

Kenwood Greene Board Meeting Minutes
Cincinnati Kitchens Showroom
July 28, 2025

Present: Ken Brewsaugh, Kevin Stanford, Alok Prakash

Also Attending: Doug Campbell (Premier Property Management)

6:05 PM: Ken B. called the meeting to order.

Minutes

On Alok's motion and Ken's second, minutes for 30 June 2025 minutes were unanimously approved as submitted (pending possible change to lien notices—minutes say units 77 and 79 but we think it was actually 75 and 79—Doug to check and report back).

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
 - Bill Mitchell EFT expense moves from Reserves to Operating
- **Delinquencies**
 - Reviewed and discussed
- On Kevin's motion and Alok's second, financials for June 2025 were approved as amended by unanimous voice vote.

Activity Report

- Reviewed and discussed

Old Business

1. Unit 75 — PPM to inform owner that lien is happening; Bill Mitchell will be instructed to file the lien
2. Summer Walk Through — Coming soon, owners will be notified in advance
3. PPM Monthly Invoice — much discussion of contract language; will continue by email

New Business

1. Schill Fertilizer — on probation
2. Bill Mitchell — Letters for Banks Title Companies — we won't request; it's publicly available information
3. Vantaca — ERP that PPM is considering implementing

Open Discussion

1. NA

Action Items

1. PPM will explain \$2290 shortage from June actual
2. PPM to explain discrepancy in doggie DNA for Unit 75
3. PPM to move Bill Mitchell EFT from Reserves to Operations
4. Board and PPM to review template of Snow Emergency Plan

Adjournment

- Next Board Mtg 25 August 2025 6:00 PM at Cincinnati Kitchens Showcase
- Motion to adjourn by Kevin, seconded by Alok, passed unanimously. Mtg adjourned at 8:33 pm