

Kenwood Greene Board Meeting Minutes

Cincinnati Kitchens Showroom

February 26, 2024

Present: Ken Brewsaugh, Kevin Stanford, Ying “April” Li, Brad Babiak, Alok Prakash

Also Attending: Vicki Viox, Doug Campbell (Premier Property Management)

6:00 PM: Ken B. called the meeting to order.

Appeal: Alok Prakash owner of Unit 67–Tenant abuse of Dumpster. Board revoked current fine based on circumstances.

Minutes

On April’s motion and Brad’s second, minutes for 15 January 2024 minutes were unanimously approved as corrected.

Financials

- **Income and expense review**
 - Reviewed and discussed
- **Transaction Report**
 - Reviewed and discussed
- **Balance review**
 - Reviewed and discussed
- **Delinquencies**
 - Reviewed and discussed
- **Maintenance Invoice Review**
 - Reviewed and discussed
- On Brad’s motion and April’s second, financials for January 2024 and were approved by unanimous voice vote.

Activity Report

- Reviewed and discussed

Old Business

1. Poles that need to be removed—AltaFiber to move their cable soon, allow poles to finally be removed.
2. Simple Sub-meter Service—PPM to run financials; board will proceed from there

New Business

1. Water Pit Doors Update—Ken and PPM examined the doors and the situation is evolving
2. Unit #70 Sewage Pipe in basement—Update—PPM to get quote for repair with intent to charge Unit 70 owner.
3. Basement Foundation Update—Ken will send information to Board. Structural Engineer will be needed.
4. Pool Contracts—table to next month; PPM to get more quotes
 - a. Art Daniels
 - b. Cincinnati Pools
5. 2024 Upcoming Projects—
 - a. Patios 8, 9, and 10—concrete—Board wants a site study on all patios to create a master plan
 - b. Landscaping walkthrough—flowers?—Ken has already done walkthrough for flowers with Schill and has quote coming
6. Election of Officers
 - a. President — Ken Brewsaugh
 - b. Vice President—Alok Prakash
 - c. Secretary—Kevin Stanford
 - d. Treasurer—Ying “April” Li
 - e. Member-at-large—Brad Babiak

Open Discussion

- NA

Adjournment

- Next Board Mtg 25 Mar 2024 6:00 PM Cincinnati Kitchens Showcase
- Motion to adjourn by Kevin, mtg adjourned at 8:58 pm