

CHARLESTON VILLAGE HOMES | HOMEOWNERS ASSOCIATION



Date & Time: October 24, 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
Vacant
Malcolm Windsor

OPEN SESSION MEETING MINUTES

President Present
Vice-President Present
Treasurer Present
Secretary
Director Absent

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

ESTABLISHMENT OF QUORUM/CALL TO ORDER: - Jerry Semlek called the meeting to order and established quorum with (3) Board members present.

FIRST HOMEOWNERS OPEN FORUM: No owners present

APPROVAL OF OPEN SESSION MINUTES-July 25, 2022 – September meeting – No Quorum
Michelle Barnhill moved to approve. Bill Ahern 2nd. All in favor.

APPROVAL OF FINANCIALS: June, July, August & September 2022 – 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 Recognition of Aspect Homes – Fulfilling Covent Obligations
 - \$50,000 Check received
 - Upon 50% sales, \$9,240 to be billed for Pool FenceBoard recognition and supporting documents in packet. No further action.
Management to bill Aspect upon 40% build out.
- b. Discussion and Consideration for 2023 Budget Adoption & Ratification Meeting –
Jerry Semlek noted he was concerned about the dollars being transferred into the Reserve but felt with the contribution from Aspect homes, he feels we can maintain at the current \$159.00. Management informed the entire Inspiration contribution will flow to Reserve Transfer. Michelle Barnhill moves to approve. Bill Ahern 2nd. All in favor.
- c. Discussion and Consideration for 2022 Audit Draft Contract renewal. Jerry Semlek moves to approve noting no increase. Michelle Barnhill 2nd. All in favor.
- d. Discussion and Consideration for 2021 Final Audit Approval – Jerry Semlek moves to approve the 2021 Audit. Michelle Barnhill 2nd. All in favor.

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- e. Discussion and Consideration for removal of pine tree – 4233 Brockton – 2 estimates –
Sawbuck - \$1,850 & J&G \$1,980
Both proposals were considered and Bill Ahern moves to have J&G remove for \$1980 provided it is done all at one time. Michelle Barnhill 2nd. Discussion included that Sawbuck will tend to leave the wood sitting, or not complete timely. All in favor. Management to see if J&G will match the price of \$1980 to take the 2nd tree at the same time also on the proposal noted as 4260 Hampshire. Email the Board the decision.
 - f. Discussion and Consideration for Spikes on pool fence & Wrought iron enhancements – Jerry Semlek moves to table for pool vendor assessment and getting the pump installed for the spa. The Board did consider covering the NW corner pump area to secure these pumps. Michelle Barnhill 2nd. All in favor.
 - g. Discussion and Consideration for new Audio system – Blink or similar at pool – Jerry Semlek informed that having discussed this with Bill he is not in support. Bill added that he has the cameras, and even showing police footage, ended up to not assist with actions. You can see bodies, but do not know who they are. Jerry Semlek moves to remove from the agenda now and proceed in the future if necessary. The pool is locked down. Bill Ahern 2nd. Management to get with Centurylink for removal of wifi.
 - h. Discussion and Consideration for Additional Pool lighting – Jerry Semlek informed Bradley Maintenance could add a light pole in 3 spots near the pool. Already power there. \$2,950.00.
Cordan Electric - \$9,525.00 to add 2 lights.
Michelle Barnhill moved to proceed with Bradley Maintenance. Jerry Semlek 2nd. All in favor.
 - i. Discussion and Consideration for 2023 Annual Calendar of Meetings – Tuesdays
Jerry Semlek moves to approve. Bill Ahern 2nd. All in favor.

SECOND HOMEOWNERS OPEN FORUM:

NEXT MEETING DATE:

Monday, December 5, 2022 4:30 Executive 4:45 Open 5:15 Annual

ADJOURNMENT - Michelle Barnhill moves to adjourn at 5:31. Jerry Semlek 2nd. All in favor.

Accepted

Date