

Kenwood Greene Board Meeting Minutes
Cincinnati Kitchens Showroom
January 15, 2024

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

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

Appeal

Carlos Nieves owner of Unit 73–Plumbing Issue was discussed. PPM will follow up with Mr. Nieves.

Minutes

On Brad’s motion and Kevin’s second, minutes for 30 October 2023 minutes were unanimously approved as corrected.

Financials

- **Income and expense review**
 - Reviewed and discussed
- **Transaction Report**
 - Reviewed and discussed
- **Balance review**
 - Reviewed and discussed
- **Delinquencies**
 - Reviewed and discussed
- On Ken’s motion and Kevin’s second, financials for December 2023 and were approved by unanimous voice vote.

Activity Report

- Reviewed and discussed

Old Business

1. Unit 65—2023 fines are paid. New for 2024: positive Doggie DNA and four cars parked in lot...
2. Unit 70 sewer drain—owner hasn't fixed leak. Warning letter will go out giving a deadline of 30 days after date of letter for getting the work done.

New Business

1. Annual Meeting Follow-up—Meeting was a fine time had by all. Board elections went smoothly.
2. Simple Sub-meter Service—methodology for calculating bills for individual units will be determined by Board. PPM will bill KWG for managing the unit billing.
3. Poles that need to be removed—PPM (Doug) to pursue.
4. Projects for 2024—Roof replacements will continue as planned. Patio maintenance will commence. Driveway lighting. Annual flowers.

Open Discussion

1. NA

Adjournment

- Next Board Mtg 26 Feb 2024 6:00 PM Cincinnati Kitchens Showcase
- Motion to adjourn by Kevin, mtg adjourned at 8:54 pm