

Kenwood Greene Board Meeting Minutes
Cincinnati Kitchens Showroom
May 23, 2022

Present: Joe Kappes, Ken Brewsaugh, Kevin Stanford, Berlee Willig
Also Present: Beth Campbell representing Vicki Viox (property manager)

6:10 PM: Joe K. called the meeting to order.

Minutes

Ken moved to approve the 25 Apr 2022 minutes as issued. Joe 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
- Review of Apr 2022 financials was tabled until the June meeting.

Old Business

1. Driveway lighting update —recent complaints — Ken is waiting for Duke Energy to set a meeting date. Residents are complaining about lack of lighting at the end of the driveway. The Traditional was selected, with the B pole.
2. Pool repair update — Rich made all the repairs, decks have been pressure washed, furniture is out, and pool is about 2/3 filled. The county inspector will be there Thursday at 10 AM.

3. Schedule for Courtyard D drainage problem — waiting for dry out, so weather permitting
4. Roof maintenance update — The following items transacted by email since the previous meeting were read into the minutes:
 - a. The Board approved the 2022 roofing program including an \$1800 increase. Repairs will start in about a month.
 - b. The Board approved the repair of firewall 47/48 for \$2420.
 - c. The Board approved four new cupolas for each West building for a total of \$5800.
5. Sign painting — Debbie anticipates being done within a month including matching colors

New Business

1. TR Gear update — After meeting with Vince, Ken recommends that we pay the bill for re-mulching the playground. Vince has agreed to do walk-throughs for proactive landscape management, has done two already, and is putting in the playground mats for free.

Open Discussion

1. NA

Adjournment

- Next mtg 27 Jun 2022 6:00 PM at Cincinnati Kitchens Showcase
- Motion to adjourn by Kevin, mtg adjourned at 7:31 pm