

Kenwood Greene Board Meeting Minutes
Cincinnati Kitchens Showroom
September 30, 2024

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

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

Appeals

1. Unit 73 — Liz Ortiz — contesting fine for too many people in the unit.
Appeal was denied.

Minutes

On Ken’s motion and Kevin’s second, minutes for 26 August 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
 - Ken moved to put lien on Unit 8; Kevin seconded. Passed on unanimous voice vote
 - Ken moved to put lien on Unit 53; Kevin seconded. Passed on unanimous voice vote
- On Kevin’s motion and Alok’s second, combined financials for August 2024 were approved by unanimous voice vote.

Activity Report

- Reviewed and discussed

Old Business

1. Poles that need to be removed—Spectrum tech came to KWG, says they removed an old (unused) line, and remaining line is AltaFiber...Ken will send email to Spectrum and AltaFiber giving them 30 days to remove lines before KWG will remove them ourselves
2. Pool Closing—pool itself is closed and covered — winterizing to be done in October
3. Skimmer Tiles—have one quote for 10K (Cincinnati Pools) and looking to get two more
4. Unit 66 Lien—nothing more required from KWG
5. Work Orders—Doug to send work order template to Ken for the board's approval
6. Annual Meeting — confirmed w deSha's
 - a. Formal Notice w Agenda & Dinner Choices — 10/22
 - b. Meeting currently scheduled on Tuesday 11/19
7. Dryer Vent Repairs — first round of work by the vendor was judged inadequate. Second round went much better. Ken moved to approve \$8000 for Rich Fisher to do repairs per the list Rich put together post vendor maintenance. Kevin seconded. Passed on unanimous voice vote. Dryer Vent Wizard will be charged for the inspection Rich did.

New Business

1. Unit 14 dog—owner's dog has chewed through the back fence multiple times and escaped even more. PPM has sent letter that dog must go.
2. Units 66, 69 plumbing—New leaks found in sanitary lines (in basement). Owners to be notified and given option to hire own master plumbers or pay KWG's preferred vendor (Haste Plumbing) for having it repaired.

3. Fall landscaping—board will pass on new landscaping for fall in favor of having Schill replace guaranteed plantings.

Open Discussion

1. NA

Adjournment

- Next Board Mtg 28 Oct 2024 6:00 PM at Cincinnati Kitchens Showcase
- Motion to adjourn by April, seconded by Alok, passed unanimously. Mtg adjourned at 8:44 pm