

Kenwood Greene Board Meeting Minutes
Cincinnati Kitchens Showroom
February 28, 2022

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

6:38 PM: Joe K. called the meeting to order.

Review of landscape plans — Vince Kleinholz

Minutes

Ken moved to approve the 31 Jan 2022 minutes as issued. Berlee seconded the motion, which was 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
- Kevin moved, Whitney seconded, 2021 year-end financials approved with changes discussed, on unanimous vote.
- Kevin moved, Berlee seconded, Jan 2022 financials approved with changes discussed, on unanimous vote.

Activity Report

- Reviewed and discussed

Old Business

1. The file, an update — Units 71 and 72 are now at ground level. Work is ongoing.
2. Driveway lighting — tabled

New Business

1. Snow removal costs — no change since last month
2. Who pays for the visit by DeBra-Kuempel last night considering the unit owner had already corrected the problem by calling Roto-Rooter® and did not inform us of that? — (Units 50-51) Roto-Rooter® was canceled because DeBra-Kuempel came and cleared line.
3. Pool repairs — Need skimmer tile and Diamond Brite® repairs. Rich has interest and skill set.
4. Patios — Ken provided pricing for Nature Stone and encouraged board members to investigate further.

Open Discussion

1. Discussion on the Bylaws regarding election of managers
2. Explanation by property manager concerning payment of fire restoration funds
3. Legal opinion regarding occupancy (owner using unit as a motel, etc.)

Adjournment

- Next mtg 28 Mar 2022 6:30 PM at Cincinnati Kitchens Showcase
- Motion to adjourn by Kevin, mtg adjourned at 8:33 pm