

Kenwood Greene Board Meeting Minutes
Cincinnati Kitchens Showroom
April 28, 2024

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

Also Attending: Doug Campbell (Premier Property Management)

6:06 PM: Ken B. called the meeting to order.

Appeals

1. Unit 75 — Dan/ Berlee Willig re fines — Board unanimously voted to deny the appeal pending confirmation that no revised credit score was received by PPM.

Minutes

On April’s motion and Ken’s second, minutes for 31 March 2025 minutes were unanimously approved as corrected.

Financials

- **Income and expense review (Operating Budget)**
 - Moved Other Income #53 and #8 to Reserve Account Income
- **Transaction Report**
 - Reviewed and discussed
- **Balance review**
 - Reviewed and discussed
- **Reserve Account**
 - Remove line Money Market Account from Income section.
- **Delinquencies**
 - Reviewed and discussed
- On Kevin’s motion and Alok’s second, financials for March 2025 were approved by unanimous voice vote.

Activity Report

- Reviewed and discussed

Old Business

1. Blacktop seal coating dates — Hartz will come early May
2. Status of basement repairs — done
3. Finalize snow emergency plan — tabled
4. Unit #66 update — Ongoing
5. Pool Skimmer Tiles — email approval by Board accepting proposal from “SunBreeze Pools” for approx. \$5600 hereby read into these minutes. After final inspection and due to timing constraints, it was determined final cost may be higher.
6. Final Approval 2025 Rules & Regulations — On Ken’s motion and Alok’s second, revised R&R were approved on unanimous voice vote.
7. Spring Walk Through — new date TBD

8. 2025 Landscaping — Board's previous email approval of Schill's 2025 spring landscaping replacement and repairs is hereby read into these minutes. All work has been completed.
9. 2025 Roof Replacements — completed including firewalls. Rich will inspect and confirm all work done.

New Business

1. Unit #20 — PPM to work out payment plan with owner
2. Unit Owners Insurance — Board requests PPM to send letter to owners requesting a Certificate of Insurance naming Kenwood Greene as an additional insured party on their policy(ies).
3. Personal Guarantee documents — Board requests PPM to send letters to corporate owners requiring a personal guarantee (using form to be provided by PPM).
4. Marijuana Complaint — Marijuana use is legal in the state of Ohio and is therefore not anything KWG can or will monitor or police.

Open Discussion

1. NA

Action Items

1. PPM to upload R&R 9 May 2025 to KWG website
2. PPM to print hard copies of R&R 9 May 2025 and a) put in all 84 mailboxes and b) mail to all offsite owners
3. PPM to review email correspondence w Unit 75 owners for a revised credit score for the tenant submitted after initial denial of tenant by Board
4. PPM to rename "Operating Account" worksheet to "Operating Budget"
5. PPM to work out COA fees payment plan w Unit #20 owner
6. Rich to inspect roofing work
7. PPM to send owner letters requesting COI naming KWG as additional insured on their condominium policy(ies).
8. PPM to report on remaining dryer vent repair work
9. Board and PPM to review template of Snow Emergency Plan
10. PPM to actively engage Delinquent owners in pursuit of resolution

Adjournment

- Next Board Mtg 2 June 2025 6:00 PM at Cincinnati Kitchens Showcase
- Motion to adjourn by Ken, seconded by Kevin, passed unanimously. Mtg adjourned at 8:26 pm