

Kenwood Greene Board Meeting Minutes
Cincinnati Kitchens Showroom
October 25, 2021

Present: Joe Kappes, Ken Brewsaugh, Kevin Stanford, Berlee Willig
Also Present: Vicki Viox (property manager)

6:32 PM: Joe K. called the meeting to order.

Minutes

Ken moved to approve the 27 Sep 2021 minutes as corrected. Berlee seconded the motion, which were then unanimously approved.

Financials

- **Income and expense review**
 - Reviewed and discussed
- **Transaction Report**
 - Reviewed and discussed
- **Balance review**
 - Reviewed and discussed
- **Delinquencies**
 - Reviewed and discussed; board agreed to put lien on Unit 38 and turn collections problem over to Sean (legal counsel)
- Ken moved, Kevin seconded, September 2021 financials approved with changes discussed, on unanimous vote.

Activity Report

- Reviewed and discussed

Old Business

1. Driveway lighting — installation to begin in approximately 4-6 weeks
2. Dwyer proposal — last month the board approved slab jacking the basement steps only; remainder of project was nixed

New Business

1. Annual Owners' Meeting — set for 30 November at deShā's
2. The BUDGET — Ken moved to approve 2022 budget as presented. Kevin seconded. Passed on unanimous vote.
3. The FIRE — insurance claim has a been opened on the COA's policy and adjustment, etc., is in process
4. TR Gear landscape proposal — Barb moved to approve proposal not to exceed \$6405. Kevin seconded.

Open Discussion

1. Ownership of Unit 11
2. Tenant of Unit 57

Adjournment

- Next mtg 30 Nov 2021 6:30 PM Annual Owners' Meeting at deShā's
- Motion to adjourn by Kevin, mtg adjourned at 8:13 pm