

Kenwood Greene Board Meeting Minutes
Cincinnati Kitchens Showroom
August 25, 2025

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.

Minutes

On Ken’s motion and April’s second, minutes for 28 July 2025 minutes were unanimously approved as submitted.

Financials

- **Income and expense review (Operating Budget)**
 - Reviewed and discussed
 - PPM will confirm 2025 legal bills accounted properly (as opposed to in Reserves)
- **Transaction Report**
 - Reviewed and discussed
 - PPM to report on \$60 for “Fix Umbrella Issues”
 - PPM to report on silent partners’ invoicing
- **Balance review**
 - Reviewed and discussed
- **Reserve Account**
 - Reviewed and discussed
- **Delinquencies**
 - Reviewed and discussed
- On Ken’s motion and April’s second, financials for July 2025 were approved as amended by unanimous voice vote.

Activity Report

- Reviewed and discussed

Old Business

1. Summer Walk Through — Friday, August 29, 9:00 AM
2. Schill Fertilizer — discussion of options...
3. PPM Monthly Invoice — much discussion of contract language; will continue by email — tabled to September
4. Vantaca — PPM as signed up to use. Owner portal is available but KWG board is not interested

New Business

1. Unit 82 Dog — Tenants currently in Unit 82 moving to Unit 48. Board requests PPM inform Unit 48 owner (Kathy Thomas) up front about Tenants' habit of allowing their dog to pee on (and kill) landscaping.
2. Landscape Maintenance Berm Irrigation — Ken looking for quotes

Open Discussion

1. NA

Action Items

1. PPM will provide financials to owners at least 30 days prior to Annual Mtg
2. PPM to report on financials as noted above (legal bill accounting, "Fix Umbrella Issues", silent partners' invoicing)
3. PPM to preemptively inform Unit 48 owner (K Thomas) of new Tenants' habit of allowing dog to pee on (and kill) landscaping
4. Board and PPM to review template of Snow Emergency Plan

Adjournment

- Next Board Mtg 29 September 2025 6:00 PM at Cincinnati Kitchens Showcase
- Motion to adjourn by Kevin, seconded by Alok, passed unanimously. Mtg adjourned at 8:22 pm