

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

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

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

Appeal: Luxin Liu, owner of Unit 61—Contractor abuse of Dumpster™ while working for owner. Appeal denied.

Appeal: Zheng Zhang, owner of Unit 66—\$400 fine assessed less than 10 days after \$200 assessed for same violation. Appeal approved.

Minutes

On Alok’s motion and Brad’s second, minutes for 26 February 2024 minutes were unanimously approved as corrected.

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 Ken’s motion and Brad’s second, combined financials for February-March 2024 were approved by unanimous voice vote.

Activity Report

- Reviewed and discussed

Old Business

1. Poles that need to be removed—AltaFiber wires are all moved; still waiting for Spectrum
2. New Lights on poles project—tabled
3. Simple Sub-meter Service—tabled until May
4. Unit #70 Sewage Pipe in basement—Update—work completed—owner has agreed to pay \$100/ mo (interest-free) until \$3250 paid off

New Business

1. Unit 77 — Contractor Violations—PPM directed to inform owner that KWG will file a lien if not paid in full in 30 days (approx. end of May 2024)
2. Additional Basement Plumbing Issues (Units 64, 65, 66, 67, 68)—64-65 work is complete; 66 will be confirmed; waiting on quotes for 67-68 (from Pace Plumbing)
3. Dryer Vents—PPM to arrange cleaning for all units' dryer vents at owners' expense. PPM will manage work and bill the units.
4. Basement Issues—debris removal, shoring up of walls, fixing broken windows—some work has been completed and the rest will continue through the end of 2024.
5. New attorney—Sean Donovan, Esq. informed KWG he will no longer represent us and has filed to be released from the case against Unit 71. KWG has already paid \$11,000 in legal fees and will request that he not be released from that case. We will also be seeking new counsel.

Open Discussion

- 1.

Adjournment

- Next Board Mtg 03 June 2024 6:00 PM Cincinnati Kitchens Showcase
- Motion to adjourn by Kevin, mtg adjourned at 8:00 pm