

Kenwood Greene Board Meeting Minutes
Cincinnati Kitchens Showroom
July 29, 2024

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

Also Attending: Doug Campbell (Premier Property Management)

6:03 PM: Ken B. called the meeting to order.

Appeals

1. Unit 70 — Christi Lowe dumpster abuse by owner’s guest. Appeal denied
2. Unit 66 — Zheng Zhang, loss of leasing privileges. Appeal denied
3. Unit 59 — Ying “April” Li, dumpster abuse. Appeal granted

Minutes

On Ken’s motion and Kevin’s second, minutes for 24 June 2024 minutes were unanimously approved as printed.

Financials

- **Income and expense review**
 - Reviewed and discussed
- **Transaction Report**
 - Reviewed and discussed
- **Balance review**
 - Reviewed and discussed
- **Delinquencies**
 - Reviewed and discussed
- **Maintenance Invoice Review**
 - Reviewed and discussed
- On Kevin’s motion and April’s second, combined financials for June 2024 were approved by unanimous voice vote.

Activity Report

- Reviewed and discussed

Old Business

1. Poles that need to be removed—PPM can't disconnect final wire PPM to contact Spectrum again. If still no action will refer to Bill for legal action
2. Additional Basement Plumbing Issues (Units 64, 65, 66, 67, 68)—64-66 work is complete. 67 approved by email. PPM to contact Unit 68
3. Unit 77 — Contractor Violations—Lien put on unit (25 June 2024) but parking violations continue. PPM to reach out to see if can mediate
4. Dryer Vents—Board approved cleaning and vent replacements by Dryer Vent Wizard at \$97/owner. Letter to go out when date is set.
5. Spring Walk Thru Corrections — Ken and PPM to reschedule soon

New Business

1. Maintenance — Rich is now billing us per hour and not working solely for PPM. All maintenance, including by Rich, must have work order issued, cc to Ken. KWG to pay all work directly, not through PPM.
2. Unit 53 — continued bad behavior by tenants.
3. Unit 65 — inquired by phone whether land contract is allowed. Board to investigate and respond.
4. Unit 68 — request payment plan for basement sewer repair. Ken moved to approve if work done by certified plumber. Kevin seconded. Approved on unanimous voice vote.

Open Discussion

1. NA

Adjournment

- Next Board Mtg 26 August 2024 6:00 PM Cincinnati Kitchens Showcase
- Motion to adjourn by Ken, seconded by Brad, passed unanimously. Mtg adjourned at 7:21 pm