

Kenwood Greene Board Meeting Minutes
Cincinnati Kitchens Showroom
April 26, 2021

Present: Joe Kappes, Ken Brewsaugh, Kevin Stanford, Barb Klug, Berlee Willig
6:36 PM: Joe K. called the meeting to order.

Minutes

Barb moved to approve the 29 Mar 2021 minutes as submitted. Ken seconded the motion, which was then unanimously approved.

Financials

- **Income and expense review**
 - Reviewed and discussed.
 - *Questions for Vicki:*
 - *Re Backup for #50 on 12/24—shouldn't this be charged to owner?*
 - *Re \$500 on camera and pool phone—shouldn't this already be completed?*
 - *Re Maintenance account—PPM invoices don't match monthly expenses—needs to be reconciled.*
 - *Re Rumpke charges—Board waiting for requested explanation re apparent rate increase*
- **Transaction Report**
 - Reviewed and discussed
- **Balance review**
 - Reviewed and discussed
- **Delinquencies**
 - Reviewed and discussed
- Kevin moved, Ken seconded, Mar 2021 financials accepted, *with questions noted for Vicki*, on unanimous vote. See *italicized* questions (above) for details.

Activity Report

- Reviewed and discussed

Old Business

1. Pool update - some signs of progress, but reports from contractor are pending...
2. Front door: hiring painter, notifying owners - Joe and Ken to do walkthrough before next board mtg
3. Courtyard signs - two are ready to install
4. Sealcoating Courtyards A & B - still on schedule for May
5. Driveway lighting - Ken to act "soon"

New Business

- Roofs - quote received and reviewed
- Spring Walkthrough - to be scheduled for April
- Unit 76 - need census (Vicki?)

Open Discussion

- 1.

Adjournment

- Next mtg 24 May 2021 6:30 PM at Cincinnati Kitchens Showcase
- Motion to adjourn by Barb, mtg adjourned at 8:00 pm