

Kenwood Greene Board Meeting Minutes
Cincinnati Kitchens Showroom
March 31, 2024

Present: Ken Brewsaugh, Kevin Stanford, Brad Babiak, Alok Prakash

Also Attending: Doug Campbell (Premier Property Management)

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

Appeals

Minutes

On Brad's motion and Alok's second, minutes for 24 February 2025 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
- On Kevin's motion and Brad's second, financials for February 2025 were approved by unanimous voice vote.

Activity Report

- Reviewed and discussed

Old Business

1. Investment of \$100,000 from our Reserve Account — Money Market account opened w WesBanco. PPM and two board members (Ken, Kevin) are signatories. PPM will be receiving the statements.
2. Blacktop seal coating dates — Hartz will come early May
3. Status of basement repairs — almost done—what's left is "minuscule" (replacing a sink, some wiring)
4. Finalize snow emergency plan — tabled

5. Draft of 2025 Rules & Regulations revisions — on Brad's motion and Kevin's second, board unanimously voted to change the minimum credit score for renters to 680. On Alok's motion and Brad's second, the full set of changes was approved by unanimous voice vote.
6. Skimmer tile quotes — PPM will have three quotes by later this week for Board to consider.
7. Roofs, 2025 and 2026 roof contracts — 2025 work quoted at \$72,152 is nearly completed; final bill expected to be less. Quote for 2026 work is \$62,992.50.
8. Unit #66 update — KWG's position is that claim has been filed under false
9. Unit #66 update — KWG's position is that claim has been filed under false pretenses. Bill is on the case.

New Business

1. Schill contract — Board is not happy with Schill's work. Will shop around next year if not fixed.
2. Spring walkthrough — Ken and PPM week of 07 April 2025.
3. Spring replacement landscaping — waiting on the quote from Schill
4. Personal Guarantee documents — Ken moved that KWG require all KWG corporate owners to name an individual as their Personal Guarantor. Document has been created by Bill Mitchell, Esq. Brad seconded the motion; passed on unanimous voice vote.

Open Discussion

1. Insurance status of unit owners to be discussed next month

Action Items

1. Kevin to send updated Feb 2025 Minutes to PPM
2. Kevin to highlight the changes, create PDF of final Rules Regulations 31 March
a. 2025 and send to PPM and the board
3. PPM to upload R&R 31 March 2025 to KWG website
4. PPM to print hard copies of R&R 31 March 2025 and mail to all owners
5. PPM to report on remaining dryer vent repair work
6. Board and PPM to review template of Snow Emergency Plan
7. PPM to actively engage Delinquent owners in pursuit of resolution

Adjournment

- Next Board Mtg 28 Apr 2025 6:00 PM at Cincinnati Kitchens Showcase
- Motion to adjourn by Ken, seconded by Kevin, passed unanimously. Mtg adjourned at 8:07 pm