CHARLESTON VILLAGE HOMES | HOMEOWNERS ASSOCIATION



President

Treasurer

Secretary

Director

Vice-President

Date & Time: Location of Meeting: March 21, 2022 at 4:45 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 Sherry Talseth Malcolm Windsor

OPEN SESSION MEETING MINUTES

Present Present Present Absent 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 2nd. All in favor.

APPROVAL OF FINANCIALS:

b. January 2021 - Bill Ahern moved to approve contingent on year end audit. Jerry Semlek 2nd 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 2nd. 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 2nd. 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 2nd. Management confirmed

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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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 2nd. 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 2nd. 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 2nd. All in favor.

Accepted

Date

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