

Kenwood Greene Board Meeting Minutes
Cincinnati Kitchens Showroom
February 23, 2026

Present: Ken Brewsaugh, Kevin Stanford, Alok Prakash

Also Attending: Doug Campbell (Premier Property Management)

6:00 PM: Ken B. called the meeting to order.

Appeals

1. Unit 8 — Manisha Das — Multiple violations — Board agreed to drop \$400 fine and leave total of \$350 remaining.

Minutes

On Kevin's motion and Ken's second, minutes for 02 Feb 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
- PPM to confirm \$274.15 was January expenses and not related to Annual Dinner as noted on Transaction Report.
- On Kevin's motion and Ken's second, financials for January 2026 were approved by unanimous voice vote.

Activity Report

- Reviewed and discussed

Old Business

1. Unit 41 — new owner has refused to sign the affidavit that unit is not a rental. Therefore, unit is classified an unapproved rental, and owner is receiving violations and being fined accordingly — no change
2. Door Jamb / Frame Painting — minor changes to be made in 2026 painting program — waiting for weather to change
3. Dryer vents — repairs and replacements to start again soon
4. Pool Repairs — Weather dependent

New Business

1. Schedule Spring Walk Through — weather permitting
2. Inspect Patios — to come
3. Altafiber Upgrade —
4. President's Manual — PPM to get quotes from civil engineering firms for detailed mapping and recording of all utilities—electric, common electric, water, sanitary sewer, storm sewer, etc.
5. File share — PPM to create Dropbox location for sharing documents w Board

Open Discussion

1. TBD

Action Items

1. Board and PPM to review template of Snow Emergency Plan
2. PPM to review \$274.15 charge
3. PPM to get civil engineering quotes for President's Manual
4. PPM to create Dropbox location for file sharing w Board

Adjournment

- Next Board Mtg 6:30 PM 30 Mar 2026 at Cincinnati Kitchens Showcase
- Motion to adjourn by Ken, seconded by Kevin, passed unanimously. Mtg adjourned at 7:01 pm