

Kenwood Greene Board Meeting Minutes
Cincinnati Kitchens Showroom
August 26, 2024

Present: Ken Brewsaugh, Kevin Stanford, Alok Prakash, Ying “April” Li, Brad Babiak
Also Attending: Doug Campbell (Premier Property Management)

6:02 PM: Ken B. called the meeting to order.

Appeals

1. Unit 66 — Zheng Zhang, Fines; board offering to settle contingent on owner’s agreement and sale
2. Unit 53 — Shun Bin Gao, fines; appeal denied; in process of hearing appeal it was determined that owner is not resident but is housing employees instead. Board will take steps to correct.
3. Unit 77 — Huan Nguyen, fines; board offering to settle

Minutes

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

Financials

- **Income and expense review**
 - Reviewed and discussed
 - PPM to remove the expenses under “SECURITY” and move under “CAMERAS/POOL PHONE”
 - PPM to update Reserve Account details with latest payment of #70.
 - Funds transfer to Reserve at the begging of the year is not reflecting and needs correction.
- **Transaction Report**
 - Reviewed and discussed
 - #53 Income: COA fee, needs to be review and fixed.
- **Balance review**
 - Reviewed and discussed
- **Delinquencies**
 - Reviewed and discussed

- Reviewed and discussed
- **Maintenance Invoice Review**
 - Reviewed and discussed
- On Ken's motion and April's second, combined financials for July 2024 were approved by unanimous voice vote.

Activity Report

- Reviewed and discussed

Old Business

1. Poles that need to be removed— PPM and Alta fiber are going to connect again to discuss in Sept.
2. Additional Basement Plumbing Issues (Units 64, 65, 66, 67, 68)—64-68 work is complete.
3. Spring Walk Thru Corrections — Ken and PPM to reschedule soon

New Business

1. Chen Settlement—monies received to be deposited to Reserve account
2. Pool Closing— Pool scheduled to close on time in Sept. Cincinnati pool is doing a decent job. PPM to get next year's pool quotes from Cincinnati Pools by first week of April and present to board. Target to have pool fully operation on schedule date without any delay.
3. 2025 Budget—Budget process will begin when September financials are closed
4. Annual Meeting
 - a. Forms notice w Agenda & Dinner Choices — 10/22
 - b. Meeting Currently scheduled on Tuesday 11/19
5. Dryer Vent Repairs—work was judged unacceptable. Rich to reevaluate the work and report findings to the Board.

Open Discussion

1. NA

Adjournment

- Next Board Mtg 30 September 2024 6:00 PM Cincinnati Kitchens Showcase
- Motion to adjourn by Ken, seconded by Brad, passed unanimously. Mtg adjourned at 7:21 pm