

Kenwood Greene Board Meeting Minutes
Cincinnati Kitchens Showroom
January 27, 2024

Present: Ken Brewsaugh, Kevin Stanford, Alok Prakash, Brad Babiak
Also Attending: Doug Campbell (Premier Property Management)

6:06 PM: Ken B. called the meeting to order.

Appeals

1. Unit 53 — Hua “Andy” Zhang, husband of owner Shun Bin Gao — they plan to sell the unit, KWG Board agreed to clear the lien for \$10,000, anticipating it will be paid at closing when the unit sells

Minutes

On Ken’s motion and Brad’s second, minutes for 28 October 2024 minutes were unanimously approved as printed.

Financials

- **Income and expense review**
 - Reviewed and discussed
- **Transaction Report**
 - Reviewed and discussed
- **Balance review**
 - Reviewed and discussed
- **Delinquencies — coming later**
 - ~~Reviewed and discussed~~
- Ken moved to transfer \$9,337.04 from Operating Budget to Reserves. Kevin seconded, and the motion passed on unanimous voice vote.
- On Ken’s motion and Brad’s second, financials for December 2024 with changes (changes being numbers corrected and questions answered and emailed version of Delinquencies since printed version was not available) were approved by majority voice vote.

Activity Report

- Reviewed and discussed

Old Business

1. Skimmer Tiles—have one quote for 10K (Cincinnati Pools); other requested vendors need to see the pool (which is currently covered)
2. Dryer Vent Repairs — ongoing. Board requested status of which Units' work remains

New Business

1. Election of Officers for 2025 — Pres Ken Brewsaugh, VP Brad Babiak, Secy Kevin Stanford, Treasurer Alok Prakash.
2. Request for monthly financials in spreadsheet format — Doug and PPM will discuss the board's request that Alok get the monthly reports in spreadsheets, not PDFs, and report back
3. Rumple — Missing Services Dates — Bill Mitchell has paralegal investigating options for making complaints.
4. Snow Emergency Plan — Kevin sent a starter document to the Board and PPM for comments
5. Parking / Towing — vendor change to Eagle Towing.
6. Money Market / CD Rates — On Ken's motion and Brad's second the board unanimously approved moving \$100,000 from our Reserve Account into a Money Market Account.

Open Discussion Action Items

1. Ken has a sweetheart

Action Items

1. PPM to send current Delinquencies report
2. PPM to adjust financials per discussion and send to Board
3. PPM to discuss and respond to Board request for non-PDF financial spreadsheets
4. PPM to report on remaining dryer vent repair work
5. PPM to move \$100,000 from Reserves to Money Market
6. Board and PPM to review template of Snow Emergency Plan

Adjournment

- Next Board Mtg 24 Feb 2025 6:00 PM at Cincinnati Kitchens Showcase
- Motion to adjourn by Ken, seconded by Kevin, passed unanimously. Mtg adjourned at 8:12 pm