with the budget. Most HOA's are seeing increase as building materials have increased significantly. All in favor.

- e. Discussion and Consideration for Reveles to proceed with SNWA Rebate program - \$22,020.50 total job. Deposit 50% due – Jerry Semlek suggested to proceed with the Chinese Pistache- Michelle Barnhill moves to proceed accordingly. Jerry Semlek 2<sup>nd</sup>. All in favor.
- f. Discussion of Custom Iron Modification to Contract to 74” Height – Discussion included the footings were not sufficient to support the 7’ fence. Engineering specs suggested moving to 74” to work with existing concrete. Jerry Semlek moves to modify the contract to 74”. Michelle Barnhill 2<sup>nd</sup>. All in favor.

## **SECOND HOMEOWNERS OPEN FORUM:** -

**NEXT MEETING DATE:** Monday, May 2, 2022 4:30 pm Executive – 4:45 Open.

**ADJOURNMENT –** Jerry Semlek moves to adjourn at 5:25. Michelle Barnhill 2<sup>nd</sup>. All in favor.

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Accepted

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Date