

**Kenwood Greene Board Meeting Minutes**  
**Cincinnati Kitchens Showroom**  
**June 3, 2024**

Present: Ken Brewsaugh, Kevin Stanford, Brad Babiak, Alok Prakash

Also Attending: Doug Campbell, Beth Campbell (Premier Property Management)

6:07 PM: Ken B. called the meeting to order.

### **Minutes**

On Brad's motion and Kevin's second, minutes for 29 April 2024 minutes were unanimously approved as printed.

### **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 Kevin's motion and Brad's second, combined financials for April 2024 were approved by unanimous voice vote.

### **Activity Report**

- PPM will send by email

### **Old Business**

1. Poles that need to be removed—Working with Utilities to try to get removed from the property

2. Simple Sub-meter Service—much discussion about pros and cons of converting. Board will decide next steps next meeting (24 June 2024).
3. Additional Basement Plumbing Issues (Units 64, 65, 66, 67, 68)—64-65 work is complete; 66 will be confirmed; waiting on quotes for 67-68 (Mike @ Pace Plumbing)
4. Unit 77 — Contractor Violations—PPM sent owner a lien
5. Dryer Vents—PPM to arrange cleaning for all units' dryer vents at owners' expense. Will discuss next month when quotes are available
6. Basement Issues—debris removal, shoring up of walls, fixing broken windows— some work has been completed and the rest will continue through the end of 2024.— Ongoing
7. New attorney—William Mitchell, Esq. of Madeira—experienced in HOA and COA work—has agreed to represent us. Bill is investigating specifics of the Chen (Unit 71) case.

### **New Business**

1. Unit 66 Excessive Violations—same owner whose appeal we approved last meeting. Brad moved to direct Unit 66 to evict their tenant and revoke their privilege to rent the unit. Ken seconded. Motion passed on majority voice vote. PPM to send background information to Board.
2. Pool Gate
3. Spring Walk Thru Corrections — Scheduled for June 6
4. Unit 65 Excessive Violations—Ken proposed that owners' privilege to rent be revoked due to excessive violations by tenants. Kevin seconded. Motion passed on unanimous voice vote.

### **Open Discussion**

1. NA

### **Adjournment**

- Next Board Mtg 24 June 2024 6:00 PM Cincinnati Kitchens Showcase
- Motion to adjourn by Kevin, seconded by Brad, passed unanimously. Mtg adjourned at 8:53 pm