

CHARLESTON VILLAGE HOMES | HOMEOWNERS ASSOCIATION



Date & Time: May 2, 2022 at 4:45 p.m.
Location of Meeting: Charleston Village Community Clubhouse
4229 Wales Green Las Vegas, NV 89110

BOARD OF DIRECTORS

Jerry Semlek
Michelle Barnhill
Bill Ahern
Sherry Talseth
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 to order at 5:13. All Board members are present.

FIRST HOMEOWNERS OPEN FORUM: No owners present beyond the Board of Directors.

APPROVAL OF OPEN SESSION MINUTES: March 21, 2022 – Bill Ahern moved to approve. Michelle Barnhill 2nd. All in favor.

APPROVAL OF FINANCIALS: February & March 2022 – Jerry Semlek moves to approve subject to the final year end audit. Michelle Barnhill 2nd. All in favor.

OLD BUSINESS - ACTION ITEMS:

- A. Review/Discussion/Action – Aspect Homes Project – Proposed budget approved. Discussion included this is well into the works, and all is final. Michelle Barnhill moves to remove from agenda Bill Ahern 2nd. All in favor.
- B. Cordon Electric – Estimate 244 – Work scheduled May 2-4 – Management recognized the work is scheduled.
- C. SNWA Rebate Program – Inspection Requested – Reimbursement pending – Jerry Semlek informed he did get final easement paperwork notarized and management informed this is the final step so the reimbursement check will be sent.
- D. Pool Fence Installation – Status update – Management suggested to re-key the restroom doors. The prior lock was a high-security key that originally opened the actual pool gate lock. With the re-key in place for the wrought iron gates in the community, and the addition of the Inspiration property, it would make sense to re-key the restrooms at this time. Discussion also included to set the gate locks to lock down from 10:00 pm to 8:00 am. It was also discussed to issue new keycards, as these have been in play now for over 5 years. All could be removed, and new keycards issued with the restroom key.
Michelle Barnhill moved to issue new keycards and locks for restrooms. Malcolm Windsor 2nd. All in favor.

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NEW BUSINESS – ACTION ITEMS:

- a. Discussion and Consideration to re-key pool restrooms to match the transient traffic gate locks – Addressed above with the re-key of the pool.

SECOND HOMEOWNERS OPEN FORUM:

- Revisit the meeting day – Malcolm wishes to return to Thursday. Discuss further when planning for annual calendar.
- Newsletter – reminder of the rules and regs. Rekey clubhouse.
- Sherry Talseth sold her home and will be closing in later May. This will be her last meeting. The Board of Directors thanked Sherry for her years of service.

NEXT MEETING DATE:

Monday, June 13, 2022 4:30 pm Executive – 4:45 Open.

ADJOURNMENT - Michelle Barnhill moved to adjourn at 5:38. Jerry Semlek 2nd. All in favor.

Accepted

Date