CHARLESTON VILLAGE HOMES | HOMEOWNERS ASSOCIATION



Date & Time: Location of Meeting: September 12, 2022 at 4:45 p.m. 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 Michelle Barnhill Vice-President Bill Ahern Treasurer Vacant Secretary Malcolm Windsor Director Joan Phillips, Supervising Community Manager, P&G Association Management

ESTABLISHMENT OF QUORUM/CALL TO ORDER: QUORUM NOT MET - No Actions.

- I. <u>FIRST HOMEOWNERS OPEN FORUM:</u> Homeowners may ask questions to the Board regarding AGENDA ITEMS only, three (3) minute limit per person.
- II. <u>APPROVAL OF OPEN SESSION MINUTES:</u> a. July 25, 2022

III. <u>APPROVAL OF FINANCIALS:</u> a. June & July 2022 –

Action required-review/motion

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IV. OLD BUSINESS - ACTION ITEMS: a, None

NEW BUSINESS – ACTION ITEMS:

Action required-review/motion

- a. Discussion and Recognition of Aspect Homes Fulfilling Covent Obligations
 - \$50,000 Check received
 - Upon 50% sales, \$9,240 to be billed for Pool Fence
- b. Discussion and Consideration for 2023 Budget

VI. SECOND HOMEOWNERS OPEN FORUM: Three (3) minute limit per person

- VII. <u>NEXT MEETING DATE:</u> Monday, October 24, 2022 4:30 pm Executive & 4:45 Open.
- VIII. ADJOURNMENT

V.

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.