

Kenwood Greene Board Meeting Minutes
Cincinnati Kitchens Showroom
June 30, 2025

Present: Ken Brewsaugh, Kevin Stanford, Brad Babiak, Ying “April” Li, Alok Prakash

Also Attending: Doug Campbell (Premier Property Management)

6:04 PM: Ken B. called the meeting to order.

Minutes

On Brad’s motion and April’s second, minutes for 02 June 2025 minutes were unanimously approved as submitted.

Financials

- **Income and expense review (Operating Budget)**
 - Reviewed and discussed
- **Transaction Report**
 - Reviewed and discussed
- **Balance review**
 - Reviewed and discussed
- **Reserve Account**
 - Reviewed and discussed
- **Delinquencies**
 - Reviewed and discussed
 - Board directed PPM to give lien notices to Units 77 and 79
- On Kevin’s motion and April’s second, financials for May 2025 were approved as amended by unanimous voice vote.

Activity Report

- Reviewed and discussed

Old Business

1. Blacktop seal coating — Completed. Kudos to PPM for a project well managed!
2. ~~Spring~~ Summer Walk Through — Coming soon, owners will be notified in advance
3. Unit #75 — Board unanimously agreed no adjustment to assessed delinquencies
4. Pool Startup — Minor painting remains
5. Church Concrete — resolved
6. Unit Owners Insurance — Board approved letter PPM will send to homeowners requesting COI for each unit.

New Business

1. PPM Monthly Invoice — Board has requested PPM not submit line item charges. PPM proposes an increase in COA's monthly payment to PPM from \$2467 to \$3000. The increase will also cover various charges that are currently broken out separately, including delinquency letters, violation letters, liens, etc. It is estimated that this change will save COA \$21/month. Ken moved to accept PPM's proposed fee structure, with PPM sending a new contract with new fee structure. Kevin seconded. Motion passed on unanimous voice vote. New contract itself will require Board approval.

Open Discussion

1. Future project: patio updates w epoxy gravel
2. Increase communication to owners proactively warning tenants against dumpster overloading during move in and move out

Action Items

1. PPM to update pool sign to indicate revised hours — open til 10 PM
2. PPM to send owner letters requesting COI naming KWG as additional insured on their condominium policy(ies).
3. Board and PPM to review template of Snow Emergency Plan

Adjournment

- Next Board Mtg 28 July 2025 6:00 PM at Cincinnati Kitchens Showcase
- Motion to adjourn by Kevin, seconded by April, passed unanimously. Mtg adjourned at 7:52 pm