

Kenwood Greene Board Meeting Minutes
Cincinnati Kitchens Showroom
February 2, 2026

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

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

Appeals

1. NA

Minutes

On Kevin’s motion and Ken’s second, minutes for 10 November 2025 minutes were unanimously approved as submitted.

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
- **Delinquencies**
 - Reviewed and discussed
- On Kevin’s motion and April’s second, financials for December 2025 were approved by unanimous voice vote.

Activity Report

- Reviewed and discussed

Old Business

1. Unit 8 — fines are past lien amount — Board requests owner be notified if coming lien
2. Dryer vents — repairs and replacements to start again soon

New Business

1. Door Jamb / Frame Painting — minor changes to be made in 2026 painting program
2. Seasonal Decorations — discussed no changes made
3. Unit 41 — new owner has refused to sign the affidavit that unit is not a rental. Therefore, unit is classified an unapproved rental, and owner is receiving violations and being fined accordingly.

Open Discussion

1. TBD

Action Items

1. Board and PPM to review template of Snow Emergency Plan

Adjournment

- Next Board Mtg 6:30 PM 23 Feb 2026 at Cincinnati Kitchens Showcase
- Motion to adjourn by Kevin, seconded by April, passed unanimously. Mtg adjourned at 8:30 pm