

Kenwood Greene Board Meeting Minutes
Cincinnati Kitchens Showroom
March 30, 2026

Present: Ken Brewsaugh, Kevin Stanford, Ying “April” Li
Also Attending: Doug Campbell (Premier Property Management)

6:03 PM: Ken B. called the meeting to order.

Appeals

1. NA

Minutes

On Kevin’s motion and April’s second, minutes for 23 Feb 2026 minutes were unanimously approved as submitted.

Financials

- **Income and expense review (Operating Budget)**
 - Reviewed and discussed
- **Transaction Report**
 - Reviewed and discussed
- **Balance review**
 - Reviewed and discussed
- **Reserve Account**
 - Reviewed and discussed
- **Delinquencies**
 - Reviewed and discussed
- PPM to confirm \$274.15 was January expenses and not related to Annual Dinner as noted on Transaction Report.
- On Ken’s motion and Kevin’s second, board approved an increase in late fees from \$31 to \$50
- On Ken’s motion and Kevin’s second, financials for February 2026 were approved by unanimous voice vote.

Activity Report

- Reviewed and discussed

Old Business

1. Unit 41 — new owner has refused to sign the affidavit that unit is not a rental. Therefore, unit is classified an unapproved rental, and owner is receiving violations and being fined accordingly — no change

2. Schedule Spring Walk Through / Inspect Patios — weather permitting
3. Door Jamb / Frame Painting — minor changes to be made in 2026 painting program — waiting for weather to change
4. Dryer vents — repairs and replacements ongoing
5. Pool Repairs — ongoing
6. Altafiber Upgrade — Doug to provide info as it becomes available

New Business

1. Unit 80 — hardship rental request — Board has unanimously decided that it is not in the interests of the COA exceed the rental limit of 50% of units..
2. Unit 53 — Improvement Application — Install new Patio Fence with Gate — Board approves request as long as it matches surrounding design and materials perfectly
3. Unit 20 — Board agreed to file lien against Unit 20.
4. Unit 79 — Can they get solar panels? — Board says no.
5. Schill Invoices — Doug to arrange meeting with Schill and board president to hammer this out.

Open Discussion

1. Summary judgment in Unit 66 versus KWG found for the plaintiff. Hearing is scheduled for April 14, 2026.

Action Items

1. PPM to create Snow Emergency Plan
2. PPM to review \$274.15 charge
3. PPM to get civil engineering quotes for President's Manual
4. PPM to inform Scott KWG now has proof of insurance for all units. All units now include KWG as an additional insured.

Adjournment

- **Next Board Mtg 6:30 PM 18 May 2026** at Cincinnati Kitchens Showcase
- Motion to adjourn by Kevin, seconded by April, passed unanimously. Mtg adjourned at 7:45 pm
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