

**THE GARDENS AT HERITAGE GREEN
CONDOMINIUM ASSOCIATION, INC.**

**Minutes of the Board Meeting
Monday, April 21, 2014**

The Board of Directors of The Gardens at Heritage Green Condominium Association, Inc. met on Monday, April 21, 2014 at Keller Williams Realty, 1200 Premier Drive, Chattanooga, Tennessee 37421 from 6:00 pm – 7:30 pm.

Attendance is as follows:

Norman R. Miller – President (present)
Jack Carney – Vice President (present)
Judy Webster – Treasurer (present)
Ursula Jenkins Secretary (present)
JoAnne Harbort – Chair Finance/Accounting Committee (present)
Margaret Lorimer – Chair Landscape Committee (absent)
Kenny Burnette – Chair Insurance/Asset Management Committee (present)
Lynda Hendrickson – Chair Architectural Committee (present)

Agenda for 4/21/2014 meeting is attached.

Unit Owners/Guests in attendance: Dale Carney.

Norm Miller called the meeting to order. The meeting commenced at 6:00 p.m.

1. Minutes. The Minutes for the previous March 17, 2014 regular board meeting were previously sent around via e-mail, reviewed by all and are attached to these minutes. Motion to approve the minutes were made by Kenny Burnette, seconded by Judy Webster and unanimously approved by the Board.
2. Architectural Committee. Lynda Hendrickson was present and reported the following:
 - ❖ Jody Spivey - 852 - white vinyl privacy fence approved. The latch was put on the wrong side and was attached to unit. Jody to call Lowes and ask them to fix the problems.
 - ❖ Ken Ray - 846 - sidewalk from driveway to patio approved
 - ❖ Jody Spivey - 852 requested extra driveway pad but later rescinded her request.
 - ❖ Dawn Zimmerman - 408 requested fence.

The Architectural Committee report is attached. Motion to approve the Architectural Committee report was made by Joanne Harbort, seconded by Jack Carney and unanimously approved by the Board.

3. Landscape/Maintenance Committee. Ursula Jenkins presented the Board with the Landscape/Common Area Committee report. Report attached.
 - ❖ Tim Morgan continues to do maintenance work re: Gardens. We have ordered 2 more French Doors and Tim continues to paint units. 30 units proposed for painting 2014 have been attached in last report. List still needs to be finalized within next month. All painting should be designated for reserves.
 - ❖ Tim Morgan has washed many gutters - not finished....
 - ❖ Tim Morgan to adjust front fence.
 - ❖ Port Raulston to start up sprinkler system end of week or next. To check all sprinklers to make sure

- ❖ they are aimed properly, not hitting fences, etc.
- ❖ Report attached as to the units that allowed Jody Millard inside to inspect for units. Only about 40 units complied.
- ❖ 515 concrete patio issues. Bruce Simmons to repair.
- ❖ 454 - a few rock coming off base of house. Bruce Simmons to repair.
- ❖ Tim to look at 608 and 571 for missing shingles.
- ❖ 931 garage lights and patio lights all rusted out.
- ❖ 353 still needs house shutters put on side.
- ❖ 1056 has leak in roof over patio area.
- ❖ 1048 has weather stripping issues around French doors.

Motion to approve Landscape Committee report was made by Lynda Hendrickson, seconded by Joanne Harbort and unanimously approved by the Board.

4. Insurance/Asset Committee. Kenny Burnette stated there was no report this month.

Motion to approve the Insurance/Asset Committee report was made by Jack Carney, seconded by Judy Webster and unanimously approved by the Board.

5. Finance/Accounting Committee. JoAnne Harbort gave the Finance Committee Report.

- ❖ The A/R is in good shape. As of 3/31/2014 we had two past dues for HOA dues.
- ❖ We have the same past dues (after 21st) every month. Some discussion regarding placing liens on property of people past due after the 21st. Tabled till another time.
- ❖ Some discussion regarding using another collection attorney.

Motion to approve the Finance/Accounting Committee report was made by Jack Carney, seconded by Lynda Hendrickson and unanimously approved by the Board.

6. Treasurer. Judy Webster gave the Treasurer's report. (Copy of all financials attached to these minutes). The financials for March were reviewed. All checks written were signed by 2 people. Judy Webster stated the accounts were properly reconciled.

Motion to approve Treasurer's Report was made by Kenny Burnette, seconded by Jack Carney and unanimously approved by Board.

7..Miscellaneous Items.

- ❖ Discussion of change of color of units commenced. Unit owners may change color of front door, shutters only, to a color already in complex and only with approval of Architectural Committee. No Unit color changes.
- ❖ New type mulch out made of rubber tires. Very costly, is approximately \$9 per bag. Tabled for later discussion.
- ❖ Pets under 35 pounds (3 pets per owner) were discussed. HOA not amend rules for this.
- ❖ 55 + community was discussed. HOA would need to amend Master Deed. We would require votes of majority and would not get that.
- ❖ Disposal ports for dogs. HOA will not contract to build disposal ports for dogs. Unit owners need to dispose of own dog waste. We would need someone to clean this out every day and sanitize it. Would be costly and not in budget.
- ❖ We had some discussion regarding dangerous breed dogs. We will amend rules regarding dangerous breed dogs - not allowed in the complex. Dogs already in complex will be grandfathered in.

The next board meeting will be Monday, May 19, 2014 at 6:00 pm at Keller Williams.

There being no further business the meeting was adjourned. Motion to approve was made by Joanne Harbort and seconded by Jack Carney.