

Kenwood Greene Board Meeting Minutes
Cincinnati Kitchens Showroom
March 29, 2021

Present: Joe Kappes, Ken Brewsaugh, Kevin Stanford, Barb Klug

6:33 PM: Joe K. called the meeting to order.

Minutes

Ken moved to approve the 25 Feb 2021 minutes as submitted. Barb 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
- Ken moved, Kevin seconded, Feb 2021 financials accepted, with changes and clarifications made, on unanimous vote. See attachment for details.

Activity Report

- Reviewed and discussed

Old Business

1. Pool update - lots of work happening on schedule.
2. Front door updating - walk through to assess work needed, Scotty will do work as paid by owners. Ken and Joe will walk through next week, weather permitting.

3. Courtyard signs - PPM and Debbie are working on them
4. Sealcoating Courtyards A & B - planned for May
5. Driveway lighting -

New Business

1. Roofs - nothing yet
2. Backhoe ruts on front of Unit 63 - Vicki to call landscaper to have repaired
3. Spring Walkthrough - to be scheduled for April
4. Debbie - Ken moved, Kevin seconded, board unanimously voted to raise Debbie's pay to \$500 per month

Open Discussion

1. Power wash Courtyard C
2. Drive landscaping

Adjournment

- Next mtg 26 April 2021 6:30 PM at Cincinnati Kitchens Showcase
- Motion to adjourn by Kevin, mtg adjourned at 7:39 pm

From: Ken Brewsaugh <kbrewsaugh@gmail.com>

Date: March 30, 2021 at 6:16:31 PM EDT

To: Vicki Viox <premierproperty_mgmt@yahoo.com>

Cc: Joe Kappes <jlkprez72@gmail.com>, Barb Klug <bklug48@gmail.com>, Kevin E Stanford <kevinestanford@gmail.com>, berlee willig <berlee123@hotmail.com>

Subject: Kenwood Greene March 2021 Board Meeting

Vicki,

- * Is insurance within budget?
- * Did you figure out the camera bills, or do I still need to look into it? I told you I would, but I've been swimming up hill lately!!!
- * Did we make the final camera payment on the 2nd contract?
- * Starting in December of 2020, Rumpke's bill went up \$143.00 +/- per month. Did we get notice of an increase? 26% is steep and after 36 years will cause us to shop.
- * Have we turned in a request for reimbursement of payment from GCWW?
- * On 2/18/21 we received a fine payment and a parking pass payment. Who are they from?
- * Last item on transactions is for \$150.00, ledgers for #6 & #59. Barb has an invoice that says owner paid for that, which they should. Will we get reimbursed for that?

Delinquencies

- * #38 please send letter, with due by date or assessments will be accelerated for the year and a lien will be filed. Cost to be paid by owner.
- * #2, #6, #26, #51, #59 & #72 please send letter with due by date or assessments will be advanced for the year.
- * Was there a cost to responding to #31's beeping? If so that bill should go to the owner.
- * Last but definitely not least, the board unanimously approved an increase for Debbie's weekly cleanup, and everything else she does over and above, from \$50.00 a week to \$100.00 a week. Tell her we all say thank you for everything she does!!!

All for now

Thanks

Ken